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PROJECT OVERVIEW

PROJECT VISION, OBJECTIVES AND GOALS

The Australian Football League (AFL) is bolstering Australian football's growth with its 'Towards 2030 Infrastructure Plan', aimed at facilitating venues to accommodate the sport's rising popularity. The Enhancing Capacity and Inclusive Facilities Planning (ECIFP) program aids identified venues in preparing shovel-ready plans, enhancing their readiness for successful grant applications.

This Venue Improvement Plan (VIP) for Rococo Oval in Noosaville will support the future of Noosa Tigers Australian Football Club (AFC). It incorporates comprehensive site and planning investigations, facilitated stakeholder engagement, high level site design and a prioritised implementation plan (PIP).

Noosa Tigers AFC is a long established club that currently fields men's State League level teams and will expand its offerings to include women's State League level teams in 2024. Some of the club's facilities and infrastructure fail to meet minimum standards as prescribed by the AFL (AFL Preferred Community Facility Guidelines 2024) and the AFL Queensland (State Leagues Minimum Standards). This must now be addressed if the club is to continue to compete at State League level.

Key areas of focus required to meet AFL and AFLQ minimum standards include the provision of female change rooms, providing adequate space for umpires and officials and addressing car parking concerns. The opportunity should also be taken to improve

Disability Discrimination Act (DDA) compliant amenities and supporting infrastructure such as spectator seating.

This VIP's goal is to identify gaps in infrastructure provision and propose solutions that will enable the Noosa Tigers AFC to grow and retain membership and to meet evolving community expectations.

USER SHOWCASE

Noosa Tigers AFC was founded in 1970 and has fielded teams in every season since. The club moved from Cooroy to its present site Rococo Oval (149 Weyba Rd, Noosaville) in 1972 and hosted its first game here in 1975.

The Tigers are an inclusive club that fielded its first Queensland Australian Football League Womens (QAFLW) team in 2019. As four time Premiers in Division 2, the women's team will move to Division 1 in 2024. This move is contingent on the club expanding the women's football program to include a reserves team, which it will struggle to do without facility improvements.

Noosa Tigers is also the first, and currently the only, club on the Sunshine Coast to field an Inclusion team made up of players with cognitive disabilities. This team regularly competes with teams from Brisbane and the Gold Coast and some of its players have represented the state in the AFL National Inclusion Carnival.

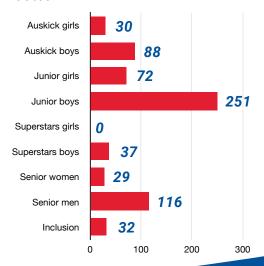
Noosa Tigers is a true community club with facilities built to a large degree through

donations and volunteer labour. This strong community engagement continues to this day with multiple generations of the same families involved in coaching, playing and volunteering.

The number of registered players in all formats increased from 2022 to 2023 by 20%, with Auskick numbers growing by 44% over the same period. The Tiger's Inclusion team has more than doubled in players since 2022 and is on track to further increase in 2024.

While the club owes much of its success to the efforts of the local AFL community, it now needs significant infrastructure investment if it is to best support its teams as they grow in participation and community support.

AFLQ records the club as having 655 players in 2023, made up of 131 female players and 524 male players. There were 360 juniors (male and female), 32 Inclusion players, 118 Auskick (male and female), 116 in the senior men's competition and 29 women playing senior football.



STRATEGIC CONTEXT

ALIGNMENT TO NATIONAL, STATE, REGIONAL AND LOCAL USAGE NEEDS/REQUIREMENTS

The Noosa Tigers Venue Improvement Plan is positioned within a robust and extensive planning environment.

The VIP has regard to Noosa Council's planning framework, led by the Corporate Plan 2023-2028, Noosa Planning Scheme - Noosa Plan 2020, and Sport and Active Recreation Plan 2018.

The VIP is informed by the local facility standards, minimum requirements, growth projections and strategic aims of AFL Oueensland and AFL.

More broadly, the VIP reflects the Queensland Government's 10-year sport and recreation strategic plan, Activate! Queensland, aligning with its intent to enrich the Queensland way of life through physical activity and provide more opportunities for Queenslanders, of all ages and all abilities, to be physically active. In particular, Activate! Queensland aims to Increase participation rates of women and girls through initiatives aimed at improving the sport and active recreation experience.

"Appendix 4 Existing site and building plan gap analysis" provides details on alignment to AFL and AFLQ standards.

QUEENSLAND GOVERNMENT

Activate! Queensland 2019-2029

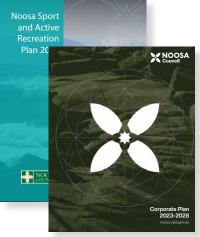


NOOSA SHIRE COUNCIL

Corporate Plan 2023-2028

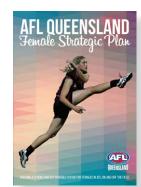
Noosa Planning Scheme - Noosa Plan 2020

Sport and Active Recreation Plan 2018

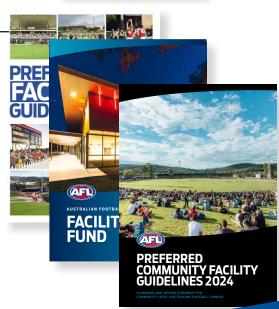


AFL

AFL Preferred Community Facility Guidelines 2024
Australian Football Facilities Fund
AFLQ State League Minimum Standards
AFLQ Facilities Plan 2022-2025
AFLQ Female Strategic Plan







AFL PARTICIPATION AND FUTURE DEMAND FOR THE NOOSA REGION

AFL football is on a strong growth trajectory in Queensland.

More than 68,000 Auskick, Superstars, junior, youth, senior and social community football players were registered in 2023, a 17% increase from 2022.

The Auskick program has grown by 45% over the last five years, and South East Queensland alone has seen a 40% increase in youth and junior participation during this period. This represents an additional 4,000 girls taking part in junior competition.

Population forecasts for Queensland estimate a 19% increase in population over the next decade. Within this population growth the age cohorts of 5-19 year olds and 20-39 year olds are growing by 16% and 14% respectively and these cohorts make up the majority of junior and senior AFL participation.

Forecast growth is even greater for the Sunshine Coast, with 21% overall growth. The total number of 5-19 year olds reflects a lower growth rate than the overall state at 12%, but the forecast number of 20-39 year olds is significantly higher at 17%.

	Queensland			Sunshine Coast playing region		
	Total	5-19 Y/O	20/39 Y/O	Total	5-19 Y/O	20-39 Y/O
2021	5.25M	1.02M	1.41M	457,372	83,154	97,591
2031	6.24M	1.18M	1.61M	552,369	93,351	114,544
Growth	19%	16%	14%	21%	12%	17%

Table 1: Population projections

In a survey undertaken by AFL Queensland in 2019, player change room facilities were identified as the number one issue, locally, regionally and across the state. Facilities in regional areas are falling behind in relation to providing facilities for women and girls, with only 28% deemed female-friendly. (AFLQ Facilities Plan 2020-2025)

AFL in the Sunshine Coast playing region

The Sunshine Coast playing region includes the Gympie, Noosa and Sunshine Coast local government areas (see Figure 2). The population of this area is forecast to grow by nearly 950,000 people between 2021 and 2031.



Figure 2: Sunshine Coast playing region

The AFLQ Facilities Plan 2020-2025 suggests that AFL infrastructure in the Sunshine Coast region is well placed to support sustainable growth in existing clubs, as well as creating participation opportunities for new communities. The Plan suggests that while facilities in the Sunshine Coast region generally provide the core components required for club competitions and programs, targeted upgrades will increase capacity, flexibility and inclusivity across the facility network

The provision of female-friendly change facilities in the Sunshine Coast is lower than the state and metropolitan averages, creating a barrier to growing and retaining female participation. This is shown at 50% in Figure 6 on page 7. This is demonstrated by the Noosa Tiger's experience, especially as they prepare to field a Women's Division 1 team for the first time.

The AFLQ Facilities Plan 2020-2025 directly supports the recommendations of this VIP by suggesting that introducing inclusive change facilities 'will benefit all participants and assist in attracting emerging participant groups.'

Noosa AFC registered players 2021 - 2023

Noosa A	AFC part	icipation	
	2021	2022	2023
Auskick girls	15	17	30
Auskick boys	59	65	88
Junior girls	65	66	72
Junior boys	220	200	251
Superstars girls	4	5	0
Superstars boys	36	32	37
Senior women	39	33	29
Senior men	99	113	116
Total female	123	121	131
Total male	414	410	492
Inclusion		17	32
Total	537	548	655

*2024 data not available at time of writing

Table 3: Noosa AFC registered players 2021 - 2023

Membership totals from 2021 to 2023

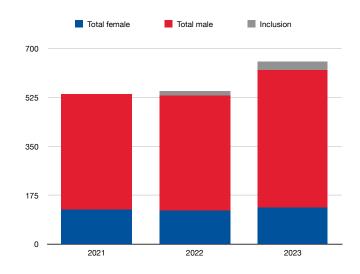


Figure 4: Membership totals from 2021 to 2023

Sunshine Coast Facility Provision

Figure 5: Site summary



Figure 6: Player change facilities

Sites With Change Facilities Change Rooms

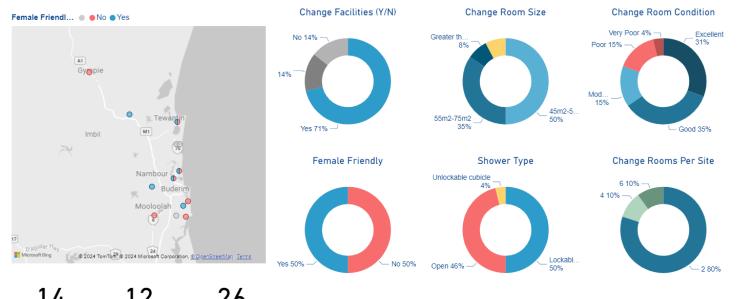




Figure 7: Lighting

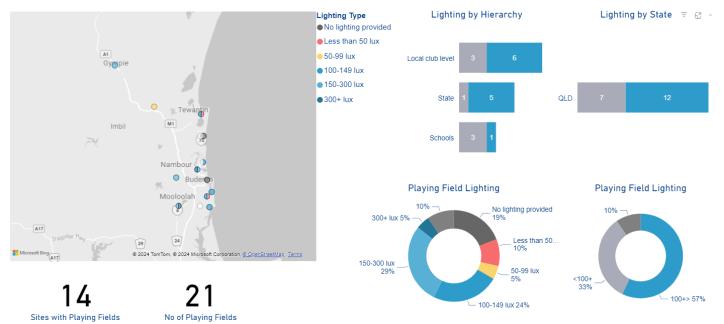
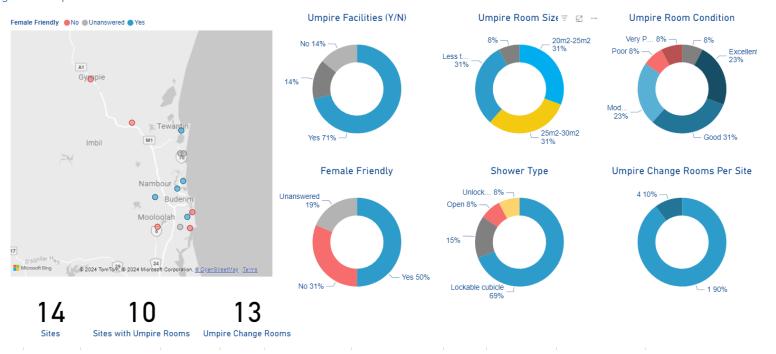


Figure 8: Umpire facilities



PROJECT BENEFITS

This VIP will help produce significant benefits for the club, AFLQ, Noosa Council and the community, as outlined below in the table below.

NOOSA AFC VENUE IMPROVEMENT PLAN LIST OF BENEFITS AND BENEFICIARIES	NOOSA AFC	COMMUNITY	COUNCIL	AFLQ
Remove significant barriers to the recruitment and retention of junior (boys and girls), senior female and inclusion players, leading to increased participation and club membership	1			
Flexibility in facility use by accommodating a wider diversity of participants	1			
Secure the club's continued involvement in AFLQ State level (male and female teams) competition and improve player retention	1			
Meet the future sporting needs of a growing community, in particular amongst under-represented cohorts				
Bring Rococo Oval into line with community expectations for public sporting facilities and with the AFLQ Facilities Plan 2022-2025	1			
Supports the club's Strategic Plan, will guide future development and greatly enhance the club's ability to sustainably plan and budget for those works	1			
Well-informed engagement with the Noosa Tigers AFC will assist the Council to work with the club to improve development compliance	\			
Ability to cater for higher spectator numbers resulting in financial benefits from increased food and beverage sales	1			
Better facilities providing players, officials, staff and spectators an improved game day experience. This flows on to casual open space users and the general public	1			
Improved ability to secure and retain sponsorship, contributing to the club's financial resilience and ultimately to the club's ability to deliver all works in the VIP	1			
Increased field access and participation (playing / training) by fixing poor drainage and suboptimal lighting				
Every dollar invested in a community football club returns \$7 in social value ¹		1		
The social benefits of playing community club-based sport once per week are estimated to be worth A\$5,932 per participant, per year ²				

Clearing House for Sport, 'The Value and Benefits of Sport', https://www.clearinghouseforsport.gov.au/the-value-and-benefits-of-sport

² Griffith University, 'Economic value of community clubbased sport in Australia', A joint project by the Australian Sports Commission and the Griffith Business School at Griffith University, Queensland., https://www.clearinghouseforsport.gov.au/_data/assets/pdf_file/0008/879209/ASC-GU-Final-Report-Club-Sport-Economic-Value.pdf

STAKEHOLDER ENGAGEMENT AND CONSULTATION

Preparation of this Venue Improvement Plan included the identification of major project stakeholders (Table 10) and consultation with those most directly impacted by the VIP. This enabled CPR Group (the developers of this VIP) to quantify the need for, and viability of, proposed facility development elements.

All CPR Group stakeholder engagement (including for this VIP) is underpinned by the International Association for Public Participation (IAP2) framework (Figure 9).

It is worth noting that not all levels may be appropriate to this stakeholder engagement - for example, AFLQ may not wish to merely *inform* stakeholders regarding project outcomes, nor *empower* stakeholders with absolute decision-making authority.

IAP2'S PUBLIC PARTICIPATION SPECTRUM

INVOLVE **INFORM** CONSULT COLLABORATE **EMPOWER GOAL GOAL GOAL GOAL** GOAL To provide the public with To obtain public feedback To work directly with To partner with the To place final decision balanced and objective on analysis, alternatives public in each aspect of making in the hands of the public throughout information to assist and/or decisions. the decision including the public. the process to ensure them in understanding the development of that public concerns the problem, alternatives. and aspirations are alternatives and the identification of the opportunities and/or consistently understood solutions. and considered. preferred solution. PROMISE TO THE PUBLIC We will work with you to We will look to you for We will implement what ensure that your concerns incorporate your advice and

INCREASING IMPACT ON THE DECISION

Figure 9: IAP2 Spectrum of Public Participation

STAKEHOLDER SUMMARY

This table identifies all potential stakeholders and their interest in this VIP (and any future developments that may take place). Stakeholders that have been contacted during this VIP are highlighted in blue.

Stakeholder Group	Details	IAP2 Level of Engagement	Interest	Support / priorities
Noosa Council	Council Branches, including, without limitation: • Sport and Active Lifestyles • Planning and Development	Collaborate	 Historic and ongoing contact with Noosa Tigers Management of Development Applications Responsible for Council's Sports and Active Lifestyles Strategy (2018) 	 All future developments are approved by Council All future developments comply with Noosa Plan 2020 Current compliance matters are resolved
	Elected Councillors	Inform	Receive feedback from community and may be influenced by community sentiment	Use of community assets and open spaceConnection with adjacent Community Theatre
Trustee	Department of Natural Resources (DNR)	Consult	Site landowner and lessorMust give permission for any works	Use is consistent with lease condition
AFL	AFL Queensland	Collaborate	Peak body for the sportAdministers competitionSets standards for facilities	Noosa AFC develops facilities in line with guidelines and community expectation
Lessee	Noosa Tigers AFC	Collaborate	Been on site since late 1970sLessor for adjacent Farmers Market	 Priorities in club strategic plan Facilities reach standards to enable club to remain a state level club Facilities allow club to grow and attract female participation

Stakeholder Group	Details	IAP2 Level of Engagement	Interest	Support / priorities
	Noosa Farmers Market	Inform	Leases site from Noosa AFC	ParkingTraffic managementDesire to increase number of stalls
	Neighbouring residents	Inform	Have a green corridor between properties and the club	Potential concerns about additional development leading to increased noise and traffic
Other	QPWS	Consult	Land Owner of adjacent land (Weyba Creek Conservation Park)	 Any potential boundary realignment that allows training field expansion Concerns regarding drainage Environmental impact concerns
other	Patrons	Inform	Attend games and adjacent facilities - farmers market and theatre	Parking concernsTraffic concernsAmenity concerns
	General public	Inform	 Use includes general exercise, cycling on adjacent bike path and dog walking Have 24/7 access to public toilet constructed by club Highly value koala habitat and open space 	 Restricted access during construction Parking concerns Traffic concerns Concerns around conflict between pedestrians, patrons and cyclists when venue is in use

Table 10: Stakeholder summary table

SITE OVERVIEW - LOCATION AND TENURE

SITE DETAILS

Site name	Rococo Oval
Address	155 Weyba Road, Noosaville QLD 4566
Local government	Noosa Council
Division	n/a
Property ID	136998
Lot on plan	Lot 92, MCH5166
Site size	5.945800ha
Tenure	Lands Lease
Land owner	State Crown

Lessee	
Lessee	Noosa Australian Football Club Inc
Lease reference	40030697
Premised being leased	Lot 92 MCH 5166
Term	30 years commencing 16/08/2021
Purpose	Recreation
Area of site	Entire site
Sub-lessee	
Sub-lessee	S.E.L.F. Noosa Pty Ltd (Noosa Farmers Market PTY LTD)
Lease reference	721831296
Purpose	Farmers' market and artisans' market
Term	01/01/2021 TO 14/08/2031 OPTION NIL
Area of site	5380m2 (north eastern corner of site)

Council Park Unique ID	N/A
Council hierarchy	Nil
AFL level hierarchy	State
Easements/ Corridors	Above ground electricity power lines run along the south eastern boundary of the Noosa AFC lease (Rococo Oval, Lot 92, MCH5166), on the adjacent parcel of land (Weyba Creek Conservation Park).
	An Energex easement associated with these power lines runs south from the south western corner of the Noosa Tigers AFC lease. The power lines continue into the Weyba Park Conservation Park but the easement does not.

KEY FEATURES AND CONTEXTUAL INFORMATION

Site development history		ouilding and development applications have over the site associated with the AFL facilities ers Markets.				
	smaller oval,	pplication for lighting was lodged over the but this did not proceed further following uest for further information during the process.				
	regarding the to a current a applied to the and associate information re	In recent years, some compliance action has been taken regarding the Farmers Markets operations which has led to a current application requesting a change to conditions applied to the use. This includes extending the market area and associated car parking. This application has been in information request while Council seeks further justification and changes from the applicant.				
Current use	Primary: Noo:	sa Tigers AFC				
		oosa Farmers Markets				
	0000					
Surrounding land parcels	North	Noosa Arts Theatre; entrance to site from Weyba Road				
	South and East	Weyba Creek Conservation Park, controlled by Queensland Parks and Wildlife Service.				
		Above ground electricity power lines run through this Park, which shares a boundary with the Noosa AFC lease (Rococo Oval, Lot 92, MCH5166). There is no easement associated with these power lines on this parcel of land.				
	West	Vegetated road reserve, containing a pathway linking Weyba Road to the south western corner of the site.				

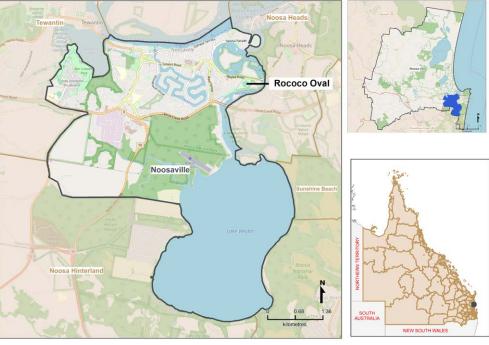


Figure 11: Rococo Oval location map

SITE ANALYSIS

PLANNING SUMMARY

A full town planning review was undertaken as part of the site development planning process. This report is attached in "Appendix 2 Town Planning Provisions".

In accordance with the Noosa Plan 2020 the site is located within the Recreation and Open Space zone. The Planning Scheme's designation supports the use of the site for sport and recreation purposes and facilities and infrastructure to support these uses and activities.

Development of the site for ongoing sport and recreation purposes identified in elements of the Priority Implementation Plan (PIP) in "Appendix 1 Master Plan and Priority Implementation Plan" would likely be classified as Material Change of Use, Building Work (not associated with a Material Change of Use) and/or require an Operational Work application.

The proposed improved facilities align with the overarching intent and provisions of the Scheme. However, there are a number of site-specific matters that have informed the formation of the PIP and may require future analysis.

Site-specific matters identified by the town planning review have been included in the site analysis provided in "Appendix 3 Site Analysis" and summarised below.

CONSTRAINTS AND ISSUES

The table to the right provides a brief summary of planning and site constraints over the site in relation to the VIP and represents the culmination of the town planning review, observations during site inspections and consultation with project stakeholders. More site analysis and constraint details can be found in "Appendix 3 Site Analysis". Any necessary responses to these site specific constraints and issues have been detailed within the PIP.

Topography and flooding	The site is generally flat and is regularly impacted by wet weather and ineffective drainage. The entire site is covered by the Council's Flood Hazard Overlay and the State Planning Policy's Erosion Prone Area within a Coastal Management District.
Landscape and environment	The site is identified as an Ecological Linkage, largely contained within the Riparian Buffer Area. Key parts of the site and adjoining site to the south (containing the overhead power lines) are identified as Connecting Habitat Area and areas of Biodiversity Significance.
Bushfire	A small portion of the northeastern corner of the site is mapped in the Bushfire Potential Impact Buffer. No works are proposed in this location.
Acid sulfate soils	100% of the site is mapped as containing potential and actual acid sulfate soils 5 metres AHD or below.
Vehicle access, parking and traffic	Internal traffic and parking across the entire site is a known problem and a current concern of Council.
Pedestrian access	Minimal formalised DDA compliant pedestrianisation exists throughout the site.
Safety and security	Minimal concerns reported
Services (electricity / water / sewerage)	Electricity, water, sewer, stormwater and telecommunications exist to the site
Cultural heritage	There are no cultural heritage matters identified on the site.

ALIGNMENT TO AFL / AFLQ STANDARDS

Some aspects of the facilities at the Noosa AFC do not meet one or both of the standards laid out in the AFL Preferred Community Facilities 2024 or the AFLQ State League Minimum Standards.

AFLQ has advised the club that ongoing failure to plan for and address these shortfalls will result in the club being ineligible to continue to compete at the State level. This VIP will assist the club in identifying short, medium and long term actions that will bring their facilities up to the standard required.

The key areas requiring urgent attention are:

- » Umpire facilities (benches and change rooms)
- » Changing rooms, particularly for women / girls and non-binary players
- » Spectator seating
- » Lighting
- » Public toilets

"Appendix 4 Existing site and building plan gap analysis" maps out each aspect of the facilities against the AFLQ State League Minimum Standards, or, where these standards are silent, against the AFL Preferred Community Facilities Guidelines 2024. Each area of non-compliance is then rated as requiring urgent, medium term or no action.

NOOSA TIGERS AFC SECOND OVAL

The club has indicated that it would like to explore the possibility of enlarging and improving their second oval, as it is currently too small to host games for teams above 11 years old and is subject to flooding due to poor drainage.

The provision of a second full-size oval is not a requirement of the AFLQ's State League Minimum Guidelines. These guidelines simply suggest that an optional additional satellite or offsite training facility is advantageous to the club. However, Noosa Tiger's second oval does play an important role in accommodating growth at the club, particularly with junior players, and as a training facility.

However, there is insufficient room within the existing lease boundary to enlarge the second oval.

Both the subject site and adjoining site (which would be needed to accommodate an enlargement) are State Government land however they have differing land use purposes. The subject site is managed by the Department of Natural Resources for the purpose of 'recreation'. The latter is managed by Queensland Parks and Wildlife Services as the Weyba Creek Conservation Park (National Park).

There are overhead power lines traversing the adjoining land. The powerline corridor is not listed on the Conservation Park title, as easements are not permitted under the *Nature Conservation Act 1992*. The Queensland Parks and Wildlife Service (QPWS) has an agreement with Energex for maintenance of the powerline corridor/s.

Any enlargement of the second oval would involve complex negotiations between two government bodies (Department of Natural Resources and QPWS) as landowners of each parcel of land.

A boundary realignment would require a portion of the adjoining site to be repurposed from National Park to Recreation Reserve. This required formal process would be lengthy, would involve formal public notification and consultation and there is no guarantee of success.

Notwithstanding the above, consideration has been given to flooding and poor drainage with respect to wider flood resilience improvements in the PIP within Section 6 of this report.

SCOPE OF WORKS

The Noosa Tigers AFC Priority Implementation Plan (PIP) has been prepared by CPR Group following site visits and consultation with the club, Noosa Council and AFLQ.

Note that this PIP is specific to the Noosa Tigers AFC facilities, including their clubhouse, amenities, oval and the immediate surrounds. The plan does not directly take into account any use of land sub-leased from the club by the Noosa Farmers Market, although there are shared components such as car parking mentioned in the PIP.

The PIP is led by the urgent need to replace the existing change rooms, umpire facilities and public toilets, with other areas such as oval drainage and car parking to follow.

At the outset, an options analysis was undertaken over the design and location of the amenities taking into consideration:

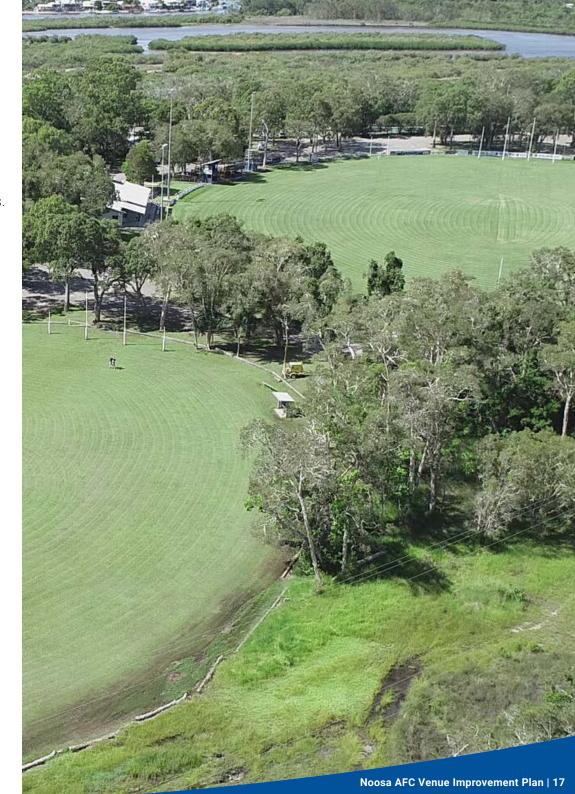
- » The location and function of existing facilities, together with the size of building footprint required to accommodate AFLQ standards and club requirements
- » Use and ownership of adjoining land such as the Weyba Creek Conservation Park
- » Riparian buffer areas

Following review, it is determined that a modified building meeting the above requirements can and should be provided for within the current location. This will ensure:

- » Optimised use of the existing building footprint
- » Retention of existing trees
- » Flood resilience

Additional PIP elements such as field drainage and car parking will benefit all existing users of the surrounding parks and open space, such as dog walkers and visitors to the Noosa Farmers Market.

Some aspects of the PIP are subject to further Council review and approval. Refer to the Master Plan and Priority Implementation Plan (PIP) (see from page 18).











Extend existing clubhouse (refer PIP)

New player interchange bench

New covered grandstand (96pp)

Remove existing storage containers

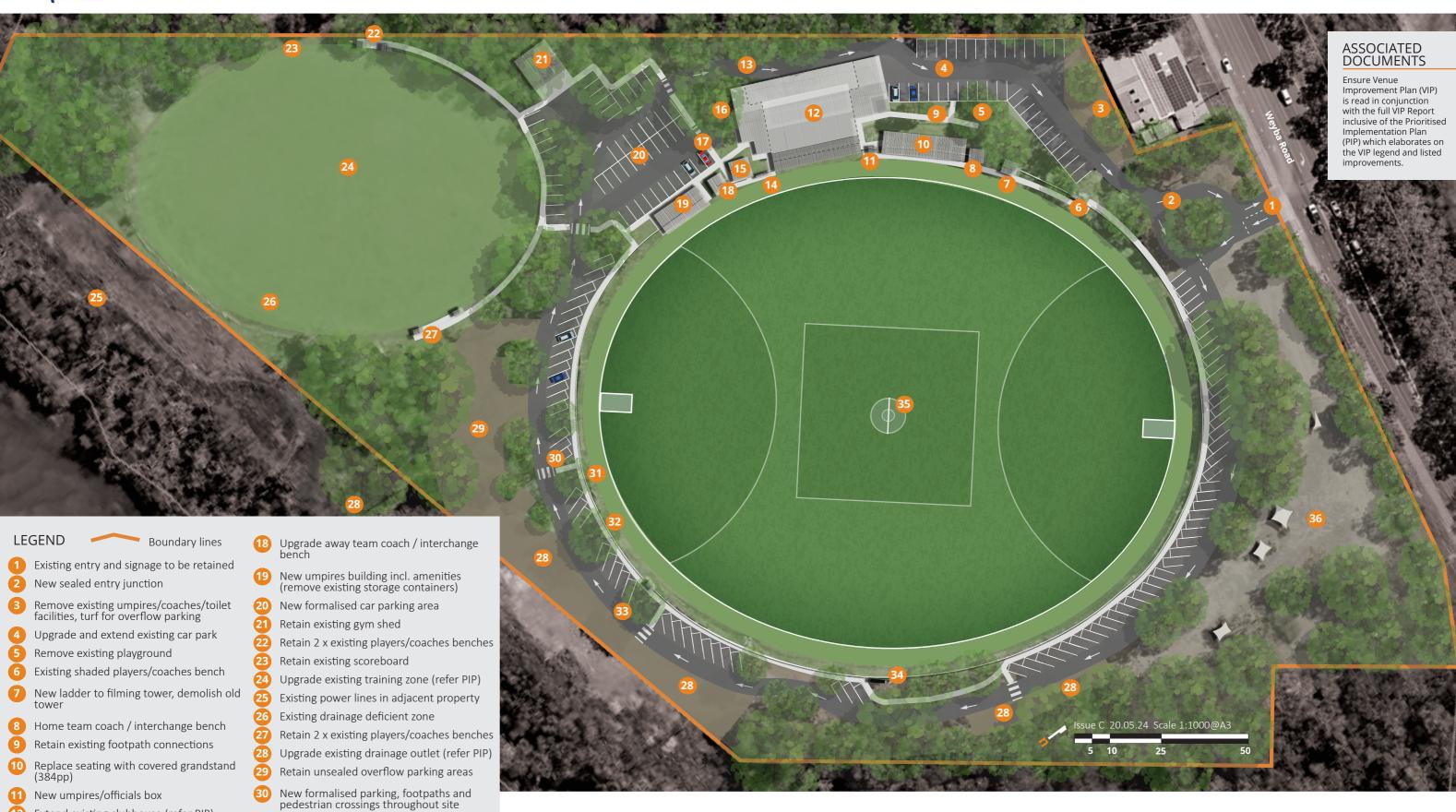
Retain 3 x existing water tanks

Formalise and seal existing internal road



NOOSA AUSTRALIAN FOOTBALL CLUB VENUE IMPROVEMENT PLAN

149 WEYBA ROAD, NOOSAVILLE AFL QUEENSLAND



CAR PARKING COMPARISONS

Current:

Upgrade existing drainage inlet (refer PIP)

Formalise and seal existing internal road

Retain existing electronic scoreboard

Retain existing sponsors box

Upgrades to field 1 (refer PIP)

Existing market area

 28 sealed and linemarked car park spaces with mature shade trees

Required:

• Min. 150-180 car park spaces with appropriate shade trees

Designed:

- Approx. 181 sealed spaces with appropriate existing shade trees
- Approx. 99 unsealed spill out spaces
- Total: Approx. 280

NOTE

This Venue Improvement Plan drawing is conceptual only and shall not be used for tendering and/or construction purposes. All works are subject to relevant approvals. Future engineering design shall refine drainage, car park and internal road layouts, footpath locations and pedestrian crossings. Future architectural and structural engineering detailed design shall refine building works.



PRIORITISED IMPLEMENTATION PLAN

The following prioritised implementation plan identifies each venue improvement plan improvement element, whether the element is a short, medium or long term priority and a budget range for each element. The implementation of the plan is realistically planned over a 1-20 year project life cycle.

Some of the potential developments will require significant investment from user group/s, AFLQ, Council and external funding agencies. Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period.

The inclusion of elements in the venue improvement plan does not represent a commitment from AFLQ or Council to fund proposed improvements, works or upgrades. Plan elements identified in the implementation plan are indications of future improvements or enhancements and are not a guarantee of implementation. AFLQ and Council should support user groups in their endeavours to obtain external funding for recommended facility upgrades and new infrastructure, subject to preferred minimum standards and/or confirmation of need.

The implementation of construction projects recommended in this plan is subject to relevant approvals.

TERMS

Short Term 2024-2030

Medium Term 2030-2037

Long Term 2037-2044

Site Development Plan Element	Rational and Detail	Priority	Budget
Site wide drainage investigations and design and field 1 upgrades	 Site wide drainage investigations and design to be undertaken to inform clubhouse extension, new umpires building, field 1, field 2 and car parking levels and works. Field 1 currently approx. 160m x 130m with a 5-10m run off area. Fenced area approx. 180m x 153m. (Exact existing sizing to be surveyed prior to detailed design.) QAFL State League Minimum Standards 2024 prefer 165m x 135m with a 5m run off for a state level facility. Upgrade of field 1 to include: Field 1 civil earthworks and drainage works to be undertaken to ensure appropriate soil profile, drainage design and fall across field sheds water as much as practicable in high water table area. All works will be subject to relevant authority approvals. Filling of site is unlikely to provide a feasible solution due to flood overlays and negative downstream impacts. Undertake field size survey; if field size needs to increase, new linemarking and goal post locations to be designed and installed to provide 165m x 135m field with 5m run offs (retain existing fencing and light pole locations). Turfing works to be undertaken post drainage rectification to ensure appropriate species, even cover and no depressions or holes. 	Short term	\$ 1,515,149
Field 1 player interchange bench	QAFL State League Minimum Standards 2024 require covered seating area for up to 8 x persons, with space for 1 x strapping table and access to water. (Field 1 only.) Current home interchange area is compliant at 4.8m x 1.2m. Demolish existing and construct new away interchange area to be minimum 4.8m x 1.2m.	Short term	\$ 20,900
Field 1 umpires/ officials box	QAFL State League Minimum Standards 2024 require a covered area with seating for umpires/officials for up to 3 x persons, with access to desk/table and chairs. Field 1 does not have a umpires/officials bench box; design and install a min 6m2 covered area with bench seating to meet standards.	Short term	\$ 21,736
Lighting	QAFL State League Minimum Standards 2024 require 150 lux LED lighting on field 1. Field 1 lighting ranges from 100-149 lux (6 poles); design and upgrade lighting to achieve 150 lux LED across site. Retain existing poles.	Short term	\$ 85,800
Filming box access	Supply and install ladder access to existing Field 1 filming box to achieve compliance with QAFL State League Minimum Standards 2024. Demolish old filming tower.	Short term	\$ 6,500



Site Development Plan Element	Rational and Detail	Priority	Budget
New umpires building	 Design and construct new umpires building consisting of: 30m2 - 40m2 umpire briefing room/change room 24m2 of amenities (4 lockable ensuites with 1 x shower, 1 x toilet pan, 1 x basin and a baby change table per ensuite) 25m2 - 30m2 third umpire / venue management room Demolish and turf existing umpires building, amenities and coaches offices post construction. Works to be informed by site wide drainage design. 	Short term	\$ 230,230
Internal road and footpath network	Design and construction of formalised and sealed internal ring road, entry junction, fencing, road signage and internal concrete footpath network, including raised pedestrian crossings and DDA compliant footpaths as necessary to connect site infrastructure for all abilities access. Works to be informed by site wide drainage design.	Design: Short term Construction: Medium term	\$ 1,170,915
Clubhouse building extension and reconfiguration	Design and construction of extended and reconfigured clubhouse building including the following facilities: Kitchen/kiosk/canteen (40m2) Office, administration area (25m2) Office, administration and/or meeting room areas may be a combination of smaller individual spaces and one combined space fitted out to meet club and operational needs. Public totlets (45m2) All tollets to be gender neutral cubicles with direct external access A 6m2 PWD should be included Parents' / baby change facilities Cleaners' store (5m2) Fit out to include an appropriate cleaners sink, hot and cold water, shelving, hooks and drainage Social/community/club/meeting room (20m2) External covered viewing area (150m2) Provision of all-weather spectator viewing adjacent to club room Vandal resistant water connection for future drinking fountain connection Internal storage room (25m2) For club operations and building functionality including plumbing and power External storage room (25m2) For training and match-day equipment, BBQs etc 2 x75-90m2 change rooms (universal design) including the following facilities in each: 5 lockable shower cubicles per change room (part of 35m2 wet area per change room) 5 lockable tollet cubicles per change room (part of 35m2 wet area per change room) 1 x 20m2 trainers room with 3 x strapping tables per change room building 1 x 15m2 first aid/medical room Floodlighting and security cameras DDA compliant footpath connections Works to be informed by site wide drainage design.	Design: Short term Construction: Medium term	\$ 2,242,811



Site Development Plan Element	Rational and Detail	Priority	Budget
Spectator seating	2 x shaded grandstands to achieve compliance with QAFL State League Minimum Standards 2024 of 500+ covered, uncovered and accessible seating (approx 30 available at clubhouse viewing area) 1 x 8 tier 24m covered grandstand (384pp) 1 x 8 tier 6m covered grandstand (96pp)	Staged - Medium to long term	\$ 626,600
Car parking	Increase existing parking and shade trees (current 28 sealed including 2 dedicated PWD) to achieve compliance with QAFL State League Minimum Standards 2024 of 150-180 car parks (sealed and unsealed). Works to be informed by site wide drainage design.	Long term	\$ 786,200

[»] Note: Refer to Quantity Surveyor reports for further details. Escalation, Council fees and infrastructure charges, unlisted consultant fees and other development costs are excluded from the budgets. Cost Escalation is an allowance for uplift in construction prices and is dependent on the programmed commencement of work. Current market analysis suggests that on average there is expected to be 4% - 6% per annum increase in the order of construction costs for the next 12 months. Prudent budgeting practices would support an allowance 3-5% per annum thereafter. This however will be subject change from external factors, which may or may not be known at his stage. This escalation forecast is for information only and is a provision for short term tendering in a typical market and does not account for opportunistic or reactionary pricing.

APPENDIX 2 TOWN PLANNING PROVISIONS

Policy Review			
Corporate Plan 2023-2028	The plan provides the strategic direction for Council over the next five years and informs how Council will prioritise, budget and deliver infrastructure and services for the community. The objectives, strategies and plans across each of the themes have been considered in the preparation of this report.		
Sport and Active Recreation Plan 2018 The purpose of this plan is to provide a guiding document for the continued development of the sport and active recreation sector in the Noosa Shire. This Plan has been considered in the preparation of this report and is cognisant of comments mad around challenges and issues of car parking around venues see as Rococo Oval during peak times and the timely need to review master planning over the site.			
AFL Preferred Community Facility Guidelines 2024	The AFL Preferred Community Facility Guidelines (PCFG) outline the infrastructure required at state, regional, local, school and remote facility levels. This VIP includes an assessment of the Noosa AFC facilities against the PCFG. This assessment has been endorsed by the club.		
AFL Queensland Facilities Plan 2022-2025	The Strategic Framework for AFL facilities in Queensland provides the foundation for responsible facility development and sets out a vision for future growth. The recommendations of this VIP are consistent with key drivers for facility development in Queensland, including increasing facility capacity and the need for greater flexibility and inclusive		
AFL Queensland Minimum State League Standards 2024	These Guidelines outline the infrastructure required for state level competition. The facility was assessed against these standards as part of the VIP.		

Policy Review	
Australian Football Facilities Fund	The Enhancing Capacity and Inclusive Facilities Planning (ECIFP) program aids identified venues in preparing shovel-ready plans, enhancing their readiness for successful grant applications.
	The VIP is consistent with the program's aims to:
	 Provide inclusive and accessible facilities that cater for the diversity of participants, particularly female participants, that wish to participate in our game; and Maximise available carrying capacity of existing venues and the quality / functionality of the field of play supporting infrastructure.
AFL Queensland Female Strategic Plan	AFL Queensland Female Strategic Plan's vision is to establish Queensland as the most appealing and successful state for female football in Australia.
	This VIP supports one of the Plan's strategies of improving female-friendly facilities in order to improve female participation at all levels.

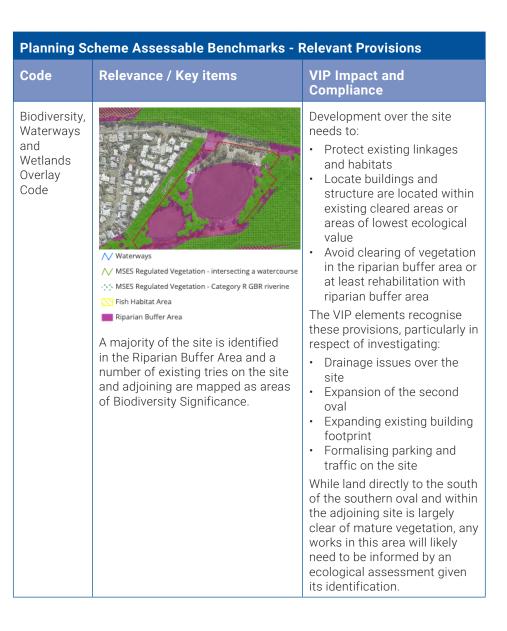
State Planning Provisions				
State Planning Policy	Section 2.1 of the Noosa Plan states that the State Planning Policy is appropriately integrated into the scheme apart from development in the Natural Hazards, Risk and Resilience - Erosion Prone Area.			
escripto.	As such, development in the erosion prone area is subject to assessment against the assessment benchmarks – natural hazards, risk and resilience within the State Planning Policy.			
Coastal management district Coastal area – erosion prone area	The site contains an existing clubhouse and numerous associated structures that cannot feasibly be located elsewhere and can be abandoned in the event of a natural disaster. It is considered that the VIP elements do not impact this compliance.			
South East Queensland (SEQ) Regional Plan 2023	The site is located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan. Having regard to the SEQRP, the elements outlined in the VIP are consistent with the outcomes expressed and sought to be achieved by the SEQRP.			
Referral agencies (Schedule 10)	As the site is within an erosion prone area in a coastal management district, State Assessment referral triggers exist depending on the type and size of work. The building works proposed in the VIP will not trigger these referral provisions. A review should be undertaken at the time of lodgement of any operational work involving any extraction or filling to determine if referral is required.			

Planning Scheme Provisions			
Planning Scheme	Noosa Plan (2020)		
Locality	Noosaville Local Plan		
Precinct	n/a. Site resides outside of Precinct boundaries.		
Zone	Recreation and Open Space		
Definition of Use	The proposed use is defined as Outdoor sport and recreation.		
Level of Assessment	The elements outlined in the VIP and PIP would likely trigger Code assessment for Material Change of Use, Building Work (no associated with a Material Change of Use) and/or Operational Work application to Council.		
Assessment	Applicable Local Plan Code - noted above		
Benchmarks	Recreation and Open Space Zone Code		
	Recreation Activities Code		
	Works code		
	Acid Sulphate Soils Overlay		
	Bushfire Hazard Overlay		
	Biodiversity, Waterways and Wetlands Overlay		
	Flood Hazard Overlay		
	The subject site is not impacted by any other planning scheme overlays.		

Code	Relevance / Key items	VIP Impact and Compliance
Noosaville Local Plan Code	Protected Area (Map 4) Ecological Linkage (Map 4) Connecting Habitat Area (Map 4) The adjoining property to the south and eastern boundaries of the site are covered by Connecting Habitat Area under the Strategic Framework.	Development over the site cannot adversely impact on biodiversity, natural vegetation native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to:

Planning Scheme Assessable Benchmarks - Relevant Provisions			
Code	Relevance / Key items	VIP Impact and Compliance	
Recreation and Open Space Zone Code	 Maximum building height of two storeys (PO15) Appropriate siting of buildings and structures to allow for landscaping and retention of existing trees (PO18) Creates a safe environment by incorporating key elements of crime prevention through environmental design in its layout considering (PO26) Public Open Space and natural vegetation is not lost for car parking (PO33) 	Any club house alterations, changes to the internal road and footpath network and new buildings outlined in the VIP comply with these requirements.	
Recreation Activities Code	 In accordance with PO16, public toilets on the site are designed and constructed to: Ensure the safety of all people using them Take advantage of informal surveillance from adjoining uses and activities, discouraging non-legitimate uses 	The VIP proposes to relocate public toilet facilities from the north western corner of the site to the rear of the existing clubhouse. This is an improvement on the current situation.	

Planning Scheme Assessable Benchmarks - Relevant Provisions Relevance / Key items **VIP Impact and** Code Compliance Acid Sulfate Development over the site Soil Overlay needs to ensure the release Code of acid and associated metal contaminants into the environment is avoided or managed in accordance with an acid sulfate soils management plan. 5 metres AHD or Below (Area 1) 100% of the site is mapped as containing potential and actual acid sulfate soils (PASS) of 5 metres AHD or below.



Planning Scheme Assessable Benchmarks - Relevant Provisions			
	VIP Impact and Compliance		
Hazard Overlay Code Flood Hazard Overlay Map (OM-F) Waterways (1) Flooding and Inundation Exter The subject site is completely covered by the Flood Hazard Overlay.	Further development of the site needs to ensure that: It does not directly, indirectly or cumulatively alter the flood characteristics external to the development site for all flooding and inundation events Building design and built form accounts for and is resilient to flood risk and events; and given the above Excavation and filling is likely to be only supported in specific circumstances. Acknowledging the significant constraints highlighted by the overlay and known drainage issues over the site during high rainfall and tide events, the VIF includes the need for a site wide drainage investigation early to inform not only field 1 drainage issues, but also internal road and car parking formalisation. This analysis, resulting recommendations and potential operational works application will need to clearly demonstrate compliance with these code provisions.		

APPENDIX 3 SITE ANALYSIS

The following site analysis is the culmination of town planning review, observations during site inspections, and consultation with project stakeholders.

Topography and Flooding

The site is generally flat.

The close proximity of Lake Weyba affects the underlying water table and high tide events regularly make the ovals unplayable during wet weather.

Oval 1 has a drainage inlet behind the southern goal posts that drains to Lake Weyba. However, depending on the tide levels, this drainage solution is ineffective.

Vehicle access/ traffic/ entries/ exists

There is one entry/exit point for the site onto Weyba Road. This is used for both the Noosa Farmers Market and the AFL club. Traffic internal to the site is a known problem, with pedestrian safety a concern, especially when a market coincides with a game fixture.

There is a ring road around the main oval which operates as a one way road on market day. Part of the ring road and parking related to the AFL clubhouse is formalised and marked, with the remainder being informal.

Landscape and Environment

The ovals, club and market related buildings are set amongst mature trees and vegetation corridors that link with the adjoining road reserve to the west and conservation park to the south and east.

Parking numbers / DDA / shade trees

Formalised car parking in the AFL zone is limited to 28 spaces, including two DDA compliant disabled car parking spaces. Car parking has good shade.

Pedestrian access and DDA compliance

A DDA footpath links the AFL car parks to the clubhouse.

There are no DDA compliant footpath links to field viewing areas.

No other formalised footpaths exist across other areas of the site.

Safety and Security

The club have not reported any safety or security concerns and have not experienced issues with vandalism or graffiti.

It is noted, however, that there is minimal security lighting on the site of an evening.

Access to the site is not restricted.

The club reported an issue with illegal public camping occuring in the Farmers Market area, however, this was resolved quickly.

Services (electricity / water / sewerage)

Sewer:

- Rising main in neighbouring property, parallel to eastern boundary of site
- Trunk/reticulation main in top NW corner of site (near theatre)
- Sewer lines run along the southern boundary outside site

Water:

- Water main running along Weyba Rd
- Water main running parallel to western boundary outside site Electricity:
- Overhead lines run along the southern boundary outside site
- Overhead and underground lines run along Weyba Rd outside site
- Underground electricity lines run parallel to western boundary outside site

Telecommunications:

- · NBN and Telstra lines run along Weyba Rd outside site
- NBN and Telstra lines enter the site east of the theatre, approximately halfway into the site. This may need to be mapped to avoid during construction works

Stormwater:

 Two stormwater pipes are located along the southern boundary of the site

Gas:

 APA has advised there are no Gas Assets in the vicinity of the site

APPENDIX 4 EXISTING SITE AND BUILDING PLAN GAP

ANALYSIS

ALIGNMENT TO AFL / AFLQ STANDARDS

Action required

Red = Urgent / short term Yelllow = Medium to long term Blue = No action required

Component / Category	Standard. If a facility is not mentioned in the AFLQ State League Minimum Standards 2024, default to AFL Preferred Community Facility Guidelines		Current compliance based on AFL audit and site inspection	
	AFL Preferred Community Facility Guidelines 2024	AFLQ State League Minimum Standards 2024		
Playing fields and ameni	ties			
Preferred oval size	165m x 135m		Field 1: Length 160m-164m, width 126m-134m. Field 2: Length less than 130m, width less than 110m	
Number of ovals		1 x main oval with additional satellite or offsite training facility	2 x ovals	
Surface options		All ovals and training areas should provide an even turf cover and level surface with no obvious depressions or holes.	AFL Queensland Sports Turf technicians have assessed the drainage as very poor and in critical need of investment. The close proximity of Lake Weyba affects the underlying water table and high tide events regularly make the oval unsafe during wet weather. Installing oval drainage will improve the turf's health, enabling the oval to cater for more members and to host AFL clubs for preseason training camps. It will also address safety concerns in wet weather by preventing water from sheeting across the oval. Club has a good ground maintenance plan in place, to bring it up to a high standard - good progress been made. AFL Queensland recommends the installation of oval drainage as a very high priority, to address safety issues and help to cater for future club growth.	
Oval fencing (note: see perimeter fencing below)		Oval fully fenced with 4m run off from	Yes	
Minimum boundary run off		boundary line		

Component / Category	Standard. If a facility is not mentioned in the AFLQ State League Minimum Standards 2024, default to AFL Preferred Community Facility Guidelines		Current compliance based on AFL audit and site inspection	
	AFL Preferred Community Facility Guidelines 2024	AFLQ State League Minimum Standards 2024		
Goal post netting		Suitable goal post netted erected behind both goal posts	Yes	
Goal posts, behind posts		10m goal posts, 6.5m behind posts	Yes	
Coaches benches	Elevated above interchange bench	Elevated coaching boxes, minimum 3 fixed sides to provide shelter, access to desk/table and chairs for up to 4 persons, access to power, stair access.	Field 1: Home and Away Elevated above interchange bench. Stair access	
Player interchange benches (x2 - one for each participating team)		Covered seating area for up to 8 x persons, with space for 1 x strapping table, access to water	Field 1: Home - 4.8m x 1.2m (8 people). Away - smaller than 4.8m x 1.2m.	
Umpires / officials benches		Covered area with seating for umpires/ officials for up to 3 x persons, with access to desk/table and chairs.	No umpire / official's benches	
Scoreboard		Fully digital scoreboard with time clock integration. Refer 3.1.6 of the PCFG	Yes	
Lighting		150 avg lux	Field 1: 100 to 149 lux, 6 poles. avg 5 fittings / lamps per pole.	
Broadcast / filming		Covered and elevated filming box, min. 3 fixed sides to provide shelter, min. 2.5m high, access to power, stair access.	Elevated filming box, ladder required to access.	
Player facilities and ame	nities			
Player change rooms		2 x 55m²-75m² (with ability to divide for multi-club use)	Facility 1 (Home): 45m²–55m², Facility 2 (Away): 45m²–55m²	
Player amenities (wet areas)		2 x 30m²	Facility 1 (Home): 20m²–24m², Facility 2 (Away): 20m²–24m²	

Component / Category	Standard. If a facility is not mentioned in the AFLQ State League Minimum Standards 2024, default to AFL Preferred Community Facility Guidelines		Current compliance based on AFL audit and site inspection	
	AFL Preferred Community Facility Guidelines 2024	AFLQ State League Minimum Standards 2024		
Number of lockable showers		4 x cubicles per area	Facility 1 (Home): 3 showers with cubicles. 2 open urinals. Facility 2 (Away): 3 showers with cubicles, 2 open urinals	
Number of pan toilets		4 x cubicles per area	Facility 1 (Home): 1, facility 2 (Away): 1	
Trainer's room		2 x 15m², with 2 x strapping table provided per room	2 strapping tables in Home rooms, 1 strapping table in Away rooms	
First aid/medic		Optional - 1 x 15m ²	Facility 1 (home): 10m²	
Gym/fitness area		Partnership with gym/fitness organisation to provide access for players	Provided in 3 bay shed near Oval 2	
Recovery		Ice bath facilities onsite	Ice baths in home change rooms	
Official's facilities				
Umpire briefing room / Change room		30m²-40m²	Elevated demountable	
Umpire amenities (wet areas)		18m²	2 showers (lockable cubicles)	
Number of lockable amenity cubicles		3 x lockable cubicles	1 toilet	
Third umpire / venue management room	25m²-30m²		1 manager's office (might not be to size)	
Timekeeping / scorer's box	15m²		Old elevated coaching box is now used as a timekeeper's box.	
Supporting infrastructure				

Component / Category	Standard. If a facility is not mentioned in the AFLQ State League Minimum Standards 2024, default to AFL Preferred Community Facility Guidelines		Current compliance based on AFL audit and site inspection	
	AFL Preferred Community Facility Guidelines 2024	AFLQ State League Minimum Standards 2024		
Carparking	150-180 desired		28 sealed including 2 dedicated PWD. 100 or more informal based on audit.	
Spectator seating	500+ desired		No purpose built grandstand seating. 40–49 seats available	
Reserve or enclosed venue fencing	Required		Post and rail fence around the oval	
Oval perimeter fencing	Required		Field 1: yes. Field 2: no - boundary marked by logs	
Game clock	Required		Yes	
Game siren	Required		Yes	
Public address system	Required		Yes	
Social space				
Social, community or multi purpose room	200m²		Bar - 10 to 14m ² + other area	
Kitchen or kiosk	40m²		Both internal and external severies are greater than 40m². Seperate kitchen storage 5–9m²	
Public toilets	Male 20m² Female 20m² Accessible 5m² (consider all gender toilet provision)		Male - 2 cubicle, 1 urinal. Female - 4 cubicles. No sperate accessible toilet. Lockable but stays open 24/7	
Minimum external covered viewing area	150m²		100m²-149m²	
Spectator viewing	Mix of standing and seated desirable		No purpose built spectator seating	
Drinking water	Yes		Potable (town) water	
Ancillary spaces				

Component / Category	Standard. If a facility is not mentioned in the AFLQ State League Minimum Standards 2024, default to AFL Preferred Community Facility Guidelines		Current compliance based on AFL audit and site inspection
	AFL Preferred Community Facility Guidelines 2024	AFLQ State League Minimum Standards 2024	
Office/administration/ meeting room	25m²		Less than 15m ²
Family room	As determined by project needs		
Multi-faith room	As determined by project needs		
Sensory room	As determined by project needs		
Utility / cleaner's room	5m²		2 small cleaner's rooms
Internal storage	25m²		Less than 10m ² . kitchen storage available (5–9m ²)
External storage	25m²		30-34m² (near pavilion) plus 75-79m² (for ground maintenance / equipment storage)



