

Mackay Regional Council

# Brewers Park Sporting Precinct Master Plan

2012 - 2022



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## 1. Executive Summary

The development of a Brewers Park Sporting Precinct Master Plan was identified as a priority project in the Mackay Regional Council Open Space, Sport and Recreation Strategy 2010 - 2016. As a result, the Mackay Regional Council contracted Sporting Advantage to develop the plan, through funding provided by the Queensland Government's Building Rural Communities Fund, Blueprint for the Bush.

The recommended projects identified in this plan have been identified through extensive consultation with a range of community, Council and Government stakeholders of Brewers Park. Sporting Advantage has summarised and prioritised the information gathered, resulting in an exciting range of projects that have the potential to further develop Brewers Park in the future. The development of these projects will be challenging, however, through Brewers Park user groups and stakeholders working together to pool resources and source external funding, they are achievable. We believe the long term implementation of these facility development projects will provide the community of Sarina with a quality and sustainable sporting precinct.

Recommended projects have been summarised into three categories:

- Priority projects
- Support projects
- Facility management projects

All recommended projects have been included in the graphic design of what Brewers Park could look like in the future.

The predominant theme of the recommended projects is the multiuse of facilities. We have proposed a new multipurpose field, multipurpose training facility and recreation health and fitness tracks, all of which allow for significant community use from a variety of groups. We are also endeavouring to increase the usage of the facility through further lighting, facilities that can be used by a greater cross section of the community and new facilities that will create new opportunities and attract new people to be active at Brewers Park. The recommended projects will also assist in managing playing facilities during the wet season, to limit interruptions due to extensive rain.

Each project includes a rationale for its inclusion in the plan, an indication of the responsible stakeholders and proposed timeframes for development. Also included are details to assist volunteers within Brewers Park user groups to plan, develop, fund, budget and implement specific projects.

It is important to note that the implementation of all recommendations within this plan would be beyond the capacity of Brewers Park user groups or Council to fund in its own right. For this reason, partnerships, external grants and other funding contributions require to be sought wherever possible to implement these projects.

The implementation of these recommended projects will increase the capacity for the Brewers Park user groups to provide quality opportunities for the Sarina community to be involved in sport and an active and enjoyable lifestyle.

## 2. Acknowledgements

This project is proudly funded by the Queensland Government's Building Rural Communities Fund through Blueprint for the Bush.



Sporting Advantage would like to acknowledge the valuable contributions from the following individuals and organisations in the development of this plan:

- Cr Paul Steindl – Councillor, Health, Sport and Recreation portfolio, Mackay Regional Council
- Onno Van Es – Manager, Recreation Services, Mackay Regional Council
- Gemma O’Neill - Sports & Recreation Coordinator, Recreation Services, Mackay Regional Council
- Linda MacKenzie - Sports & Recreation Officer, Recreation Services, Mackay Regional Council
- Tony De Brincat - Manager, Property Services, Mackay Regional Council
- Jane Gosper – Asset and Lease Officer, Property Services, Mackay Regional Council
- John Cumming - Manager, Water Services, Infrastructure Delivery, Mackay Regional Council
- Robert Ryan - Community Development Coordinator, Community Development and Libraries, Mackay Regional Council
- Carrie Jones - Community Projects Officer, Community Development and Libraries, Mackay Regional Council
- Andrew Gibbs – Manager, Civil Operations, Mackay Regional Council
- Jaco Ackerman - Manager, Strategic Planning, Mackay Regional Council
- Jenna Rackley - Strategic Planner, Strategic Planning, Mackay Regional Council
- Daniel Bright - Advisor, Sport and Recreation Services, Department of Communities
- Rhiannon Dooley - Health Promotion Officer, Tropical Regional Services, Queensland Health
- Brewers Park Committee
- Sarina Amateur Basketball Association
- Sarina and District Tennis Association
- Sarina Athletics Club
- Sarina BMX Club
- Sarina Community Playgroup
- Sarina Crocs Touch Football Club
- Sarina Darts Association
- Sarina Demons Junior AFL Football Club
- Sarina Junior Rugby League Club
- Sarina Rugby League Club
- Sarina Saints Football Club
- Sarina Skate Park



### 3. Brewers Park Future Proposed Plans

The tables on the following pages represent the priority, support and facility management projects recommended for the future development of Brewers Park.

Each project includes an indication of the responsible stakeholders and proposed timeframes for development. These timeframes have been proposed as:

- Short: 1 – 4 years
- Medium: 4 – 7 years
- Long: 7 – 10 years

It is important to note that the implementation of all recommendations within this plan would be beyond the capacity of Brewers Park user groups or Council to fund in its own right. For this reason, partnerships, external grants and other funding contributions require to be sought wherever possible to implement these projects.

To assist with this process, this plan includes details relating to:

- Project rationales
- Project planning and development
- Funding opportunities
- Budgeting for projects
- Implementing projects

The facility development goals identified and prioritised by the user groups of the Brewers Park sporting precinct are both extensive and exciting. For these to be successfully implemented and the community to benefit from projects identified in this plan in future years, it is imperative that all clubs, associations and stakeholders understand what is involved and how to carry out the identified projects.

It will be vital that the volunteers responsible for leading the implementation of specific projects understand the requirements of their role, have the knowledge, skills and attitude to carry out their role, can receive training to improve their capacity within the role and are enthusiastic to perform their role to the best of their ability.

Communication within clubs, between the Brewers Park user groups, Council and the community will also be essential to the implementation of this plan. The majority of the identified projects will require stakeholders to effectively work together, therefore the continuation and development of the Brewers Park Committee will be a significant factor in the success and future sustainability of the sporting precinct.

## 4. Priority Projects

Project	Map Reference	Stakeholders Responsible	Proposed Timeframes
Develop a multipurpose field with the capacity to accommodate AFL, cricket, football, rugby league, rugby union and touch football	16	Brewers Park user groups	Short
Construct a multipurpose facility that includes a large open space training area, canteen, storage, administration office, changerooms and disability toilets	1	Brewers Park user groups	Short
Develop a skate park at the Northern end of Brewers Park, adjacent to the proposed multipurpose field and Beach Road	17	Sarina Skate Park Committee through consultation with Council	Short
Upgrade field and court lighting to allow for appropriate levels of training and competition	8,9,10,11,13,14,15,16	AFL, Football, Junior Rugby League, Touch Football, Athletics, Tennis, Basketball & BMX	Short - Medium
Develop a recreation track, that includes two stages of loops around Brewers Park, linking with current pathways	Purple and Light Blue Dashes	Council and all Brewers Park user groups	Short - Medium
Upgrade the surface and drainage of the current touch football, junior rugby league, football and athletics fields	8,9,10,15	Football, Touch Football, Junior Rugby League and athletics	Short
Develop clear car parking in various locations throughout the facility	3	Council and all Brewers Park user groups	Short - Medium
Widen drainage where appropriate throughout the facility and ensure the ability for uninhibited flow	Entire Sporting Precinct	Council and all Brewers Park user groups	Ongoing
Plant shade trees and install bollards around and throughout Brewers Park	Entire Sporting Precinct	Council and all Brewers Park user groups	Short - Medium
Construct cricket nets adjacent to the multipurpose field, after the formation of a Sarina Cricket Club	18	Council and a possible future cricket club	Medium

## 5. Support Projects

Project	Map Reference	Stakeholders Responsible	Proposed Timeframes
Upgrade the public toilets located at the skate park site (subject to skate park committee funding and completion of construction of the skate park)	17	Sarina Skate Park Committee	Medium
Upgrade senior rugby league toilets	2	Senior Rugby League and Council	Medium
Extend the current junior rugby league administration and storage facility	5	Junior Rugby League	Medium
Extend the current athletics club amenities to include a disability toilet	5	Athletics	Medium
Develop tartan pole vault, long jump and javelin tracks on the athletics field whilst retaining the 316m running track	8	Athletics	Medium
Consider traffic calming infrastructure along Hoey Street	Hoey Street	Council	Long
Upgrade the surface of the tennis and outdoor basketball courts	12,13	Tennis and Basketball	Long
Install automatic irrigation to all fields linking to the current bore	8,9,10,14,15,16	AFL, Football, Junior Rugby League, Touch Football, Athletics & Senior Rugby League and Brewers Park Committee	Long
Install solar panelling to all clubhouse and storage roofs and upgrade electric hot water systems to solar systems	1,2,4,5,6,12,20	AFL, Football, Junior Rugby League, Touch Football, Athletics, Senior Rugby League, Darts, Tennis, Basketball and BMX	Short - Medium

## 6. Facility Management Projects

Project	Stakeholders Responsible	Proposed Timeframes
Continue the coordination of the Brewers Park Committee for all user groups to communicate and work together	Council and all Brewers Park user groups	Ongoing
Erect signage to advertise Brewers Park	Council and all Brewers Park user groups	Short - Medium
Implement events that will attract people to Sarina	Brewers Park user groups	Ongoing
Support the ongoing upgrading of all Brewers Park facilities to cater to the safe participation needs of the community	Council and all Brewers Park user groups	Ongoing



## 7. Master Plan Design



## 8. Project Rationale

### 8.1. Develop a multipurpose field with the capacity to accommodate AFL, cricket, football, rugby league, rugby union and touch football

**Map Reference:** 16

**Stakeholders Responsible:** Brewers Park user groups

**Proposed Timeframes:** Short

The development of this field will significantly increase participation at Brewers Park, through providing a facility that will attract new clubs such as the Sarina Demons AFL club and a potential future cricket club. The multipurpose aspect of the field will also allow rectangular sports including football, rugby league, rugby union and touch football to be played. This field will be constructed to include:



- Clean fill that elevates the field above the current level
- Appropriately draining topsoil that is levelled to include a 30cm crown in the middle of the field
- Continuation of spoon drains around the outside of the field, that leads water towards the Sarina Beach Rd drain
- 4 lighting towers that allow for a minimum 50-100lux lighting to the entire field
- Automatic irrigation to cover the entire field
- 3 players and officials dugouts on the southern side of the field
- A scoreboard on the north western side of the field
- Removable AFL, football and rugby league goal posts

The main users of this field (given the current leasing boundaries) are likely to be the AFL and football clubs, who are recommended to lead the development of this project and ongoing maintenance of the field. If a cricket club is re-established in the future, then this will be an ideal location for the club to be based, given the multi-use opportunities that exist between these summer and winter sports. It is envisaged that this field could also be utilised for rugby league, rugby union or touch football carnivals that are being hosted at Brewers Park, which require a number of games being played consecutively.

This entire field can be developed as one project, or staged over a number of years, with the priority being the development of the field and lighting. Irrigation can initially be undertaken using travelling irrigators, as is currently the situation for the rugby league and football fields. Dugouts and a scoreboard, although important, can be added to the field over time.

Developing this field as a large open space will ensure future opportunities for many different sports. It would not be practical to decrease the size of this area in order to suit one particular sport. As has happened in recent years, the growth and trends in sport will change with time, therefore it is important that the field is developed in a manner to keep future options open and not limit possibilities.

**8.2. Construct a multipurpose facility that includes a large open space training area, canteen, storage, administration office, changerooms and disability toilets**

**Map Reference:** 1

**Stakeholders Responsible:** Brewers Park user groups

**Proposed Timeframes:** Short

A multipurpose facility located centrally within the sporting precinct will provide a venue for all clubs to benefit from through uses such as:

- Education and training programs
- Sign-on days
- Presentations
- Committee meetings
- Fundraising events
- Indoor group fitness classes
- Youth programs
- General community activities
- Workshops and seminars



The changerooms, toilet amenities, canteen, administration office and storage will provide essential ancillary facilities for the clubs that are regularly using the proposed multipurpose field and the existing football field. The disability toilets can also provide access for people using the junior rugby league and touch football fields.



The main users of this facility are likely to be the AFL and football clubs, who are recommended to lead the development of this project and the ongoing maintenance of this facility. If a cricket club is re-established in the future, then this will be an ideal location for the club to be based, given the multi-use opportunities that exist between these summer and winter sports. Although these three sports would be the main users of the facility, it is envisaged that all clubs within Brewers Park would have the opportunity to conduct functions and activities within. It would also create an ideal location for other community groups such as the Sarina Community Playgroup or the Sarina Youth Officer to potentially be based from.

There are no other facilities of this nature within Brewers Park that provide a venue for formal meetings, training and functions. The inclusion of changerooms, canteen, administration rooms and storage will also be integral to the operational capacity and future sustainability of clubs using the football and proposed multipurpose fields. This facility will provide a range of positive community building opportunities for all users of Brewers Park, local community groups and other stakeholders within Sarina.

### 8.3. Develop a skate park at the Northern end of Brewers Park, adjacent to the proposed multipurpose field and Beach Road

**Map Reference:** 17

**Stakeholders Responsible:** Sarina Skate Park Committee through consultation with Council

**Proposed Timeframes:** Short

The need for a quality skate park within Sarina has been identified as an important addition to Brewers Park. The location at the northern end of the facility, adjacent to the proposed multipurpose field allows for clear visibility and easy access via pedestrian walkways. This will ensure natural surveillance for the safety of users and convenience for the promotion and continued use of the skate park.

The proposed development of the multipurpose field will ensure this location is aesthetically pleasing, regularly used and attractive to the community. A car park can be constructed on Brooks Rd, near the intersection with Sarina Beach Road, to provide convenient park and play access to the facility.

The following points should be considered in the consultation and design of the skate park:

- A rideable area, that ensures components for all types of beginners and advanced users
- A mix of street elements that create designated session spots, whilst still allowing for flow
- Transition zones with a mix of heights and components that cater to skaters and BMX
- Shade
- Clear signage and entrances
- Water bubblers
- Waste disposal
- Viewing areas
- Shaded seating
- Lighting
- Landscaping



It will be vital to the development of the skate park that the Sarina Skate Park Committee consult all stakeholders, including young people within Sarina and Council, to work together to design and source funding that results in a positive outcome for the community. This is important for all projects within Brewers Park, however, given the projected community use and potential benefit of the skate park, it's especially important for this development.

#### 8.4. Upgrade field and court lighting to allow for appropriate levels of training and competition

**Map Reference:** 8, 9, 10, 11, 13, 14, 15, 16

**Stakeholders Responsible:** AFL, Football, Junior Rugby League, Touch Football, Athletics, Tennis, Basketball and BMX

**Proposed Timeframes:** Short - Medium

Appropriate lighting of various fields and courts throughout Brewers Park are required to allow for training and competition to be conducted by sporting groups at night. The following lighting upgrades are required:

- 4 new lighting towers surrounding the proposed multipurpose field
- 2 new lighting towers on the western side of the athletics field, adjacent to the 100m track
- New lighting on the existing 4 towers around the football field
- 6 new lighting towers positioned in between and on the outside of both the junior rugby league and touch football fields
- 12 new lighting towers to illuminate the 8 tennis courts currently not lit
- Upgrade the current lighting on the BMX towers

The general level of illumination for training and social competition for various sports is:

- 50-100 lux for large ball field sports (ie football, rugby league, AFL etc)
- 100-200 lux for outdoor netball and basketball
- 200-300 lux for tennis

Field and court lighting obviously increases the use of sporting facilities. Currently the 4 lit tennis courts are being worn down quicker than the 8 that aren't, as they are used more often. Only having 4 lit courts is also limiting the number of people that can participate in evening tennis competitions, therefore by increasing the number of courts with lighting, there will be a natural increase in participation and will assist in the longevity of the courts. The current lighting on the BMX track, football, junior rugby league and touch football fields is poor and potentially posing a risk to participants. The athletics club aren't currently able to run programs at night, as they don't have lighting on their track and inner field. The construction of new lighting for these fields will provide facilities for the community to safely participate in a range of sporting competitions.

Lighting for the skate park, cricket nets, car parks and recreation tracks may also be required. Spillage of lighting from the field and court lighting may be sufficient in places, whilst adding smaller spotlights on field lighting towers pointing in specific directions may also be adequate. Otherwise, smaller light poles will need to be erected where required.

Development Approval for all lighting is required to meet guidelines on light spillage into surrounding residential areas. The construction of light tower footings will need to comply with appropriate building standards. It is advisable to explore energy efficient or solar powered options, to limit ongoing expenses through sustainable energy sources.

**8.5. Develop a recreation track, that includes two stages of loops around Brewers Park, linking with current pathways**



**Map Reference:** Purple and Light Blue Dashes

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Short - Medium

Providing a safe, convenient and accessible recreation track that loops around and through Brewers Park, will allow the community the opportunity to be active riding bikes, walking, skating, jogging, roller blading, pushing prams and riding scooters. The recreation track can link with other current pathways and also provide further pathways for people moving through Brewers Park.

The first stage of the recreation track consists of the loop around the various football fields. The second stage is the loop around the BMX track and tennis courts. A fence that runs between this track and the railway tracks will be required for safety.

A significant trend in sport and physical activity within Australia is towards activities that people can enjoy at their leisure, in comparison to the traditional schedule of organised sport requiring participants to be available at specific times. As a result, the demand on recreation tracks that can be used at any time of the day and week is increasing.

Aspects to consider in the design and construction of the tracks include:

- Incorporating signage on distances (eg 10,000 steps programs)
- A surface that can be used by a range of equipment (eg scooters, prams etc)
- Water bubblers
- Shaded areas
- Landscaping that provides a natural, attractive appearance
- An openness that ensures natural surveillance for the safety of users and security of facilities.

The recreation tracks will appeal to the general community and are likely to be used by people wanting to have fun, exercise, commute across Brewers Park, train for specific events or sports and generally be active and healthy.



## 8.6. Upgrade the surface and drainage of the current touch football, junior rugby league, football and athletics fields

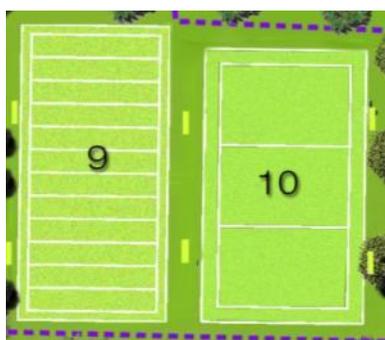
**Map Reference:** 8, 9, 10, 15

**Stakeholders Responsible:** Football, Touch Football, Junior Rugby League and athletics

**Proposed Timeframes:** Short

The touch football, junior rugby league, football and athletics fields all require upgrading that will provide a level and well draining playing surface. This will include:

- Raising the current level of the fields, through importing appropriately draining topsoil that is levelled to include a 30cm crown in the middle of the field
- Levelling the fields so that they drain towards the existing drains
- Turfing, scarifying or seeding the fields to develop a consistent coverage of grass



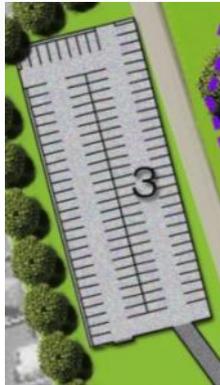
Given the level of rainfall the region receives annually, community sport can be significantly affected through a loss of participation, decrease in income and increase in facility maintenance costs, through fields not draining appropriately. Field preparation to level the playing surfaces so that they drain towards the existing drain infrastructure, will greatly assist the fields being usable after heavy rain.

Leveling the fields to eliminate hollows and mounds and developing a consistent coverage of grass over the playing surface will significantly decrease the risk to the safety of participants. Currently, the touch football field is near unplayable due to previous flooding in recent years. This, in conjunction with the poor lighting of the field is a major factor for the low senior participation and no junior participation in the sport. Upgrading the surface and drainage of this field will have a very positive effect on increasing the number of people playing touch football within the community, whilst also providing a further field for football, rugby league and the general community to use. The inner field of the athletics track is in similar condition and will likewise provide further opportunities for sporting events when upgraded.



The junior rugby league field is currently being upgraded, having recently been leveled to drain appropriately and top dressed. The ongoing development and maintenance of this field will provide a surface that the club will be able to safely train and play on, leading to further participation in the sport.

### 8.7. Develop clear car parking in various locations throughout the facility



**Map Reference:** 3

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Short - Medium

Designated car parking areas with clear entrances need to be developed, that allow easy access to all facilities within Brewers Park. It is not necessary that these car parks be bitumen or concrete, however, it is highly recommended they be compacted with gravel to minimise the mud and pothole prevalence during the wet season.

The existing makeshift car parks throughout the precinct along with the access roads leading to them, don't optimise the use of the area efficiently and have created a potentially unsafe environment whilst training and events are taking place. Formalising these areas will create spaces where further cars can park, whilst also producing a safer and more accessible environment throughout the facility.



The designated car parks have been positioned so that each sporting field, court or track is serviced by ample parking spaces. It will also eliminate the need for the emergency driveway off Sarina Beach Road (near the proposed skate park) to be used to access the existing football field and current clubhouse. This access point can be maintained for pedestrian access to the proposed skate park and emergency vehicle access to the northern end of Brewers Park. The car park adjacent to the vacant CMF building (map reference 19) can be extended if this building is demolished in the future.



**8.8. Widen drainage where appropriate throughout the facility and ensure the ability for uninhibited flow**

**Map Reference:** Entire Sporting Precinct

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Ongoing

Apart from the athletics field that drains towards the south east, all the various football fields and surrounds drain towards the north west of Brewers Park. (as indicated in the diagram) This water then bottlenecks to run under Sarina Beach Road to escape further north.

It is important that all drains are cleared regularly and maintained to ensure there aren't any objects inhibiting the escape of water. The drain that runs adjacent to the football field towards Sarina Beach Road could be widened to allow a greater volume of runoff. Although located outside Brewers Park and in areas of private land, it is highly recommended that the drain north of Sarina Beach Road is cleared in preparation for the annual wet season.



Drainage surrounding the proposed multipurpose field will need to be considered carefully during development. The existing football field area that will be used to develop the new multipurpose field suffers significant flooding during large rain events. As a result, it will be important to ensure drains are designed in a manner to limit the pooling of water in this area.

**8.9. Plant shade trees and install bollards around and throughout Brewers Park**

**Map Reference:** Entire Sporting Precinct

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Short - Medium

As we do not advise fencing the boundaries of fields, it is important that vehicle access onto playing surfaces is prevented through other means. There are already drains, some fencing and other infrastructure preventing vehicle access onto fields, however, this can be further improved through erecting bollards in strategic locations around and throughout the sporting precinct.

Planting trees will also act as a natural vehicle barricade, whilst also enhancing the visual appeal of Brewers Park and providing shade for participants, volunteers and spectators. It is important for safety and security however, that the planting of trees still allows for clear visibility and natural surveillance throughout the sporting precinct.

#### 8.10. Construct cricket nets adjacent to the multipurpose field, after the formation of a Sarina Cricket Club

**Map Reference:** 18

**Stakeholders Responsible:** Council and a possible future cricket club

**Proposed Timeframes:** Medium

The construction of cricket nets near the skate park and proposed multipurpose field provides a further opportunity for the community to use Brewers Park. The re-establishment of a Sarina Cricket Club would provide regular use of the cricket nets for training and the multipurpose field for playing.

Previously there have been cricket nets located at the Sarina Primary School which were used by the local cricket club, however, these have since been removed to provide space for further buildings. As the funds for these nets were provided through a grant to the school's P&C association, it is expected that they will be re-constructed at the school.



Angling predominantly towards the south, 4 synthetic surfaced pitches can be constructed on one slab of concrete. This will ensure participants batting and bowling won't be looking directly into a setting sun. Cricket nets of this type can also be constructed with chain wire around the perimeter and removable inner netting that creates a multipurpose facility appropriate for volleyball, netball, futsal and carpet bowls.

#### 8.11. Upgrade the public toilets located at the skate park site (subject to skate park committee funding and completion of construction of the skate park)

**Map Reference:** 17

**Stakeholders Responsible:** Sarina Skate Park Committee

**Proposed Timeframes:** Medium

This small set of public toilets are in an ideal location to provide amenities to users of the proposed skate park. They will also be useful for people using the proposed multipurpose field. There would be no need to upgrade these toilets until the skate park is being constructed. It isn't necessary for a new amenities block to be built. Upgrading the infrastructure that is currently in place will be adequate. There are current toilet facilities in the football clubhouse that service the football club.

#### 8.12. Upgrade senior rugby league toilets

**Map Reference:** 2

**Stakeholders Responsible:** Senior Rugby League and Council

**Proposed Timeframes:** Medium

The senior rugby league facilities are of a good standard, however, the public toilets within the grounds need to be upgraded to provide clean and accessible amenities for people that don't access the club's changerooms. It isn't necessary for a new amenities block to be built. Upgrading the infrastructure that is currently in place will be adequate.

### 8.13. Extend the current junior rugby league administration and storage facility

Map Reference: 5

Stakeholders Responsible: Junior Rugby League

Proposed Timeframes: Medium

The junior rugby league club requires further room to store training and playing equipment within a secure facility, therefore need to extend their current building. The extension will be built onto the northern end of the current storage and administration building. This will ensure volunteer coaches and managers aren't required to transport equipment from their home to training and games each week.

### 8.14. Extend the current athletics club amenities to include a disability toilet

Map Reference: 5

Stakeholders Responsible: Athletics

Proposed Timeframes: Medium

The athletics club needs to extend their current toilet facilities to include access for people with a disability. The club runs a number of programs and events that cater to athletes with a disability, however, don't currently have suitable toilet facilities. Although located adjacent to the athletics field, the disabled toilet facility will be available for use by other Brewers Park users during events hosted at the nearby junior rugby league, football and touch football fields. The extension will also include a small education and training room and baby change facility.

### 8.15. Develop tartan pole vault, long jump and javelin tracks on the athletics field whilst retaining the current 316m running track

Map Reference: 8

Stakeholders Responsible: Athletics

Proposed Timeframes: Medium



The athletics club has identified the need to develop a number of tartan tracks for use in pole vault, long jumping disciplines and javelin. The pole vault and long jump tracks will be constructed adjacent to one another to form a 45m x 8m rectangle of tartan track that can be used for a variety of purposes, particularly when the grass track is wet from excessive rain. Sand pits will be located at each end of the track, whilst a custom built pole vault area will be located at the northern end of the track. The javelin throwing area will be on the opposite side of the athletics field, pointing towards the north. The current 316m running track will not be extended, due to a lack of available space.

### 8.16. Consider traffic calming infrastructure along Hoey St

**Map Reference:** Hoey Street

**Stakeholders Responsible:** Council

**Proposed Timeframes:** Long

For all users of Brewers Park, it would be beneficial for the traffic along Hoey St to be slowed, particularly around the entrances to the proposed car parks. Options may include speed bumps, roundabouts or curves in the road. Without cars moving along this street at 60km/h, pedestrian, recreation track and general facility usage would become safer.

### 8.17. Upgrade the surface of the tennis and outdoor basketball courts

**Map Reference:** 12, 13

**Stakeholders Responsible:** Tennis and Basketball

**Proposed Timeframes:** Long



The surface of the tennis courts have recently been cleaned and are in satisfactory condition. A similar clean to the outdoor basketball courts would reveal these to be in similar condition. The 4 central tennis courts that are lit receive significantly more use than those not lit and are likely to require upgrading sooner. The indoor basketball court is in very good condition.

It is likely that in approximately 3 to 5 years, given regular usage of the tennis courts, they will need to be upgraded to a new, modern, non-slip surface. Some cracking has occurred in the concrete base of these courts that may need to be repaired at the same point in time.



### 8.18. Install automatic irrigation to all fields linking to the current bore

**Map Reference:** 8, 9, 10, 14, 15, 16

**Stakeholders Responsible:** AFL, Football, Junior Rugby League, Touch Football, Athletics & Senior Rugby League and Brewers Park Committee

**Proposed Timeframes:** Long

The installation of an in-ground automatic irrigation system to the rugby league, touch football, football and multipurpose fields would provide long term benefits to these fields and the clubs that utilise them. It would decrease the volunteer time required to water the fields with travelling irrigators and increase the water saving capability of Brewers Park through the programming of sprinklers to turn on at night and installation of moisture sensitive controls.

Irrigation systems can be installed to pump water from the current bore located next to the proposed skate park location. The maintenance, water usage and associated costs of using this bore water would be the responsibility of the respective clubs. It is advisable for an agreement between the clubs that use the bore be implemented that is fair to all users.

### 8.19. Install solar panelling to all clubhouse and storage roofs and upgrade electric hot water systems to solar systems

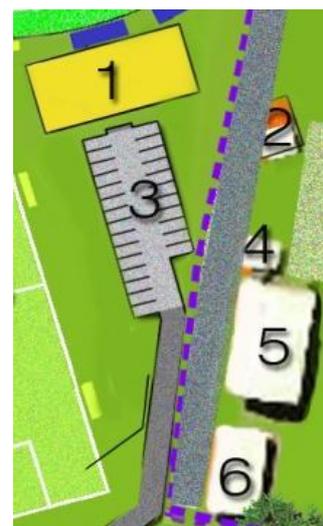
**Map Reference:** 1, 2, 4, 5, 6, 12, 20

**Stakeholders Responsible:** AFL, Football, Junior Rugby League, Touch Football, Athletics, Senior Rugby League, Darts, Tennis, Basketball and BMX

**Proposed Timeframes:** Short - Medium

There are obvious environmental benefits of installing solar energy systems throughout Brewers Park, however they could also significantly decrease the electricity running costs of the clubs. This would allow money to be focused on developing the sports and facilities. Electricity generated by solar panelling offsets the club's electricity consumption of lighting, fridges, hot water etc. If the club generates more energy than what they use, then this is transferred into the main grid and the club will receive a payment for their contribution from the respective energy company.

The changeroom, storage and clubhouse building roofs are ideal to maximise the potential of the solar panels. Current electric hot water systems can be simply replaced by solar hot water systems.



Currently there is funding available for solar powered systems through the Gambling Community Benefit Fund's Solar Sport and Community Group Grants. See the details and link in section '11. Funding Opportunities'.

## **8.20. Continue the coordination of the Brewers Park Committee for all user groups to communicate and work together**

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Ongoing

For the implementation of projects outlined in this plan and the sustainable operation of Brewers Park in the future, it is imperative that the current coordination of the Brewers Park Committee be continued.

This committee provides a communication structure between all stakeholders of Brewers Park, with the ability of all user groups to pool resources and work together. Future advancements of this committee could potentially include:

- Purchasing of shared grounds equipment
- Hiring of a grounds maintenance person
- Further multiuse of facilities
- Pooling of club resources to provide professional sport and recreation coordination of the precinct and large events

## **8.21. Erect signage to advertise Brewers Park**

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Short - Medium

Signage within and around Sarina can promote the sport and recreation opportunities available at Brewers Park. It will also direct people from outside Sarina towards the facility. It is recommended that signage be erected in a prominent location on the Bruce Highway and Sarina Beach Road. Tourist information signage that is formatted on a brown background with white lettering could potentially be used.

## **8.22. Implement events that will attract people to Sarina**

**Stakeholders Responsible:** Brewers Park user groups

**Proposed Timeframes:** Ongoing

Brewers Park is a unique and ideal venue to host a social multisport carnival as there is a broad range of facilities located within the one complex. A one day or weekend event could include corporate, family or social teams playing in a carnival that includes touch football, 6-a-side football, basketball, tennis doubles, rugby league 7's, modified AFL, athletics, darts, BMX, freestyle skate boarding and volleyball.

This could be organised by the Brewers Park user groups and be a major fundraiser to assist in the development of the facility and promotion of the sports within Sarina. It would also provide an economic benefit to the Sarina community, through attracting people from outside the region to participate. Clubs should continue to work towards attracting local sporting events, competitions and regional carnivals to Brewers Park and use these as successful fundraising activities.

**8.23. Support the ongoing upgrading of all Brewers Park facilities to cater to the safe participation needs of the community**

**Stakeholders Responsible:** Council and all Brewers Park user groups

**Proposed Timeframes:** Ongoing

There are a number of projects outlined in this plan that will develop Brewers Park into a quality local sporting precinct. As we progress into the future however, needs, priorities and outside influences will change, therefore it is important to be flexible and adapt to these changes where appropriate.

Annual reviews of this plan by the Brewers Park Committee will assist in identifying any changing trends or needs. Individual clubs should also review the proposed projects that relate to their sport.

Projects identified that will develop the sporting precinct, increase multi-use of facilities, strengthen the sustainability of clubs and encourage further participation in sport and physical activity should be supported.



## 9. Project Planning and Development

This process can be used for all facility development projects.

- Decide on the exact specifications of the respective project
- Obtain written permission from the land owner to carry out the project
- Sketch what the finalised project will look like
- Draw a site plan of the facility including the project
- Discuss with Council and the Department of Sport and Recreation, to obtain advice on the project and determine what resources they can potentially provide
- Discuss with the respective State sporting organisation to determine what support and potential resources they can provide
- Discuss with local businesses opportunities for sponsorship or potential resources they can provide towards a community project
- Have designs drawn up professionally by a licensed contractor. Some contractors are qualified to design and construct the project, whilst you will need to obtain independent designs to provide other contractors. Discuss the individual needs of the project and what the contractor can supply when you first make contact.
- Ensure the following inclusions for respective projects:
  - Site map
  - Design drawings or plans of all construction and development
  - Specifications of the scope of works
  - Lux levels for lighting
  - Details of materials
  - Water saving details
  - Energy efficiencies
- Obtain 3 written quotes from licensed contractors for the project. If the project is broken down into components (ie supply of materials, electrical works, plumbing etc) obtain 3 written quotes for each component)
- Alternatively, source a quantity surveyor's report that identifies all aspects of the project and associated costs
- Depending the scope of the project, it may be recommendable to carry out a tender process to obtain a range of competitive applications
- Ensure price escalations are included in the cost estimates
- Develop a budget for the total cost of the project, including a 10% contingency. Ensure you allow for design fees, engineering fees, building and development application fees and 10% for the GST
- Consider the ongoing maintenance and running costs of the project, to ensure you can sustain the facility after it's constructed (ie water consumption, electricity, vandalism etc)
- Obtain advice from Council if building or development approvals are required
- Lodge and obtain building or development approvals from Council
- Ensure you can enter into a contract with the company or contractor outlining specifications of the components of the project, the finalised project, the total cost, a payment schedule, timeframes of when the project and its components will be completed and a defects liability period

- Develop a project plan outlining the timeframes of when milestone components of the project should be started and completed, who within the lead organisation is responsible for ensuring each milestone has been suitably met and the contractor or company responsible for delivering each milestone
- Ascertain if someone within the lead organisation will be able to manage the project or if a project manager needs to be employed
- Develop a cash flow spreadsheet outlining when payments will be required to be made to contractors or companies and when income will be received, to ensure payments can be met on time
- Research applicable grants programs, apply for funding assistance and ensure the chosen contractor can deliver the project within the specified timeframes

## 10. Funding Opportunities

Grants that may be available for facility developments are listed in the table below, along with website addresses to access further information

Program Name	Website	Project Cost	Funding Limit	Club Contribution %
Breakwater Island Casino Community Benefit Fund	<a href="http://www.olgr.qld.gov.au/grants">www.olgr.qld.gov.au/grants</a>	\$5,000	\$5,000	0
Gambling Community Benefit Fund	<a href="http://www.olgr.qld.gov.au/grants">www.olgr.qld.gov.au/grants</a>	\$35,000	\$35,000	0
Solar Sport and Community Group Grant	<a href="http://www.olgr.qld.gov.au/grants">www.olgr.qld.gov.au/grants</a>	Varying	Varying	0
Sport and Recreation Minor Infrastructure Program	<a href="http://www.sportrec.qld.gov.au">www.sportrec.qld.gov.au</a>	\$400,000	\$300,000	25%
Sport and Recreation Medium Infrastructure Program	<a href="http://www.sportrec.qld.gov.au">www.sportrec.qld.gov.au</a>	\$1.25 million	\$750,000	40%
Sport and Recreation Major Infrastructure Program	<a href="http://www.sportrec.qld.gov.au">www.sportrec.qld.gov.au</a>	\$4 million	\$2 million	50%
Australian Sports Foundation Sport Incentive Program	<a href="http://www.asf.org.au">www.asf.org.au</a>	Varying	Varying	Varying
Regional Development Australia Fund	<a href="http://www.rdaf.gov.au">www.rdaf.gov.au</a>	>\$500,000	\$25 million	Varying

- Grants range in:
  - The amount of funding available
  - Organisation and project eligibility
  - When they are open for applications
  - Information required for the application
  - Required financial contributions towards the project
  - The timeframes around when projects can be implemented
- Other programs will become available through different government departments and organisations at various times, so it is important to remain alert for opportunities
- Appointing a Grants Officer within your club or association will greatly assist the identifying and submitting of quality applications
- If applying for significant funding for a major project, it may be feasible to contract a consultant to professionally develop the application on the organisation's behalf
- Always obtain advice from the funding body prior to submitting an application and feedback if an application was not successful
- Download guidelines of the program to determine if the club and the project are eligible
- Contact the program's advisors to discuss your project and specific areas of the application you can focus on
- Most applications will require you to justify the need of your project
- Excerpts identifying projects within this plan will assist, as the plan incorporates extensive consultation and priority projects
- Approach Council and the relevant State sporting organisation to determine how they may be able to assist or support the application
- Obtain letters of support for the proposed project, including:
  - Executive committees of all clubs that will use the development
  - Members
  - Sporting clubs from other towns
  - Regional, State and National sporting organisations
  - Federal MP
  - State MP
  - Councillors
  - Council
  - Community groups that use the facility
  - Schools that use the facility
  - Businesses that use the facility
  - General community
- Discuss your project with other potential user groups and obtain their feedback and support
- Ensure you are thorough and cover all the requirements of the application in detail. For example, facility development projects will require clear designs and scope of works, evidence of land tenure, permission from the land owner for the project, 3 quotes from licensed contractors for each component of the project, building and development approvals, a budget including contingencies, a cash flow projection and evidence of funds if the applicant needs to allocate funding towards the project. Each component you can't show evidence of, decreases your probability of being successful
- Include supporting documentation for all aspects of the project

- Submit the application in the format requested and ensure you have attached all the relevant supporting documents
- If successful, ensure the project is carried out in line with what the funding body approved and record all expenses related to the project
- Keep in close communication with the funding body to advise how the project is progressing and adhere to their acknowledgement requirements

## 11. Budgeting for Projects

For the lead organisation of each project to feasibly implement their respective development, it is crucial that the executive committee include these projects in a realistic annual budget. This will allow the organisation to plan and implement the required fundraising, sponsorship and grant applications to allocate towards significant projects.

- Outline the general expenses the organisation will incur to operate through the year
- Outline the income the organisation is guaranteed to receive through sponsorship, membership fees, facility hire, food and drink sales, competitions, advertising etc
- Determine what profit is made from specific fundraisers that have been successful in the past and a projected profit for new fundraisers
- Determine what grants programs are available to obtain funding for operational expenses, accreditation courses and participation projects
- Review membership fees to possibly include a contribution towards facility developments
- Outline an approximate cost of facility development projects for the corresponding year
- Determine if the project can be fully funded by a grants program
- Calculate what level of contribution the organisation will need to allocate to significant facility development projects
- Plan the number and type of fundraising events needed to achieve this amount
- Determine if there are other funding programs available that you can access to contribute towards the organisation's overall contribution, however, don't rely on this as it can be difficult to achieve due to timing
- Determine if the organisation will need to apply for a commercial loan to assist with facility upgrades, however, ensure there is the capacity to meet the repayments
- Formulate cash flow projections to ensure the organisation has sufficient funds when required
- For the organisation to achieve significant savings for facility developments, it is important that any profits made through fundraising projects are not used for the general operational costs of the organisation and contribute towards the upgrading of the organisation's facilities
- Ensure financial reports are provided to the committee by the club treasurer on a monthly basis (or as specified by the club's constitution)

## 12. Implementing Projects

- Appoint a volunteer project manager that has the skills, experience and capacity to manage the development
- Alternatively, contract a professional project manager to carry out the development
- Appoint the respective contractor/s or company
- Agree to a written contract. Seek legal advice on the contract if required
- Closely monitor the progress of the project, to ensure it is being carried out in relation to the project plan and contract
- Carry out regular meetings with all project stakeholders to ensure clear communication and progress updates
- Quality check and ensure the respective Council certifications are met before finalising payment of the contract
- Ensure user groups and members are completely satisfied with the quality of the job, within the defects liability period
- Hold an official opening, inviting all stakeholders and representatives from the funding body. This will create awareness of your upgraded facility, recognise the stakeholders responsible and provide a celebration for the completion of a successful project
- Promote and enjoy the facilities!



### 13. Implementation of this Plan

For the Brewers Park sporting precinct user groups to experience the full benefits of this master plan, it is imperative that the following occurs:

Task	Timeframe
All projects are commenced within the proposed timeframes	2012 - 2022
The master plan is adopted by the Brewers Park Committee	March 2012
The master plan is promoted to club and association members, prospective members, sponsors and stakeholders	March 2012
All members of the Brewers Park user group executive committees and volunteers involved, have a copy of the plan and are aware of the aspects that relate to their club	March 2012
Components of the plan that relate to specific clubs and associations are regularly reviewed by those clubs and associations	November annually
Clubs and associations update their development plans to reflect what has been achieved and where targets may change	November annually
Recognise and celebrate when specific projects have been achieved	Ongoing
Have fun and enjoy the ride of putting into action your master plan	Always

## 14. Previous Studies and Plans

There are a number of current plans and previous studies that have been conducted that relate to the development of the Brewers Park sporting precinct. These include:

- Mackay Regional Council Open Space, Sport and Recreation Study, 2010 – 2016
- Sarina Indoor Sport, Recreation and Youth Centre Feasibility Study, 2010
- Sarina Shire Sport and Recreation Facility Needs Study, 2005
- Sarina Open Space Plan, 1999

Following is a summary of where the Brewers Park and/or specific facilities within the sporting precinct link with these previous studies and plans. These aspects have been taken into consideration in the development of this master plan.

### 14.1. Mackay Regional Council Open Space, Sport and Recreation Study, 2010 – 2016

Council's Open Space, Sport and Recreation (OSSR) Study identified and prioritised the need to develop a master plan for Brewers Park. This is outlined in the study under heading '2.2.7 Sport and Recreation Precincts', where it states 'Continue to develop sporting facilities in precincts and prepare master plans for key precincts to integrate the planning of various user groups and ensure a coordinated approach to precinct development.'

Following is a summary of the needs and priorities identified in the OSSR Study that relate specifically to Brewers Park and this master plan.

- 2.1.2 Young People – As a priority new spaces should be developed or existing spaces improved at Koumala, Mirani, Eungella and Sarina. Short term considerations include initial development of youth facilities in Brewers Park including a skate park.
- 2.2.5 Sarina Indoor Sport, Recreation and Youth Centre – The proposed facility should not proceed in the current format until a final assessment of the impact of the new indoor sports halls being developed in Sarina has been assessed. The master plan for Brewers Park should be revised to reflect a possible decline in the priority of an indoor sports court.
- 2.2.6 Active Living, Paths and Trails – Council should pursue opportunities for development of recreational paths to serve all urban communities. Consider the installation of exercise sites and outdoor gym equipment at district park locations across the region. Particular priority should apply to more remote communities and rural areas that do not have ready access to a range of sporting opportunities.
- 2.2.8 Providing and Improving Sport and Recreation Opportunities – Council should focus its resources on ensuring that existing fields and facilities are being used to capacity and that support is given to projects that increase shared use as a priority over single use projects. Council should continue the current approach of providing support to clubs applying for grants for the lighting of fields and outdoor courts to expand capacity of existing resources.

- 2.3.1 Supporting Clubs and Community Groups – develop a support program for clubs and groups who manage and maintain Council land and facilities and provide community level sport and recreation.
- 2.3.2 Partnerships Program – Council should establish a ‘Partnerships Program’ which supports and encourages increased sharing of facilities as well as encouraging community groups to provide new opportunities. The aim will be to help groups establish shared use, to remove the barriers from shared use and to develop new sport and recreation programs at existing parks and facilities.
- 2.3.4 Developing Events and Sports Tourism – Investigate the potential for development of a niche market in specific types of events.
- 4.5 Summary for Sarina
  - Improve the standard of development.
  - Continue to develop destination parks in the local area (eg Brewers Park).
  - Implement a Brewers Park master plan.
  - Provide youth spaces.
  - Expand existing walk and cycle paths and recreational trails.
  - Provide support for clubs to access land and funding, information/communication, facilitation and equitable support.
  - Provide facilities equitably.
  - Undertake and implement master planning for key sites (eg Brewers Park).

#### **14.2. Sarina Indoor Sport, Recreation and Youth Centre Feasibility Study, 2010**

As a result of the Federal Government’s Schools Stimulus Funding, a number of indoor sporting facilities that are available for community use have been developed within and around Sarina. The recommendations outlined in the Sarina Indoor Sport, Recreation and Youth Centre Feasibility Study proposed the site of the indoor facility to be located on the old cricket oval, however, this study is now no longer current or relevant. The study did identify the significant need for youth facilities, including a skate park at the northern end of Brewers Park near Sarina Beach Road.

#### **14.3. Sarina Shire Sport and Recreation Facility Needs Study, 2005**

The Sarina Shire Sport and Recreation Facility Needs Study was developed in 2005, relevant to the needs of the people of Sarina Shire, taking into account planning for existing and proposed facilities in the built environment. The ‘Issues and Needs Assessment’ identified:

- Deficiencies in youth-oriented recreation opportunities including the need for an integrated youth space with enlarged skate facilities in Sarina Township.
- Limited level of public knowledge of facilities, services and programs for sport and recreation.
- Requirement of local sport and recreation groups for capital works, maintenance and other support.

The ‘Synthesis and Recommendations’ outlined:

- Management Strategy 8, Vision for Brewers Park – Optimise the use of Brewers Park through coordinated planning, development and management, to allow it to reach full potential and satisfy changing community needs.
- Key Directions and Projects:
  - Conduct of master planning process at Brewers Park as the shire’s major sport and recreation precinct to guide future development, maintenance and funding and to optimise use over the longer term, including re-use options for the old cricket oval.
  - Establish a new skate facility and youth space in Sarina.
  - Establish the Sarina Shire Sport and Recreation Advisory Committee.
  - Implement support networks and training programs for local sport and recreation organisations to maintain their assets and participation base.

Strategy 8, Vision for Brewers Park – Optimise the use of Brewers Park through coordinated planning, development and management, to allow it to reach full potential and satisfy changing community needs. Recommended actions include:

- Conduct quarterly meetings of the Brewers Park Sporting Committee.
- Deploy prominent signage at major site entrance points.
- Construct formed access roads from Biltoft, Phillips and Hoey Streets.
- Construct formed all-weather car parking areas.
- Review bicycle and pedestrian access provisions to enhance safety.
- Determine priorities for shade over spectator areas.
- Conduct a condition audit of existing electrical reticulation and lighting.
- Implement a metering system for electricity consumption by individual user groups.
- Investigate options and priorities for improving lighting over some playing areas.
- Determine priorities for the provision of new and refurbished amenities blocks around the site, including disabled access provisions and showers.
- Establish a new youth space that includes an enlarged skate ramp facility, basketball half-court, imaginative landscaping, shaded seating, youth noticeboard and drinking water bubbler.
- Investigate the feasibility of appointing a groundsman to assist with facility maintenance.
- Integrate the site with local pedestrian and bicycle linkages.
- Monitor opportunities for redevelopment and use of the old cricket oval to provide a venue for emerging sports, new facilities, expansion of existing facilities, reinstatement of cricket and other non-sporting community purposes.
- Monitor opportunities for facility sharing at Brewers Park.

#### **14.4. Sarina Open Space Plan, 1999**

The Sarina Open Space Plan focused on 6 defined precincts throughout the former shire, whilst also addressing some shire wide issues. Sarina Township was one of the defined precincts. Identified needs that relate to Brewers Park are outlined as follows.

- 5.3.5 Precinct Five: Sarina Township
  - Improve bikeway linkages.

- Desired upgrade of BMX track.
  - Sarina Touch needs access to a lit field.
  - Soccer has insufficient access to fields and lights.
  - Further land is not urgent. Propose further development of existing fields and facilities.
- 8.2.2 Use of Existing Open Space for Sport and Recreation – To ensure that existing sport and recreation parkland is upgraded/developed and maintained to provide maximum utilisation and to encourage shared use of sport and recreation infrastructure
- Encourage the establishment of additional and compatible uses on currently underutilised sites.
  - Identify sites suitable for multi-use development. Examples include Brewers Park sporting precinct.

## 15. Population Demographics and Growth

The former Sarina Shire has experienced ongoing population growth over the past decade, consistent with population growth in the Mackay region and it is predicted that this growth will continue in the years to come. Over the period 2003-2008, the former Sarina Shire experienced a growth rate of 2.7%, slightly higher than that for the whole of Queensland at 2.4%<sup>1</sup>.

At June 30, 2009 the resident population of the former Sarina Shire was 11,992, a significant population increase from 9,822 in 2001<sup>2</sup>. The projected population of the former Sarina Shire is predicted to reach 18,656 in 2031<sup>2</sup>.

Following is a summary of the former Sarina Shire, based on 2006 statistical area data.

### Demography<sup>3</sup>

- As at 30 June 2010, the estimated resident population of Sarina was 12,215 persons, or 0.3 per cent of the state's population.
- At the time of the 2006 Census, there were 478 persons in Sarina who stated they were of Aboriginal or Torres Strait Islander origin, or 4.5 per cent of the total population.
- At the time of the 2006 Census, in Sarina, 45.7 per cent of persons were living (usually residing) at a different address five years earlier.
- At the time of the 2006 Census, there were 7.5 per cent of persons in Sarina who stated they were born overseas.
- In Sarina, 25.9 per cent of the 2006 usual resident population were in the most disadvantaged quintile and 0.0 per cent of the population of Sarina were in the least disadvantaged quintile.

### Society<sup>3</sup>

- In 2009, 90.6 per cent of students attending a school in Sarina attended a government school and 9.4 per cent attended a non-government school.
- At the time of the 2006 Census, in Sarina, there were 43.1 per cent of persons aged 15 years and over with a post-school qualification.
- At the time of the 2006 Census, there were 3.3 per cent of persons in need of assistance with a profound or severe disability in Sarina.

- At the time of the 2006 Census, there were 18.2 per cent of persons aged 15 years and over who were volunteers in the Sarina.
- At the time of the 2006 Census, there were 3,442 persons aged 15 years and over in the Sarina who stated their gross individual weekly income was less than \$400 (41.4 per cent of all persons aged 15 years and over).
- As at 30 June 2009 in Sarina, there was 1 aged-care service provider, with a total of 48 places in operation.

### Economic Performance<sup>3</sup>

- The smoothed unemployment rate for Sarina in the September quarter 2011 was 5.1 per cent.
- At the time of the 2006 Census, Transport, Postal and Warehousing was the largest industry of employment for Sarina usual residents, with 10.8 per cent of the region's employed labour force.

### Industry and Development<sup>3</sup>

- In the 12 months ending 30 September 2011, there were 88 dwelling units in new residential buildings approved in Sarina, which represented a total of \$23.7 million.
- The total value of agricultural production in the Sarina in 2005–06 was \$44.3 million, 0.5 per cent of the total value of agricultural production in Queensland.
- In 2008–09, there were 975 businesses in Sarina, 0.2 per cent of all Queensland businesses.
- At the time of the 2006 Census, there were 58.2 per cent of all occupied private dwellings in the region with an internet connection.

### Volunteers<sup>3</sup>

- At the time of the 2006 Census, there were 1,514 volunteers in Sarina Statistical Local Area (SLA). This represented 18.2 per cent of the total persons aged 15 years and over. In comparison, Queensland recorded 568,230 volunteers, or 18.3 per cent of the total persons aged 15 years and over. The Sarina SLA represented 0.3 per cent of the total volunteers in Queensland.

The rapid population growth being experienced in Sarina is creating significant growth pressures on the area's infrastructure. The planned expansions of the Queensland Rail training facility and Dalrymple Bay Coal Terminal, both in the former Sarina Shire, will add to these growth pressures, generating an increased need for residential expansion in the area<sup>4</sup>.

<sup>1</sup> Mackay Regional Council, Sarina Statistical Local Area, March 2010, Mackay, 2010

<sup>2</sup> Office of Economic and Statistical Research, Projected population (medium series) by statistical local area (SLA), Queensland, 30 June, 2006 to 2031

<sup>3</sup> Queensland Regional Profiles, Office of Economic and Statistical Research, Queensland Treasury

<sup>4</sup> Mackay Regional Council, Sarina Township and Coastal Communities Enquiry-by-design Workshop Outcomes Report, 2010

## 16. Methodology

To obtain a full appreciation of the needs of all stakeholders of the Brewers Park sporting precinct, it was imperative that the methodology incorporated extensive consultation and a range of engagement processes. To ensure the entire scope of Council's needs were met in the development of this plan, Sporting Advantage implemented a comprehensive four stage methodology as outlined in the following.

### 1. Established the parameters of the plan with Mackay Regional Council

- Documented Council's expectations and projected outcomes of the plan
- Identified all stakeholders that were required to be consulted
- Obtained contact details of all stakeholders from Council
- Obtained existing plans and studies relating to Brewers Park
- Agreed to project timeframes and contracts

### 2. Background research and consultation with all Brewers Park stakeholders

- Reviewed and summarised relevant aspects of existing plans and studies
- Conducted a focus group meeting with Brewers Park user groups through the Brewers Park Committee
- Provided an online and hard copy survey to all Brewers Park user groups
- Met with relevant Council department representatives
- Met with other key government stakeholders
- Meet individually with representatives of Brewers Park user groups
- Conducted an analysis of all facilities within the Brewers Park sporting precinct
- Liaised with I4architecture to develop a design and recommended site map of Brewers Park that includes potential future developments
- Developed a summary of the key issues obtained from all stakeholders

### 3. Preparation and Presentation of recommendations, including opportunities for feedback and comment

- Analysed all data collected
- Developed a summary of the facility needs of Brewers Park sporting precinct
- Developed draft priority projects
- Developed draft action plans and strategies
- Developed recommendations
- Presented the recommendations to Brewers Park user groups and Council
- Provided opportunities for written feedback and comments on the recommendations

### 4. Presentation and distribution of the finalised Brewers Park Sporting Precinct Master Plan

- Finalised the plan, incorporating feedback and comments on the recommendations
- Presented the plan to Mackay Regional Council
- Provided hard and electronic copies of the plan for distribution

## 17. Research and Consultation

The following research and consultation was carried out to identify the needs and priorities of the Brewers Park sporting precinct, for inclusion in the master plan.

### Review of previous studies and plans relevant to Brewers Park, including:

- Mackay Regional Council Open Space, Sport and Recreation Study, 2010-2016
- Sarina Indoor Sport, Recreation and Youth Centre Feasibility Study, 2010
- Sarina Shire Sport and Recreation Facility Needs Study, 2005
- Sarina Open Space Plan, 1999
- Sarina Demons Junior AFL Football Club
- Sarina Junior Rugby League Club
- Sarina Rugby League Club (phone)
- Sarina Saints Football Club
- Sarina Skate Park

### Initial focus group meeting with all Brewers Park user groups:

- Sarina Amateur Basketball Association
- Sarina and District Tennis Association
- Sarina Athletics Club
- Sarina BMX Club
- Sarina Community Playgroup
- Sarina Crocs Touch Football Club
- Sarina Darts Association
- Sarina Demons Junior AFL Football Club
- Sarina Junior Rugby League Club
- Sarina Rugby League Club
- Sarina Saints Football Club
- Sarina Skate Park

### Individual meetings with Brewers Park user groups:

- Sarina Amateur Basketball Association
- Sarina and District Tennis Association
- Sarina Athletics Club
- Sarina BMX Club
- Sarina Community Playgroup
- Sarina Crocs Touch Football Club

### Individual meetings with other Brewers Park stakeholders:

- Mackay Regional Council Cr Paul Steindl
- Mackay Regional Council Recreation Services
- Mackay Regional Council Community Services
- Mackay Regional Council Engineering Services
- Mackay Regional Council Property Services
- Mackay Regional Council Strategic Planning Services
- Mackay Regional Council Water and Waste Services
- Department of Communities, Sport and Recreation Services
- Queensland Health Tropical Regional Services

### Surveys completed by:

- Beach Road Skate Park
- Sarina and District Tennis Association
- Sarina Athletics Club
- Sarina BMX Club
- Sarina Crocs Touch Football Club
- Sarina Demons Junior AFL Football Club
- Sarina Junior Rugby League Club
- Sarina Rugby League Club
- Sarina Saints Football Club

## 18. User Group Profiles

The following information relating to each of the Brewers Park user groups was compiled through a combination of the initial focus group meeting, completed surveys and individual meetings with representatives of the clubs.

### Sarina and District Tennis Association Incorporated

- Facility includes:
  - 12 hard courts
  - 4 fully lit
  - Toilets
  - Training wall
  - Storage
  - Office
- Mainly seniors
- Monday and Tuesday night fixtures
- Thursday morning ladies fixtures
- Saturday afternoon fixtures
- No coaching available
- Business plan in place for next five years – developed with Tennis Queensland

Survey Question	Survey Response
What year was your club established	1950s
How many members does your club currently have?	Male 35, Female 30, Juniors 14
How many members did your club have in 2006 – 2010?	Unsure
What are your future goals or projected membership numbers from now until 2016?	All courts fully lit, increase in senior members, resurfacing of courts
Does your club have a current strategic, operational or club development plan?	Yes
What sporting programs and opportunities does your club provide to the community?	Night fixtures, Thursday morning ladies fixtures and Saturday social fixtures
What Brewers Park facilities does your club currently use?	Our club has its own facilities and doesn't utilise any of Brewers Park at present
What other possibilities are there for your club to share facilities with other clubs or organisations?	We have club/training room and we have additional land around our facility that could be utilised for parking.

### Sarina Darts Association

- 12 boards
- Fully painted flooring
- Doubled members since last year
- 70-80 members
- Have members from Mackay

- Wednesday and Thursday competitions
- Saturday and Sunday competitions
- Juniors as young as 12 participate
- Juniors play with seniors but can trial for junior representative teams
- Currently have \$13,000 in savings
- Applying for a 24 hour, 7 day license
- Other social group users
- Applied for grants funding for air conditioning
- Indigenous groups
- No current strategic plan

### Sarina Saints Football Club

- Facility includes:
  - 2 grass fields fully lit
  - Clubhouse with office, canteen, storage and toilets
- U6 - U14/15's
- 2 women's teams - first and second division
- 2 men's teams - first and second division
- There is a current plan for the next five years
- Tuesday and Thursday training for 1.5 hours for juniors
- 6 - 8pm training on the same nights for seniors
- 1 carnival per year for U6's
- October - December for a 6-a-side soccer off season fundraising competition
- 1 field's lighting is suitable, the other's isn't

Survey Question	Survey Response
What year was your club established	Unsure
How many members does your club currently have?	Male 24, Female 12, Juniors 80
How many members did your club have in 2006 – 2010?	Not sure in earlier years but in last 3 years about the same as above
What are your future goals or projected membership numbers from now until 2016?	We are hoping that our numbers will increase yearly if we are able to achieve our goal of getting lighting and upgrading our grounds and facilities
Does your club have a current strategic, operational or club development plan?	Yes
What sporting programs and opportunities does your club provide to the community?	Development training to players and coaches
What Brewers Park facilities does your club currently use?	Soccer fields and touch fields at night
How often and for what purposes does your club use these facilities?	Soccer field gets used Tuesday, Thursday and occasional Wednesday or Friday for training of juniors and seniors. Tuesday and Thursday

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nights from 6 - 8.30 we use the touch fields because we don't have sufficient lights

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### Sarina Crocs Touch Football Club

- Facilities include:
  - Sharing of two fields with junior rugby league
  - Sharing of toilets with junior rugby league
  - Own changerooms and office
- Fields are lit but need an upgrade
- Separate men's and women's senior competitions for 6 months
- Mixed competitions for the other 6 months
- No current juniors
- 80 - 100 members
- Play Monday nights
- Not affiliated with Queensland Touch
- Hold independent insurance
- No planning documents
- Would like a junior competition
- Struggling for committee members
- Contract mowing and maintenance

Survey Question	Survey Response
What year was your club established	Approx 15yrs – 20yrs ago
How many members does your club currently have?	Approximately 100, comprising 50 women and 50 men
How many members did your club have in 2006 – 2010?	Unsure
What are your future goals or projected membership numbers from now until 2016?	To increase to 150 members, to expand to include a junior completion
Does your club have a current strategic, operational or club development plan?	No
What sporting programs and opportunities does your club provide to the community?	Participation in touch football games held Monday nights
What Brewers Park facilities does your club currently use?	Football fields shared with Sarina junior rugby league, field lighting and toilet facilities
How often and for what purposes does your club use these facilities?	Every Monday night starting in February and ending in December
How does your club currently share these facilities with other club or organisations?	Football fields shared with Sarina junior rugby league, field lighting and toilet facilities

### Sarina Junior Rugby League Football Club Inc.

- Facilities include:
  - Sharing of 2 fields with touch football

- Poor lighting
  - Currently upgrading one field
  - Sharing of a toilet block, which has recently been upgraded
  - Own air conditioned office
  - Canteen on the end of the touch clubhouse No plan currently
- U6 - 16s
  - Train two nights per week
  - All schools use the fields to train
  - Can't use fields for play
  - Recently applied for \$60K field upgrade project, but was unsuccessful
  - Try to play home games on the senior rugby league field
  - Normally have 2 home games per year
  - U14 - 16 teams train on senior fields
  - Tuesday and Thursday night training. Schools train the other nights.
  - Share irrigator with soccer and senior rugby league

<b>Survey Question</b>	<b>Survey Response</b>
What year was your club established	1967
How many members does your club currently have?	220 players (aged 5-16) 85 families 60 volunteers (includes committee members)
How many members did your club have in 2006 – 2010?	260
What are your future goals or projected membership numbers from now until 2016?	300
Does your club have a current strategic, operational or club development plan?	No
What sporting programs and opportunities does your club provide to the community?	Sarina junior rugby league provides kids from U6 – U16 the opportunity to play rugby league, by holding twice weekly training & hosting home games. These focus on fitness, technique & fun.
What Brewers Park facilities does your club currently use?	Junior league / touch football fields
How often and for what purposes does your club use these facilities?	Two to three times per week for training and up to four times per year for home games with other clubs in the Mackay competition.
How does your club currently share these facilities with other club or organisations?	We share playing fields with Sarina Touch Football and already a number of other clubs and organisations use the fields; Sarina State Primary School, Soccer, Athletics, Senior Rugby League.
What other possibilities are there for your club to share facilities with other clubs or organisations?	As mentioned previously our facilities are already utilised by other clubs etc and we will continue to share them with the community.

### Sarina and District BMX Club Inc.

- Facilities include:
  - BMX track
  - Canteen
  - Registration office
  - Toilets with a disability access
  - Storage
  - Underground power with lighting
- No current plan
- 4 - 21 years of age
- Race Friday nights except for school holidays
- Training on Wednesday afternoons
- Need new light bulbs to 1000W
- Looking at upgrading to international standards
- 2 carnivals per year
- 5 other clubs in the Zone (4 zones in Qld)

#### Survey Question

#### Survey Response

What year was your club established	Approx. 1979 – Incorporated in 1990
How many members does your club currently have?	36 members (3 senior, 33 junior) 6 females and 30 males
How many members did your club have in 2006 – 2010?	30, 33, 21, 39 46
What are your future goals or projected membership numbers from now until 2016?	To keep on building on existing membership
Does your club have a current strategic, operational or club development plan?	No
What sporting programs and opportunities does your club provide to the community?	Training and racing BMX
What Brewers Park facilities does your club currently use?	BMX Track
How often and for what purposes does your club use these facilities?	Every Friday night (except school holidays) BMX racing and Wednesday afternoon training – 2 open carnivals each year
How does your club currently share these facilities with other club or organisations?	NQ BMX Zone hosting North Queensland titles and Queensland Country Titles
What other possibilities are there for your club to share facilities with other clubs or organisations?	Limited as track is suitable for bmx bikes only

### Sarina Rugby League Football Club Inc.

- Facilities include:
  - Fully lit field
  - Old toilet block
  - 2 x changerooms, referees room and disabled toilet
  - Bar and canteen area

- Developing a full kitchen
- Fully fenced field
- U18, reserves and A-grade teams
- Play both home and away games
- Upwards of 10 games at home annually
- Monday, Tuesday, Thursday and Friday nights the field is used for training
- Applied for a grant for a gym
- Need to upgrade lighting
- Own mowers

Survey Question	Survey Response
What year was your club established	Around 1928
How many members does your club currently have?	100
How many members did your club have in 2006 – 2010?	No record kept so numbers are unknown
What are your future goals or projected membership numbers from now until 2016?	Depending on amount of players and people interested in joining our club
Does your club have a current strategic, operational or club development plan?	To continue to maintain our facilities to compete with other rugby league clubs in the surrounding districts.
What sporting programs and opportunities does your club provide to the community?	Our club provides the opportunity for males between 17 and 40 to play rugby league in the Mackay and District Rugby League competition
What Brewers Park facilities does your club currently use?	Ray Edwards Oval
How often and for what purposes does your club use these facilities?	Field is used twice a week for training purposes. Field is used for at least 10 times throughout the year for home games
How does your club currently share these facilities with other club or organisations?	The club often allows both primary and high school teams to use the facilities as well as Sarina junior rugby league.
What other possibilities are there for your club to share facilities with other clubs or organisations?	We try to help out the local community as much as possible with the use of our facilities. When other organisations require use of our facilities we are more than happy to allow use as long as it does not coincide with any of our events occurring at the grounds.

#### Sarina Demons Junior AFL Inc.

- Potential Brewers Park user group
- Second year as a club
- 29 players - double that of 2010
- Play and train at Sarina state school
- No onsite storage

- U9 and U11 – boys (79%) and girls (30%)
- Progressing to include U13s in 2012
- Incorporated
- Play on Saturdays
- 15 people on the committee
- U13 and up need 165m x 135m oval space
- Train twice/week
- Currently developing a strategic plan
- A lot of school involvement in AFL
- Sarina and Alligator Creek catchments
- 2 carnivals per year
- Possible 9's recreational off season competition

Survey Question	Survey Response
What year was your club established	2010
How many members does your club currently have?	29 Members consisting of 11 Girls and 18 Boys
How many members did your club have in 2006 – 2010?	17 Members
What are your future goals or projected membership numbers from now until 2016?	By 2016 we want to have Under 15s, Under 13s, Under 11s and Under 9s teams. With projected member numbers of approximately 70.
Does your club have a current strategic, operational or club development plan?	Work in progress (further discussions to finalise plan)
What sporting programs and opportunities does your club provide to the community?	We provide Auskick which is run at school level but also at club level. Accredited coaching staff, volunteers holds blue cards which can provide assistance to other sporting codes or community programs.
What Brewers Park facilities does your club currently use?	We currently use no facilities as the facilities available at the moment are not suitable for AFL.
How often and for what purposes does your club use these facilities?	If we were to have a facility we could use we would use it a minimum of 3 times per week for training, game day and club events such Auskick also we have annual Family Fun Days and Community Days.
How does your club currently share these facilities with other club or organisations?	As we don't have any facilities this is not applicable.
What other possibilities are there for your club to share facilities with other clubs or organisations?	As AFL is primarily a winter sport we could share and would look into sharing the facility with a summer sport such as cricket.

### Sarina Community Playgroup

- Hire the CMF building

- Pay council \$25/session for the facility
- Not secure tenure
- Need to find a new facility
- Have used the basketball stadium previously, however, it's too large
- Tennis courts and clubhouse may be an opportunity
- Conduct play groups at 9:30 - 11:30am two mornings per week
- Monday and Thursday
- Incorporates 20 - 25 families
- Provide indoor and outdoor play areas
- Kindy gym equipment and program
- Looking at funding for portable shade
- Will need to vacate shed at the end of the year
- Have storage for equipment
- Need a basic kitchen
- Affiliated with playgroup Australia
- Not incorporated

#### **Sarina and District Amateur Athletics Club Inc**

- Facilities include:
  - 330m track with a 100m straight
  - International standard discus and hammer throw
  - Jumping pits
  - High jumping equipment
  - Kiosk, storage and toilets
- Have a strategic plan
- Encourage athletes with a disability, seniors, teenagers and children
- Planning future disabled facilities
- Train Tuesday and Friday 3.30pm - 5.30pm
- Sometimes Sunday also
- All schools in the district use the oval for their athletics carnival – 10/year
- Track drains well
- Centre of oval needs improvement
- No lighting as yet which limits usage
- Overall field drainage issue
- Have funding to build a pole vaulting facility with tartan runway
- Do an athletics program in conjunction with the high school
- Hold meets with other clubs - plans for other events

#### **Survey Question**

#### **Survey Response**

What year was your club established	1957
How many members does your club currently	75

have?	
How many members did your club have in 2006 – 2010?	2004,116; 2005,101; 2006,113; 2007,149; 2008, 165; 2009,117; 2010, 104
What are your future goals or projected membership numbers from now until 2016?	Our goal is to have membership of ~100. With the coaches and parent help we have it is not safe to have as many as we had in 2008. The heavy wet season took its toll on our numbers this season.
Does your club have a current strategic, operational or club development plan?	Yes. I need to update it to cover 2010 and 2011.
What sporting programs and opportunities does your club provide to the community?	Every primary school in the Sarina district used our oval for their athletics carnival this season. The Sarina District Carnival was also held on our oval. In the future it is possible that the Mackay District Athletics Carnival will be held here. An Interclub competition with the Mackay and Whitsunday Athletics Clubs is held every year. We hope to hold a multi Events Carnival after we have the pole vault established which should be before the start of the next wet season.
What Brewers Park facilities does your club currently use?	The Wally O’Grady Oval
How often and for what purposes does your club use these facilities?	From March to October. Tuesdays 3.30-5.30pm, Fridays 3.30-5.30pm and some Sundays.
How does your club currently share these facilities with other club or organisations?	As mentioned above we share with all the schools in the Sarina District and the Mackay and Whitsunday Athletics Clubs.
What other possibilities are there for your club to share facilities with other clubs or organisations?	Rugby League can use our 100m track for fitness training.

### Sarina Amateur Basketball Association Inc

- Facilities include:
  - 1 indoor wooden court in good condition
  - 2 currently unused outdoor courts
  - Toilets, canteen and office
- 40 seniors on a Tuesday night
- 25 juniors on Wednesday afternoon
- The 2 outdoor courts are always open to the public
- Starting a Sunday afternoon high school program
- Hire to Tae Kwon Do and Zumba twice/wk each
- Salvation Army meeting group
- Sarina Aero modellers use occasionally on Saturdays
- Upgraded 3 new toilets
- Interzone competition between schools 1/year
- The court is marked only for basketball
- Maintain building and surrounds

- No planning documents

### Sarina Skate Park

- Apex Lions, Rotary and BMX club representatives on the committee
- Sarina Youth Officer also on the committee
- Dalrymple Bay Coal Terminal involved
- Main aim is to develop a proposal for a site
- Would ideally like to be included at Brewers Park
- Committee to assist in developing then overseeing the skate park facility
- Have met about 6 times over the last 8 months
- Gemma has a draft proposal

Survey Question	Survey Response
What year was your club established	2010
How many members does your club currently have?	Nil – the Skate Park Committee estimate there could potentially be 1500 users
How many members did your club have in 2006 – 2010?	0
What are your future goals or projected membership numbers from now until 2016?	1500 users
Does your club have a current strategic, operational or club development plan?	No
What sporting programs and opportunities does your club provide to the community?	Facility plan in progress
What Brewers Park facilities does your club currently use?	Our Committee has identified the north eastern corner of Brewers Park as the best site for the Skate Park. This has been confirmed by Mackay Regional Council and endorsed by Police as the preferred site.
How often and for what purposes does your club use these facilities?	Our committee expects that youth aged 5-25 would initially use the Park primarily on weekends, school holidays and public holidays
How does your club currently share these facilities with other club or organisations?	The Committee envisages that the facility once developed would be handed over to Council to manage. The committee envisages that it would continue to evolve and oversee various aspects of the Skate Park, including safety, maintenance awareness, vandalism and any potential upgrades to the Skate Park. As such, the Skate Park would be accessed by all community members and used by members of all clubs.
What other possibilities are there for your club to share facilities with other clubs or organisations?	The Skate Park may be used as a meeting place for youth generated activity.

## 19. Future Aspirations

These ideas for the future were identified at the focus meeting of Brewers Park user groups in conjunction with the Brewers Park Committee.

- AFL field and amenities
- Changerooms for new AFL field
- Large function centre
- Shared changerooms
- Shared offices
- Lighting upgrades and developments
- Restrict vehicles on the fields
- Bollards
- Drainage
- Levelling of fields with appropriate draining
- Parking is a big issue
- Central parking
- Footpaths as walking, roller blading tracks
- Outdoor exercise equipment
- Joint shading
- Seating
- Vandalism issues
- Combine clubs together
- Combined ground management
- Sarina netball included from showgrounds
- Potential men's shed inclusion
- Indoor facility
- Playground
- Age friendly
- Makeshift golf driving range
- Dog off leash area

## 20. Survey Responses

These survey questions were provided to each Brewers Park user group to present their thoughts and ideas for the future. The following is a summary of the responses.

### What facility upgrades or new developments does your club require and why?

- These will all need to be done to bring to the Australian standards for lighting and the tennis Qld standard for courts. Our club would like to potentially host larger events in the tennis Qld calendar. Our club currently requires upgrades to its lighting and additional lighting; our club requires resurfacing of the courts. These are required to maintain our current membership and to also cater for the increase in potential membership for night fixtures as at present, the club is unable to cater for the demand for night fixtures. We have been advised by Tennis Qld that our courts currently only have at least one (possibly two) more seasons left to play on them.
- Our club requires lighting to the fields. This would enable us to host more carnivals and home games. Better drainage to the field closest to beach road because when it floods the water backs up onto our fields and we have photos of people canoeing in them. We have out grown our club house we need a bigger kitchen to be able to cater for carnival and home games safely. The access road mainly comes from Biltoff St where there is a car park where parents drop their children off but we would like to see the access road changed to come in off Beach road or near rugby fields to behind our clubhouse to encourage people to stay and become more involved with our club. If our clubhouse was bigger we would be able to hold meetings and training seminars there, even offer it to other clubs to use. Better seating for spectators would be great in the way of a hill on either side of the fields or grand stands. Maintenance on our fields is ongoing as for all clubs but we seem to suffer the most public damage by either cars doing burnouts on the fields - only weeks after spending \$20,000 on topdressing. Last year a person used our fields as a horse riding track again doing lots of damage to our fields and we are always chasing away people practising golf. We would like to be able to fence the fields somehow to keep the unwanted off
- Field upgrade to a safe standard, eventually competition standard; Lighting upgrade; Storage facilities for equipment; Seating for spectators and substitute players
- To provide a safe playing field for all players. To cater for existing player numbers and to eventually start a junior competition. Provide a good standard of competition to allow players to progress to representative level.
- The back field that runs along Hoey Street is in major need of upgrading from training standard to competition standard. This requires completely taking the field back to bare dirt, improving drainage, levelling, turfing & topdressing. This process takes more than 12 months to complete. This field is in extremely bad condition as it is an unsafe & uneven playing surface at the moment. If we want to retain players and improve their playing abilities we require competition level playing fields. To have these fields all at the same level/standard would keep the children from sustaining further injuries and encourage more to play if parents can see we have the correct 1st grade facilities.
- Changing BMX track layout; providing better drainage so water can get away; maintenance of existing buildings e.g. painting. Provide better facilities and to keep riders keen with changed track and to advance their riding skills

- An upgrade to the toilets and gym facilities. Toilet upgrade – catering to current participation numbers, hygiene for members and spectators, soccer club is now also using toilet facilities. Gym facilities – Participation growth, competition standards
- We would require a full size (max length 185m by max width 155m) AFL field to be developed including drainage, parking, toilet/change rooms, canteen and storage facilities, goal posts and padding, area for spectators to sit, coaches boxes (2), maintenance upkeep, power and lighting meeting the AFL specifications. We currently don't have any facilities at all. We are using the State Schools Oval and to have these facilities would encourage participation along with meeting specific competition requirements of a full size AFL Field. AFL is the fastest growing sport in Queensland at the moment and the AFL has done studies into the growth of the area and participation growth is guaranteed. Benefits of having an AFL Field will help develop the game in Qld and especially Sarina. It will help with teaching our members the correct game positioning as they will be on the correct field and it will help the Club cement itself in the Sarina Region.
- Lights on the 100m straight. Disability toilets and mothers change room. Improved drainage for the whole oval and levelling of the centre of the oval (we have applied through the RACQ Foundation for an oval upgrade and will be given the money as soon as the spoon drain goes in between the new kindy and our oval. I am trying to find out when this will be as we were hoping to have the job done before the beginning of the next wet season. All I know is that I need to speak to the foreman of the operations at the kindy. The primary school does not have anything to do with the kindy although it is being built on school land so it is very difficult to find out information. On this subject we are interested in having the existing concrete path shifted from between our oval and junior rugby league's oval to between the kindy and our oval. This way a proper drain can be put in where the existing path is at the moment. We have funding to construct a multi-purpose tartan strip. Unfortunately we need \$16,000 for the concrete foundations for the mats pad and tartan. We have received \$3,800 from the Mackay Regional Council for the mats pad and \$5,000 from the Community Benefit Fund for the concrete foundation for the tartan. We have sent out 40 appeals letters to local organisations asking for sponsorship without result. We have funds in a fixed term deposit to cover this but would prefer not to use it. I can't reapply to these 2 organisations for more funding as you must acquit these before reapplying. We can't acquit these grants without the extra funding as all the concreting needs to be done at the same time. A 400m track would be wonderful. Our track is 316m. There is little space for this. Lights and drainage and disability facilities rate more highly. Our motto is "Athletics for Life for Everyone" This means all athletics disciplines need to be offered to all ages and abilities.
- Initial design, procurement of lease from Council to develop the Facility. The committee is currently looking at the MX Pro Series through Trinity Skate parks, which look less expensive and relatively maintenance free compared to the scope of work required to build a concrete based skate park. The Committee envisages that once the design process is concluded, other aspects of the Skate Park facility will need to be considered, including Land Management, Landscaping, water fountains, Shade, and an upgrade to the existing toilet facilities. The Committee is intent on seeking corporate and local business support along with government and other funding/grants to ensure that this project becomes a reality. Presently no Skate Park facility to an expected community standard exists in Sarina. Our research based on ABS population statistics 2006 for 5-20 year olds residing in the Sarina locality has concluded that immediately, in excess of 700 users would be attracted to the Skate Park, with an overall age catchment of 1500. This

information does not include visitors to the town, or any new residents that might be attracted to Sarina because of the existence of excellent sporting facilities

**What fundraising plans does your club have in place to assist with facility developments?**

- Our club doesn't fundraise - we run a small canteen. Our club actively applies for grants
- Mostly raffles, fun days where we have family days of fun activities. Our home games and carnivals also raise money for the club
- None planned at this stage
- A component of years of fundraising has already been allocated to contribute to the cost of upgrade and a grant applied for.
- Applying for grants – holding club fundraising events
- Applying for appropriate grants, fundraising
- At the moment we fundraise two ways first being raffles for 6 months of the year at the Tandara Steakhouse every Friday night. In our off season we organised for the Sarina Surf Life Saving Club to fundraise there also. Secondly we fundraise through our Family Fun Days/Community Days by raffles, selling merchandise and barbeque/drinks.
- We intend to hold a Thing-a-thon at the beginning of next season. Our kiosk supplies us with some funding.
- Our Committee currently has a grant application before the Bendigo Community Foundation for the costs of design of the Skate Park and consultation with the community before approval of the design. Following this process, the committee anticipates that funding will be sought from each Club (Apex, Lions and Rotary) that is involved in the Committee and additional funding from state and commonwealth governments, in addition to corporate support.

**What other Brewers Park facility upgrades or new developments would be beneficial for the precinct?**

- A walking/running type track around the facility for the public to enjoy for the families in the area; a common training/meeting room for the clubs to utilise; common toilet facility
- We would like to see one big multi park made to be used by a variety of clubs together, this would mean more helpers from other clubs and then there could be rosters for the general up keep of the grounds
- Drainage for the whole of Brewers park
- The upgrade of lighting on these fields would be very beneficial for the Touch football club. Juniors currently use minimal lighting as most of our training is carried out in daylight hours. The touch football competition in Sarina could be greatly improved if there was more efficient & effective lighting. Some areas of the fields are not covered correctly therefore limiting the standard of competition.
- Skate Park
- Drainage would definitely help the entire precinct along with all sporting codes. Our field size is on par with the size of a cricket field so this would help participation of the field all

year round. Lighting would help the precinct be useable at night and this would help with participation use also.

- Any improvement to Brewer's Park as a whole is of benefit to the community who use it. We support all improvements
- Car park. Our committee envisages that a significant car park space included in the development of the Brewers Park facility would be extremely beneficial and ensure the safety of its users. By locating a car park on either the former cricket oval or land in the north western corner of Brewers Park, with access available from streets that connect to these parcels of land, this would solve the existing and future problem of car parking.

**Do you have any other thoughts or ideas for the upgrading and management of facilities at Brewers Park?**

- Upgrade in the overall lighting of the precinct; common car parking facility
- A number of club and community persons have already been active with the ongoing process of upgrading our club facilities; canteen building, toilet block and equipment and office building and will continue with their endeavours of maintaining and upgrading facilities because of the realised future benefit to our children and community from their efforts however they do need greater support from their regional council to enhance their efforts.
- A joint parking facility for all Clubs/Codes would help minimise the space for individual car parking.
- Actions speak louder than words. Check out the sign on the side of our new storage shed to give you an idea of some of the improvements made at Sarina Athletics; the result of many hours of action.
- The drainage on Beach Road needs to be upgraded within this development plan, otherwise existing problems will remain with flooding in both the old cricket oval and north western corner of the ground. The lighting at the Park also needs to be significantly improved to ensure the safety of all participants, and the ability for Brewers Park to attract night time sport, which is an important sun smart issue in our climate.

## 21. Achieving the Sporting Advantage

Sporting Advantage is an established sports consultancy business based in Townsville that provides professional planning, consultation, advice and an ongoing service that assists sport and recreation clubs, associations and Councils with their future developmental aspirations. In addition to developing plans for sporting associations and Councils, Sporting Advantage also provides volunteer training programs, workshops, grant writing services, corporate health programs and organise the annual NQ Corporate Carnival sporting event.

Luke Wilson is the Director and inspiration behind the development of Sporting Advantage. In the years preceding the commencement of Sporting Advantage, Luke obtained a Bachelor of Sport and Exercise Science from James Cook University. He promptly began a successful career within the health and fitness industry in South East Queensland, firstly as an exercise physiologist and personal trainer, then as the manager of multiple health and fitness centres. Since returning to North Queensland, Luke has managed sport and recreation programs, implemented numerous sporting events and assisted in the development of clubs and societies at James Cook University.

He then expanded his role within the sport and recreation industry through the role of Senior Advisor and Acting Regional Manager with the Queensland Government Department of Sport and Recreation. It was within this role that Luke identified the need for a quality sports consultancy that understands the unique and evolving challenges of regional and rural sport, recreation, physical activity and health in North Queensland.

Sporting Advantage has worked with a range of clients to develop a number of facility, strategic and operational plans, deliver a broad series of volunteer education workshops and successfully apply for grant funding for facility and club developments. Being based locally in Townsville provides many benefits to North Queensland, as Sporting Advantage will be available to assist with personalised, ongoing advice relating to the projects outlined in this plan.

***It has been a pleasure developing the Brewers Park Master Plan for Mackay Regional Council and the Sarina community. Sporting Advantage sincerely hopes the Brewers Park user groups benefit through implementing the projects identified within this plan and you achieve your ambitions for future success. There will be a lot of work involved, however, remember to enjoy the ride along the way!***

