



**PIZZEY
PARK
MASTER PLAN
DRAFT REPORT**



“Creating the Gold Coast’s premier sport, active recreation and lifestyle precinct.”



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EXECUTIVE SUMMARY

Pizzey Park has evolved over time to become the Gold Coast's premier sporting and active lifestyle precinct.

It is now necessary to develop a +15 year Master Plan that will allow the park to continue in this capacity and guide further development to cater for the increased demand the growth of the city creates.

VISION

"Creating the Gold Coast's premier sport, active recreation and lifestyle precinct."

1

Sport

Premier sporting hub that inspires and engages the community to participate in the large range of sport offerings that the precinct provides.

2

Active Lifestyle

An adaptable and diverse precinct that is enjoyed, valued and utilised for active and passive recreation including events and healthy lifestyle activities.

3

Community

A welcoming park for everyone in which people can connect with one another while enjoying the natural environment.

KEY OBJECTIVES

1. Improved traffic flow and parking options with safer access into the precinct for all users.
2. Accessible pathways and connections linking all areas of the precinct.
3. Creation of a green recreational spine running through the centre of the precinct.
4. Central hub and celebration lawn to create a sense of place and identity.
5. Development of integrated sport and recreation facilities that maximise opportunities for collaboration and sports participation.
6. Activation of parklands through regular activities and events to increase the physical activity and wellbeing of community members.
7. Holistic management of the precinct to improve functionality and accessibility for all.
8. Communication of the precinct's identity citywide and creation of a signage scheme.
9. Incorporation of environmental design principles.



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- 4 Central hub and celebration lawn to create a sense of place and identity.
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- 6 Activation of parklands through regular activities and events to increase the physical activity and wellbeing of community members.
- 7 Holistic management of the precinct to improve functionality and accessibility for all.
- 8 Communication of the precinct's identity citywide and creation of a signage scheme.
- 9 Incorporation of environmental design principles.

1.0 INTRODUCTION



1.1 Project Understanding

“Creating the Gold Coast’s premier sport, active recreation and lifestyle precinct.”

The Pizze Park Precinct is a premium sport, active recreation and lifestyle precinct that is highly utilised and valued by the community. The precinct is utilised by thousands of residents each week for both sporting and recreational pursuits.

Current Position

Pizze Park is home to over 25 sports and clubs, a large aquatic centre, the City’s largest rugby league club and South East Queensland’s (SEQ’s) largest tennis facility. The park also accommodates thousands of passive recreational users every week.

Perfectly positioned in the central/southern area of the City, it comprises of 60 hectares of green space and is a significant community asset that can cater for the growing demands of the Gold Coast community.

Growing Demands

With the population of the Gold Coast set to double by 2050 and a need to improve the physical health and wellbeing of the community, it is fundamental that the infrastructure and the future plans for the precinct can accommodate increased demand.

Management of Precinct

- » Right of use system to book sporting fields for not for profit groups.
- » Lease arrangement for sport and community buildings/facilities.
- » City owned and leased aquatic facility undergoing a \$25million upgrade.
- » City maintains the internal roads, amenities, parklands and internal infrastructure.
- » Currently no system to accommodate commercial use at the site.

The potential for the site is immense and a vision is needed to create an

ambitious 15 year plan to transform it from a collection of individualised sports and users to a thriving sport, recreation and active lifestyle precinct that caters for the Gold Coast’s future growth.

The updated Master Plan will guide public open space planning for Pizze Park, considering user experience, functionality and amenity with key issues addressed:

1. Traffic circulation and access review.
2. Current and future parking requirements.
3. Visitor signage and communication plan.
4. Active transport initiatives– footpaths, bike paths and better pedestrian access.
5. Opportunities - Multi-use amenities, sports code mix and sharing of facilities, revitalisation of former waste transfer area, pedestrian linkages and enhanced entry/exits.
6. Management systems are very important to the operation of the park and need to be reviewed and updated.
7. Full time parks officer to implement the findings of the masterplan.

The implementation of the Master Plan will ensure that the provision of embellishments for sport and recreation will be sufficient to provide a high standard of service for residents and visitors for the next 15 years.

THE PARK MASTER PLAN IS BASED AROUND THREE PILLARS THAT RELATE TO ITS CURRENT USE AND FUTURE DEMANDS.



Premier sporting hub that inspires and engages the community to participate in the large range of sport offerings that the precinct provides.



An adaptable and diverse precinct that is enjoyed, valued and utilised for active and passive recreation including events and healthy lifestyle activities.



A welcoming park for everyone in which people can connect with one another while enjoying the natural environment.

1.2 The Next Evolution

The Master Plan will create a fresh new identity for the Pizze Park Precinct that inspires, motivates and engages residents to participate in recreation and sport.

Valuing the Green

The value of Pizze Park to the city's sport and recreation users is evident. Green open space, offers respite from density within urban areas, contributing to a community's health and wellbeing. Amenities and facilities must be aligned with needs and community expectation. Facilities need to be upgraded to cater for future demand of a growing population.

Identity

The Master Plan transforms a tired park with no real identity to an easy to find park with a wide range of high quality sport and active recreation facilities, as well as a known central community gathering space, **away from the overcrowded coastal strip.**

This next step clearly positions the Pizze Park Precinct as:

The City's Premier Sport, Active Recreation and Lifestyle Precinct

It creates a fresh new identity for the Pizze Park Precinct that inspires, motivates and engages residents to participate in recreation and sport.

Functionality

The Master Plan addresses the adhoc manner the park has developed by enhancing functionality of the core components improving accessibility, circulation, safety, and useability. Through clearly addressing the shortfalls that have developed over time caused by the lack of overall planning, the park will offer much improved user experience.

Activation

Pizze Park is a large park within a well established dense urban area. It is fundamental that the park be activated and utilised to its full potential to ensure a safe space is provided for all community members.

Future Growth

As the city grows and user numbers increase, we must find further ways to unlock the green open space for different user groups across all demographics and genders, for passive and active use through the full calendar year.

Management - Collaboration

Review of the management model is required. It is only through collaboration that the park will reach its full potential.



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2.0

UNDERSTANDING THE NOW

2.1

Understanding the Now

Looking back

The Pizze Park sporting complex was established on 60 hectares in 1969. It was named after the former Queensland Premier Jack Pizze and pre-amalgamation, its management was shared by the now defunct Albert Shire Council and Gold Coast City Council (now City of Gold Coast).

The eastern portion of the park was used for many years as a rubbish tip landfill. It was closed in 1980 and was replaced with a rubbish collection station up until 2016. Development of the site has presented challenges due to the two separate local authorities and landfill complications resulting in ad hoc improvements over the years.

Today

Today the park is home to a multitude of sporting codes and clubs and is a much loved active recreation park utilised by thousands of residents every week. It is a centrally located open space precinct which sees sport combine with dog walkers, runners, cyclists, swimmers and community members who enjoy the active lifestyle that the precinct enables.

Sports including rugby league, football, tennis, netball, softball, rugby union, athletics, swimming, triathlon, gymnastics and kayaking all call Pizze Park home. Emerging trends in sport that are now seeing more girls and women playing, highlights the need for the masterplan and a focus on the future direction of sport at the precinct. The site is also utilised by a number of schools and community groups and plays host to a number of larger regional carnivals and events.

The park offers an extensive active lifestyle outdoor open space with a range of recreational activities, including walking/ jogging paths throughout the park, large open lawn areas for informal play, dog walking and extensive dog off leash area, a highly utilised world-class skatepark, and four children's playgrounds. A large number of mature shade trees create a backdrop for passive recreation which provides a reprieve from the well-used foreshore parks and the pine forest is popular with photographers and film makers.

Centrally located within the site is the Miami Aquatic Centre, which is an important piece of sporting and social infrastructure within the central Gold Coast. Originally established in 1976, the centre has developed a strong following of elite and competitive swimmers. The centre is undergoing an extensive redevelopment and stage 1 works are expected to commence in late 2019 and be complete by early 2021.

Why a Master Plan

With the constant population growth the Gold Coast is experiencing, significant additional pressure is placed on all sporting, recreation and green space infrastructure. Infill site residential development in the immediate adjacent suburbs and the future extension of the Light Rail system to within walking distance will see further increases in park users.

A Master Plan for the park was first conducted in 2002 and a review undertaken in 2007, with a number of outcomes being achieved since this time.

Pizze Park has evolved over time to become a vital asset that supports the City's sporting and active lifestyle. With some infrastructure coming to end of life and a holistic approach required to ensure the best possible future use of the site, a long term vision is required.

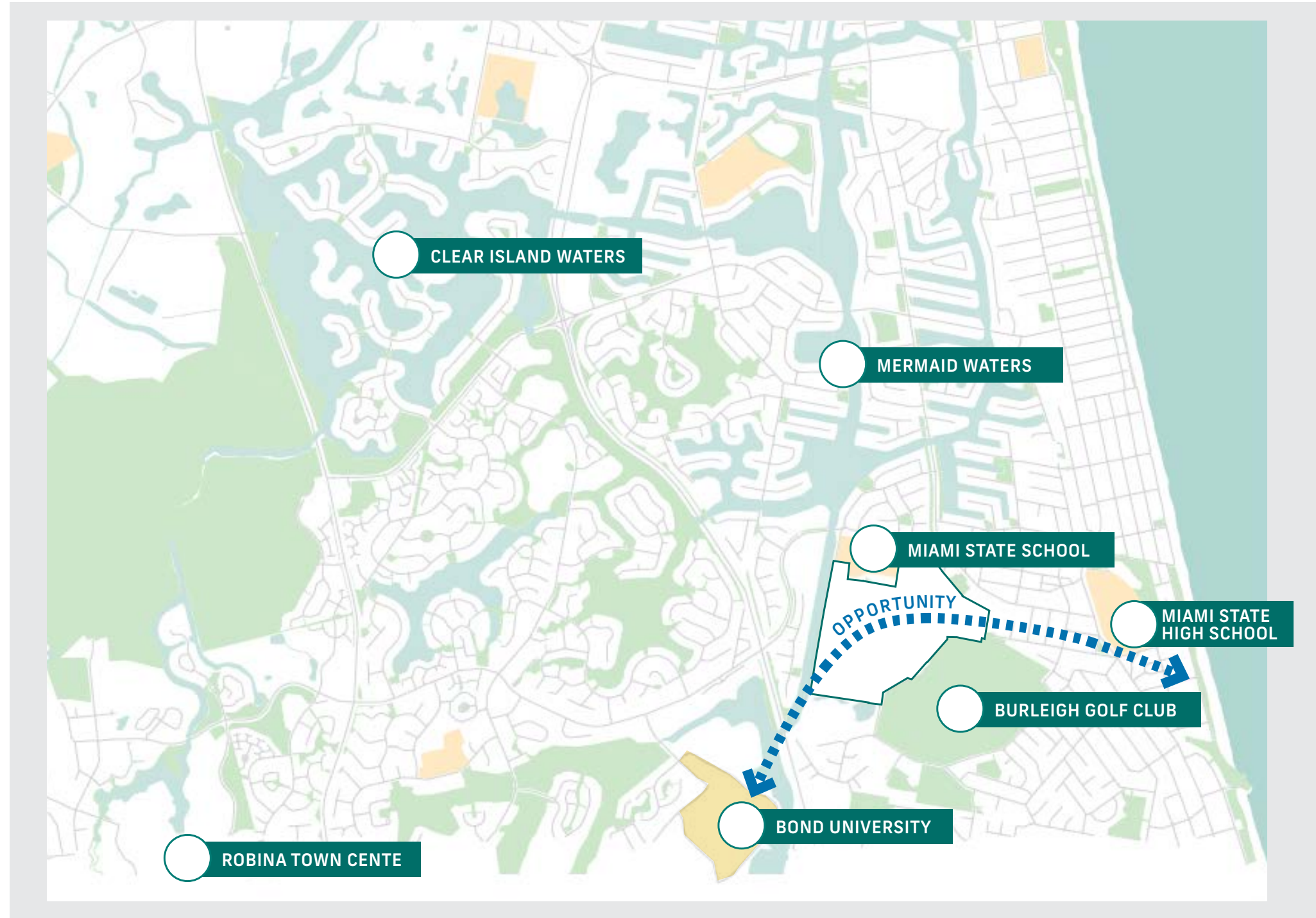
An opportunity exists also to link with both the Federal (Sport 2030) and State Governments (Activate Qld) Sport and Active Recreation Strategies with opportunities to access funding that will direct investment into creating quality infrastructure and addressing barriers to participation.

The 15 year Pizze Park Master Plan will guide the direction and funding allocated to the site to ensure that future development provides a diverse and accessible precinct which offers a safe and diverse range of recreational opportunities and facilities for all ages, abilities and backgrounds

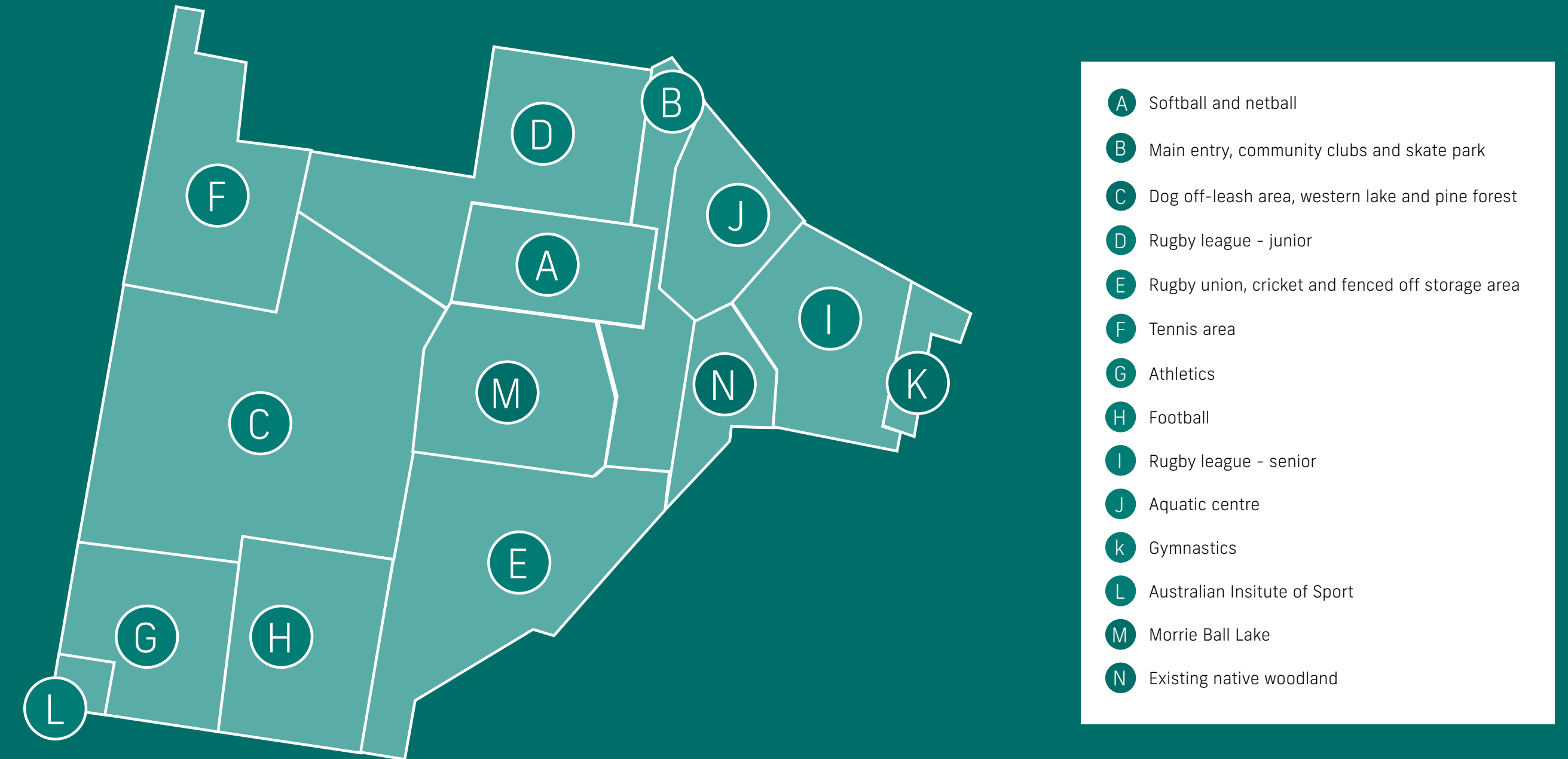
2.2 Context

Pizzey Park is located within South East Queensland in the Gold Coast suburb of Miami. The park is 60-hectares and is regarded as the largest sports and recreational area within the Southern Gold Coast. Geographically located 1km from the Beach (Miami) and 600m walking distance from the Gold Coast highway a major public transport artery.

The parkland adjoins a linear river waterway to the west, Burleigh Golf Club to the east, Miami State Primary School to the north and residential areas to the north and south. It also has three educational institutions within its local context, including Miami State School (adjoining), Miami State High School and Bond University.



THE CURRENT PRECINCT PLAN



2.3 Overarching Site Analysis

Arrival/Identity

The multiple entries are confusing with five off Pacific Parade, one off Cottesloe Drive, and one from Bardon Avenue. On top of this the internal streets identify differently on various webpages and navigation systems.

There are no significant elements or signage to identify the main entry strongly and legibly over and above the other roads and entries. This is compounded by a confusing array of traffic lights and road islands along Pacific Avenue in the vicinity of the entry.

Numerous stakeholders have a mix of their own or shared entries to the park via Pacific Avenue which further complicates wayfinding. Of the separate stakeholder entries, none are well resolved or easily identified except the Burleigh Bears who have a significant sign pillar.

The Cottesloe Drive entry is poorly laid out, poorly sign posted and quite dangerous as it is non-standard in the road connection from Cottesloe Drive to the park, with an intersection/roundabout with Oceanic Drive and bridge crossing all within the same space.

The internal road system in the lower park accessed from Cottesloe Drive is confusing and lacks clear directional signage – in particular the football club with split access from both Cottesloe Drive and Bardon Avenue.

Public transport bus stops are located on Pacific Avenue. near the main entry, however there is no pedestrian crossing to provide safe access from the northern side. Residents of the large northern residential catchment would also use this crossing if located suitably.

The re-development of the Miami Aquatic Centre proposes creating a link from the main existing swimming pool car park with the Burleigh Bears Seniors car park, which would in theory allow for better circulation options, sharing of entries and opportunities for car park sharing across event periods.

RECOMMENDATIONS

- » Improve the arrival experience - rationalise the entries and create a stronger well defined identity.
- » Enhance the functionality of the parking and roads layouts.
- » Minimise use of Cottesloe Drive entry by relocating traffic/ access for football, AIS and athletics to Bardon Avenue entry and reconstructing it to function as a left in, left out intersection.



Landform and Ground Condition

With the park previously falling within two jurisdictions and having evolved in an ad hoc and organic manner, the layout has not maximised the opportunities of its topography and orientation.

The park is primarily two large, relatively level land areas, east and west, with a sloping batter connecting along Bardon Avenue's north/south historic boundary. The highest point is a raised area in the east; a leftover from its use as a waste transfer area mounded to create the bays for the waste collection vehicle loading, as excavation is problematic in the landfill. The western lake is the parks lowest point.

The landform beneath the pine forest undulates gently, adding variety and contrasts with the adjoining level sports fields.

The heavily planted batter along Bardon Avenue presents an opportunity for viewing terraces to enjoy the attractive views across the football fields and western lake.

The high point of the park is sufficiently elevated to enjoy views over large portions of the park.

The lakes are different in character and quality, with the Morrie Ball Lake being graded as poor quality by the City, however it does have high scenic value. The lake overflows into an open trench that runs through the northern pine forest.

RECOMMENDATIONS

- » Maximise the opportunities that the large level areas offer.
- » Utilise the sloping batter for potential terracing.
- » Develop an outlook plaza and potential for a community building.
- » Minimal excavation in top park due to landfill.



Note: Levels are indicative only

Land Use

Water quality and stormwater drainage need to be considered as part of a wider water management review of the park. This may open opportunities for higher levels of use in the western lake, and potential to partly or fully fill the Morrie Ball Lake, creating additional activity/playing fields.

The western lake is of higher water quality, although due to the unknown stormwater run-off and lack of regular monitoring swimming is not encouraged. It doesn't seem to have had any negative impact on the numerous dogs that regularly swim in it.

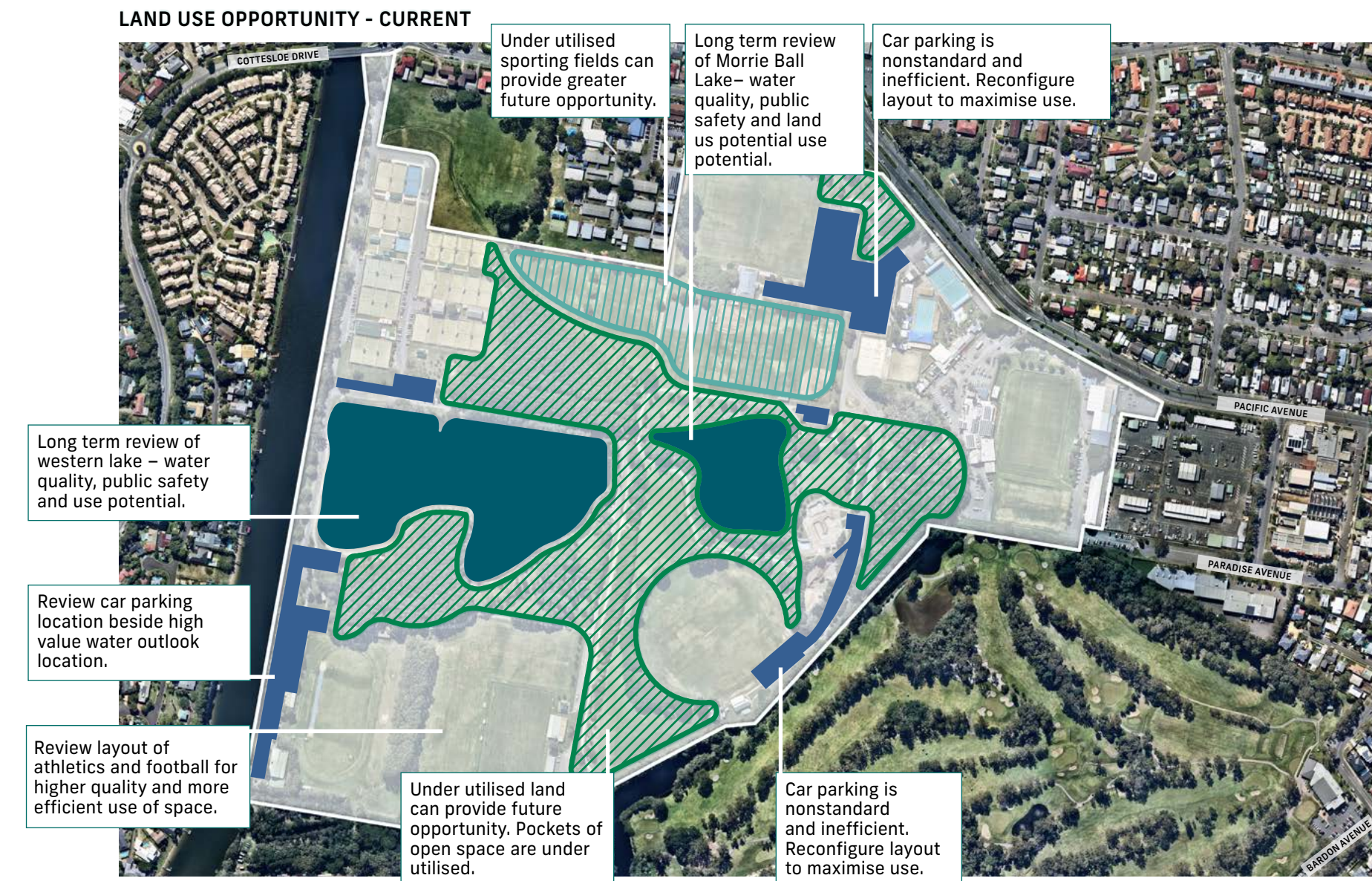
The park has four primary significant vegetation characters that align with the uses – open playing fields, large open lawn areas with significant mature shade trees, pine forest and remnant endemic forest. The pine forest areas lend themselves to future reduction for expansion of useable open space. It is noted that a significant portion was removed for the extension of the tennis precinct with very little adverse public reaction.

Car parking areas are not developed following engineering traffic standards and can be rationalised to allow areas for pedestrian/cycle pathways and additional green areas.

A number of sporting fields can be reconfigured to create larger more usable spaces by relocation, re-orientation, and resumption of small areas of the pine tree stands.

RECOMMENDATIONS

- » Consider the long-term future of the lakes – noting the role they perform within flood modelling and bio treatment systems.
- » The pine forest has a long cultural history and is part of the parks identity – however there are opportunities to extend the useable sporting fields whilst retaining the pines in large enough stands to maintain the character.
- » Rationalise the car parking to more efficient code standard configurations.
- » Develop a southern car park at the lower area, freeing up the high value water edge along Dunlops Canal.
- » Explore opportunities for greater lake activation.



Safety/CPTED

Personal safety was noted as a concern in the Pizze Park Master Plan public consultation survey.

Access into the park and pedestrian separated pedestrian and cycle pathways throughout the park are inconsistent. The pathway system does not read clearly with poor hierarchy.

The existing public toilet facilities, aside from the most recently installed stand alone unit near the softball area, are generally older designs, dated and poorly located, with lack of visual surveillance creating significant CPTED issues. The block near the dog walker area is a little better. There is a lack of public toilet facilities within the park and specifically a lack of female change room facilities across all sporting codes.

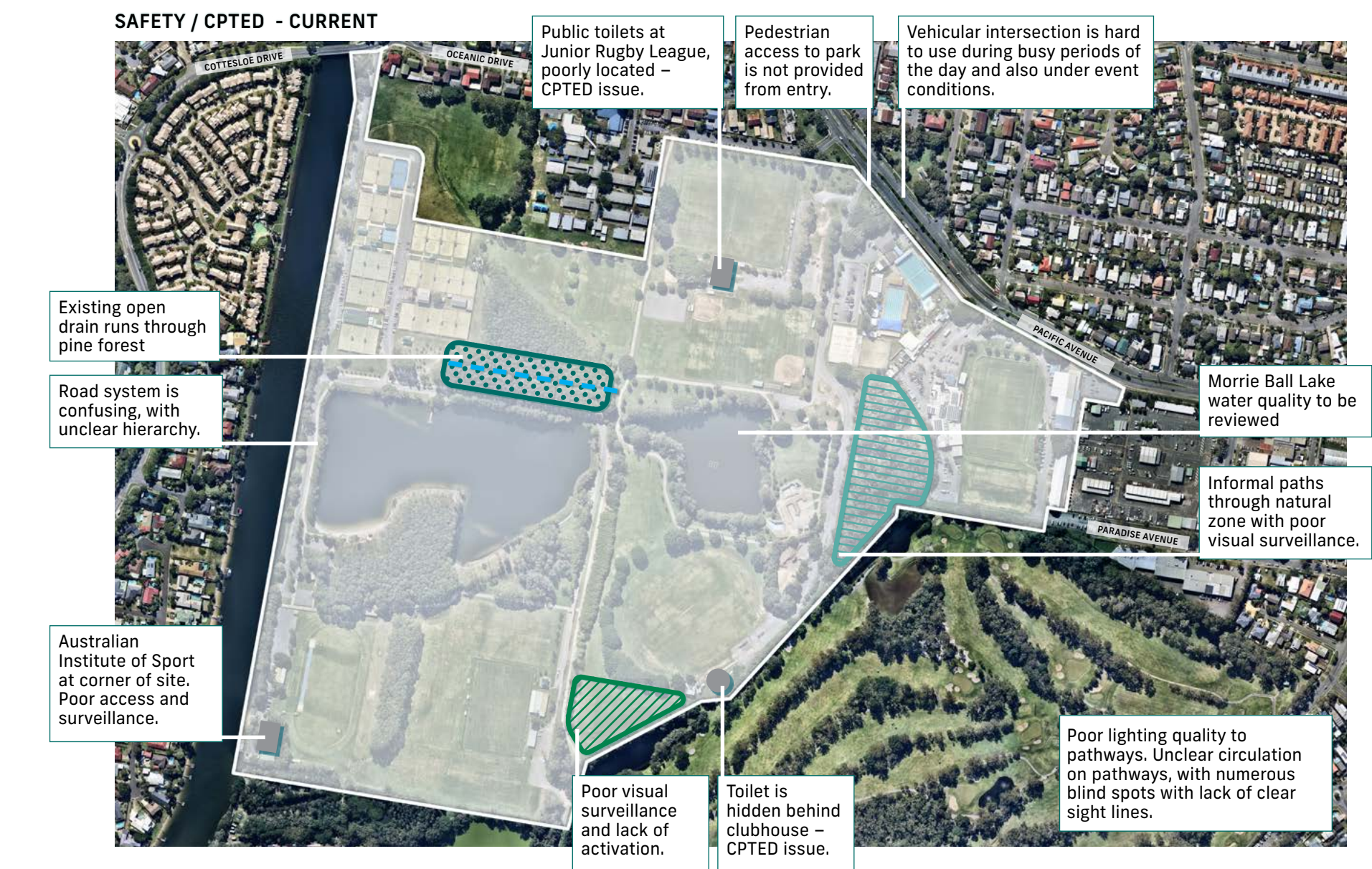
Sight lines through the park are blocked in places by vegetation creating blind spots that are potentially unsafe. Efforts have been made to ensure compliance with all sporting codes and in general the park is satisfactory. Ongoing maintenance of pathways is a necessity to ensure trip hazards do not develop.

Lighting is uneven and does not provide adequate coverage throughout the park.

Anywhere there is proximity to water, lakes and canals, public safety needs to be considered beyond just prohibiting access and fencing. The safe design of water edges, batters/embankments, profiles, planting, visual and physical access need to be included to allow for surveillance and rescue if required.

RECOMMENDATIONS

- » Carry out a full CPTED survey and review compliance with the City of Gold Coast risk management policies.
- » Improve lighting – in line with lighting audit recommendations.
- » Review and develop circulation networks with vehicle/pedestrian separation.
- » Review and improve public amenities.
- » Develop a clear wayfinding strategy and signage suite. Identify and clear blindspot areas through relocation of paths/provide alternate additional path options and lifting of tree canopies to provide greater visual permeability throughout.



2.4 Sport

We know sport and recreation activities have the ability to bring people and communities together and provide opportunities for inclusion, as they have the ability to inspire and motivate individuals while also fostering community pride. Pizzezy Park is home to a wide range of sports and sporting clubs with many residents enjoying the social and health benefits of participating and volunteering in sport.

With this in mind it is important that Pizzezy Park evolves with society trends, including catering for the rise of women's sport and the fact that people are looking for unstructured sporting and physical activity opportunities to fit into their busy lifestyles. Being inclusive of these changes will ensure that all residents receive the health and social benefits that participation in an active lifestyle delivers.

The masterplan aims to deliver infrastructure solutions that respond to community needs, improve accessibility and inspire activity. The management of the precinct and the collaboration between sporting codes and clubs will be addressed to ensure investment is leveraged, facilities are shared and knowledge is distributed between codes.

SPORT AT THE PRECINCT

Sport	Facilities	Associated clubs
Rugby League Seniors	Competition playing field, warm up area, extensive clubhouse, change rooms and toilets.	Burleigh Bears Senior Rugby League Club
Rugby League Juniors	Two full-size playing fields and three smaller fields, clubhouse, change rooms and toilets	Burleigh Bears Junior Rugby League Club
Rugby Union	Two playing fields, clubhouse and change rooms	Bond Pirates
Cricket	Synthetic pitch and shared facilities (Bond Pirates Rugby)	Burleigh Cricket Club
Netball	Three paved courts, three lawn courts and storage shed	Pizzezy Park Netball Club
Softball	Four diamonds, practice nets, storage shed and dugouts	Gold Coast Softball Association
Athletics	International size running track oval, field events, clubhouse, toilets and storage shed	Central Gold Coast Athletics Gold Coast Little Athletics
Tennis	14 / 15 courts, clubhouse, change rooms, toilets and spectator/recreation shelter spaces	Miami Tennis Club Gold Coast Senior Tennis
Football	Two full size fields, seven smaller fields, Club house, change rooms and toilets	Burleigh Football Club
Sports Hub (AIS)	Canoeing training facility, storage, pontoon, and change rooms and toilets	Australian Institute of Sport BMX Australia Paddle Australia Gold Coast Paddling
Gymnastics	Large gymnastics centre with canteen and amenities	Gold Coast Gymnastics

RECOMMENDATIONS

- » Review long term sports codes mix – softball and netball to be relocated out of Pizzezy Park.
- » Investigate management methodologies, use and tenure of fields and facilities.
- » Investigate full time parks Operations Manager.
- » Actively promote sharing of facilities with a long term view to share clubhouses, where suitable.
- » Upgrade existing and construct additional change room and public amenities for female athletes, coaches and referees.
- » Review and enhance spectator viewing opportunities.

COMMUNITY CONSULTATION FINDINGS:



2.5 Active Lifestyle

Pizzezy Park is highly utilised as an active lifestyle open space, by local residents and a wider group attracted to the wide range of facilities and open space. Enhancing these facilities is essential to cope with the Gold Coast's expanding population. Urban infill with reduction in green areas is placing greater pressure on the existing open space. There is a need for open space activity facilities to further encourage healthy active lifestyles. The park is utilised by a wide range of users from toddlers to the elderly. It provides an important alternative to the beach as a varied and shaded open green space.

ACTIVE LIFESTYLE FACILITIES:

- » 60 hectares of open space.
- » A range of open lawn areas for informal play such as touch football, frisbee etc.
- » Professional personal trainers/bootcamps take full advantage of the variety of spaces within the park.
- » A network of meandering paths – walking, jogging and casual family cycling with shaded options.
- » Miami Aquatic Centre with multiple pools and wetplay is very popular.
- » Skate park – a world renowned facility published in numerous magazines and used as training base for "X"games/extreme sport/ Olympic level athletes.
- » Extensive dog off-leash areas and dog agility course.
- » Four children's playgrounds are located within the park.

RECOMMENDATIONS

- » Upgrade existing and construct additional public toilet facilities.
- » Review path network to create clearer hierarchy and better connections, with clear separation from vehicle traffic.
- » Expand skate facility, reinforcing its strong reputation, and widen its offer.
- » Management systems to regulate informal commercial professional use potentially through a full time presence.
- » Create large destination play space.
- » Review opportunities for small scale food and beverage outlets- trial with "pop up",
- » Improved lighting.

COMMUNITY CONSULTATION FINDINGS:



2.6 Built Form and Amenities

Pizzey Park has numerous buildings throughout. The condition of the buildings varies from the relatively new, to older and in good order, to older structures nearing the end of their design life. The public toilets vary – with one recently built facility, and three older facilities – one of which is now hidden by the rugby union clubhouse, one stand alone near the dog off-leash area and male/female public toilet amenities integrated into the junior rugby league clubhouse. Shade structures for spectator seating is minimal, and there are three lakeside shelters at the western lake.

- ORGANISED SPORTING CLUBS:**
- » Rugby League (Senior) – Burleigh Bears
Extensive clubhouse change rooms and toilets.
 - » Rugby League (Junior) - Burleigh Bears Juniors Clubhouse change rooms and public amenities.
 - » Australian Institute of Sport
Training facility, storage, pontoon, change rooms toilets.
 - » Tennis – Miami Tennis Club and Gold Coast Senior Tennis Clubhouses, change rooms, toilets and spectator/recreation shelters spaces.
 - » Miami Aquatic Centre
Currently in planning phase for significant refurbishment works commencing late 2019.
 - » Rugby Union – Bond Pirates
Clubhouse, change rooms, and new facilities under construction.
 - » Cricket – Burleigh Cricket Club
Shares Bond Pirates clubhouse and facilities.

- OLDER REQUIRING HIGHER LEVELS OF MAINTENANCE – REVIEW SHORT TO MEDIUM TERM**
- » Football – Burleigh Bulldogs
Clubhouse, change rooms and toilets.
 - » Softball – Gold Coast softball
Storage shed, dugouts and public amenities.
 - » Netball – Pizzey Park Netball
Storage shed.
 - » Athletics – Gold Coast Little Athletics/Gold Coast Central Athletics Club
Clubhouse with change rooms and toilets, and storage shed.
 - » Gymnastics - Gold Coast Gymnastics
Gym Hall, change room and toilets.
 - » Men's Shed/Lapidary Club
Shared structure with separated uses.
 - » Lakeside shelters.

RECOMMENDATIONS

- » Upgrade existing and construct additional public amenities.
- » Sharing of facilities and clubhouses.
- » Add recreation shelters/bbq/picnic shelters.
- » Long-term develop community hub as non-sporting centre to park.

COMMUNITY CONSULTATION FINDINGS:



Built Form and Public Amenities - Current

2.7 Roads and Car Parking

Due to its organic unplanned growth the road and car park systems are poorly connected. As the eastern section of the park was originally a waste fill site and later used for waste transfer, the ground condition/subgrade varies with the result that the roads tend to be uneven in many places and tend to deteriorate with use. There is very little kerb and channel or edging. The park is split in two with east and west not connected by road. Road names are poorly defined which creates issues when emergency services are called out for sporting events. The road layouts within the park in the lower areas serving football and athletics are difficult to use and lack connectivity with road line markings non-existent in these areas. A system of gates deters "rat running", and at the same time affects park user connectivity.

Car parking has developed in an ad hoc manner and is sealed where deemed to be required, with the majority (except the newer car parking at the Aquatic Center) all non standard in layout and size. Some car park areas benefit from mature shade trees. There is a car parking shortfall during peak periods especially when more than one code is playing – e.g. a swimming carnival and junior rugby home game. The southern car park for football and athletics is poorly laid out and falls short of demand.

RECOMMENDATIONS

- » Review road system for layout efficiencies and connectivity.
- » Review pedestrian access/crossing at car parks.
- » Review internal bus/coach access, route/set down.
- » Reconfigure existing car parking to code.
- » Change Cottesloe Drive access to left in, left out.
- » Develop southern car park servicing football and athletics using Bardon Avenue as access.
- » Reduce/remove vehicle movement through the park.
- » Add trees to car parking to reduce urban heat island effect.
- » Introduce bio remediation to road and car park stormwater runoff.

COMMUNITY CONSULTATION FINDINGS:



2.8 Pedestrian and Cycling Network

Currently the path system lacks connectivity and is unsafe. The path system throughout the park has developed in an ad hoc manner to suit the immediate needs of the time. A layer of designed path connection has been attempted but is incomplete. The path hierarchy is poorly defined. Access into the park from the entries is poorly defined with no pedestrian path access from Pacific Avenue and Cottesloe Drive. Throughout the park pedestrians must share the road pavement in many areas. There are no clearly defined connected cycle paths. Despite these shortfalls the path network is highly utilised by walkers, joggers and casual cyclists.

The paths are a mix of sealed (concrete), unsealed and informal tracks.

Miami State School has very high levels of active transport that utilise the park as part of their journey.

In some areas the paths benefit from mature shade trees making them popular during summer.

RECOMMENDATIONS

- » Develop clearly defined well connected path hierarchy separated from vehicle circulation.
- » Develop pedestrian/cycle paths accessing park from Pacific Avenue and Cottesloe Drive.
- » Introduce shade trees to the north side of path networks for summer comfort.
- » Ensure destinations are clearly connected with entries and car parks.
- » Review active transport routes through park and integrate into network.
- » Introduce formal path system to native bush area connecting Sonia Avenue to Paradise Avenue.
- » Add seating rest spaces along path.
- » Include exercise stations along path loop.

COMMUNITY CONSULTATION FINDINGS:



2.9 Fences and Security

With a wide mix of uses and sporting codes – a system of fencing is required for a range of purposes.

Over time the fencing has been installed to suit the needs of the park users and or satisfy safety requirements. The majority of fencing is galvanised chainmesh and steel post of varying heights. Assorted bollards, timber log/ rail barriers are typically found around the car parks. Gates are positioned at access points and along some of the roads for maintenance access and event/park management. There are four main fencing types:

1. Barrier fencing to exclude access generally from playing fields – the height and location determined by the sporting code.
2. Boundary fencing to the park perimeter against adjoining property with the height and fence type determined by the neighbouring use.
3. Sports fencing to tennis courts.
4. Safety barriers which work as warning devices against hazards such as water bodies or car parks etc.

The fencing varies greatly, is inconsistent and in many areas redundant. The potential change of use will allow large sections of fencing to be removed providing access to the open space. Vehicle barrier systems will need to be installed to prevent vandalism by motor vehicles occurring. A number of the clubs use the fencing for revenue raising advertising which is somewhat random and unregulated.

RECOMMENDATIONS

- » Review fencing parkwide. Develop a strategy for unification of styles through maintenance renewal process.
- » Review advertising on fences and develop guidelines and regulatory process.
- » Review fencing needs and remove all redundant fencing.

COMMUNITY CONSULTATION FINDINGS:

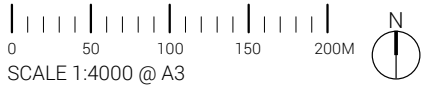


DEVISE A SITE WIDE FENCING GUIDELINE



Fences and Security - Current

Dense vegetation to waters edge limits interaction with water



2.10 Vegetation Zones

Pizzezy Park is comprised of a number of vegetation types including:

1. Open lawn - formalised and informal.
2. Remnant forest.
3. Pine forest.
4. Planted batter to Bardon Avenue.
5. Aquatic vegetation – fresh and brackish water.
6. Parkwide mature trees.

OPEN LAWN

With an emphasis on sporting use and a legacy of its historic use as a waste fill site, the overall character is that of grassed fields used for sporting and other active lifestyle and community activities. Formalised playing fields and informal open lawn.

REMNANT FOREST

The area of remnant vegetation includes coastal and swamp forest vegetation types, which include Scribbly Gum (*Eucalyptus racemosa*) and Broad-leaved Paperback (*Melaluca quinquenervia*). This area of remnant vegetation has been identified as being a high priority for the City, as there is less than 10% of these vegetation types remaining. It is important this remnant vegetation is protected as it supports a population of threatened species.

PINE FOREST

The pine forest is planted with *Pinus Elliottii* – Slash Pine – which is a recognised environmental weed. However in the context of the park it is seen as an icon valued by the community. It is a well known area and popular with photographers and film makers. It is noted that a section of the pine forest was removed when the tennis area was extended with little public comment.

BARDON AVENUE BATTER

The batter has been planted with a mix of native and exotic trees and shrubs. Mulch wash out to the base of the batter is an ongoing maintenance issue.

AQUATIC VEGETATION

The two lakes are different with the top lake freshwater and the lower lake brackish. These conditions dictate the species of aquatic planting that will inhabit the fringing edges.

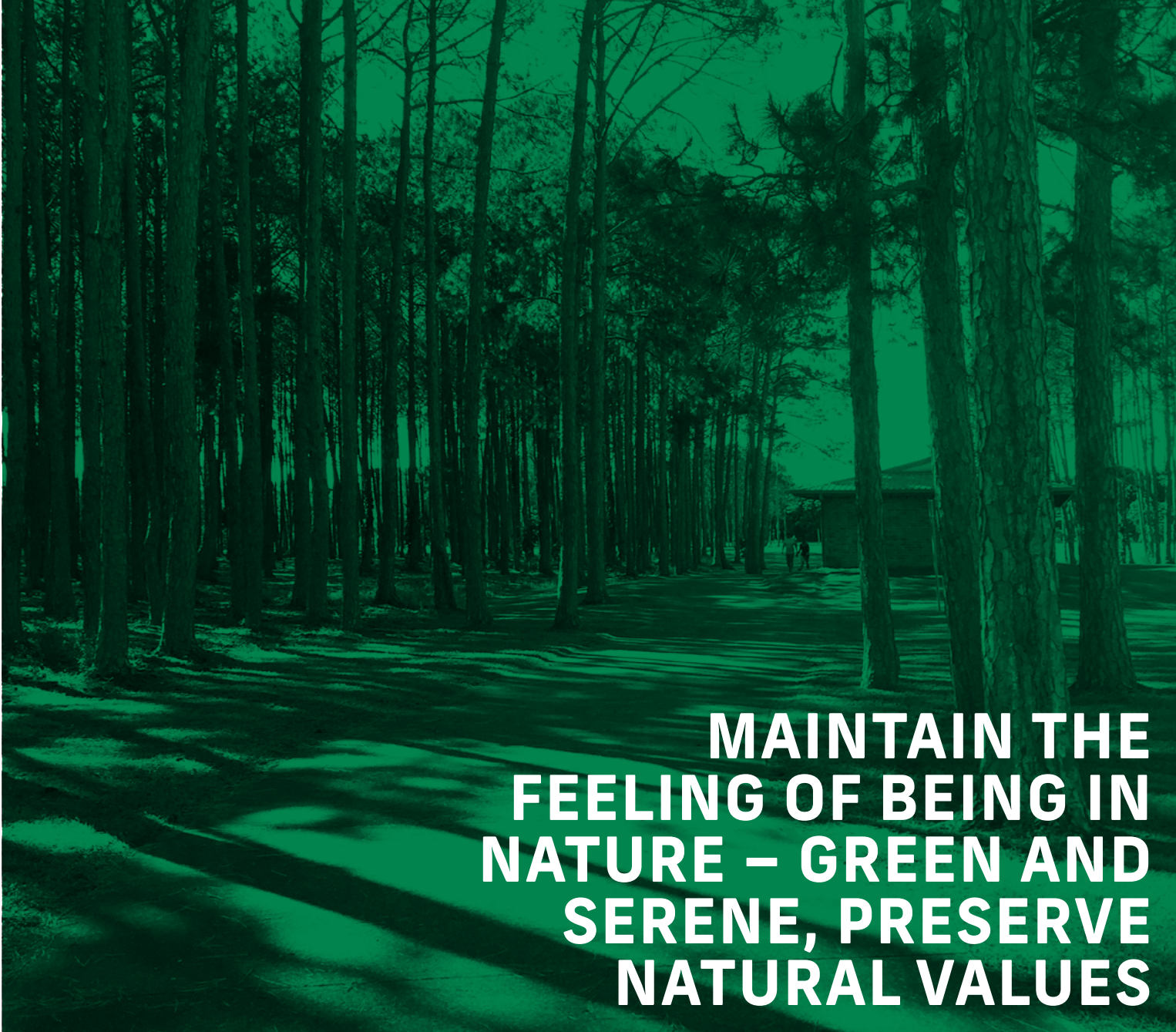
PARK WIDE MATURE TREES

The park benefits from large numbers of well established mature trees. A mix of native and exotic species create interest and provide shade.

RECOMMENDATIONS

- » Rehabilitate and provide buffer areas to the remnant vegetation to enhance the ecological value and function.
- » Introduce interpretive educational signage along the path systems.
- » Retain as much of the existing mature trees throughout the site – design to incorporate wherever possible.
- » Review the Bardon Avenue batter planting and
- » utilise the larger trees for shaded spectator viewing, stabilise the understory – open up view lines/vistas from the higher ground.
- » Plant shade trees to path networks.
- » Where required thinning or removal of pine trees is acceptable when extending high value amenity uses - however ensure adequate density is retained to the two large stands north and south of the western lake to maintain the iconic character.

COMMUNITY CONSULTATION FINDINGS:



LEGEND	
[Light Green Box]	Slash Pine
[Dark Green Box]	Environmental Value
[Medium Green Box]	Higher Value Significant Existing Mixed Trees
[Bright Green Box]	Formalised Maintained Sports Field
[Yellow-Green Box]	Informal Open Lawn Maintained Area
[Blue Box]	Brackish Water Intermittent
[Teal Box]	Fresh Water Aquatic



2.11 Signage and Wayfinding

There is an underwhelming sense of arrival from Pacific Avenue. The entrance is narrow and the lack of key signage doesn't provide a clear message that one has finally arrived.

Within the site there is no hierarchy in regards to signage, which creates visual clutter without providing a clear understanding of the whole site, making it hard to locate a specific area.

There is no uniformity, style or identity. Pizzezy Park should be represented as a significant sporting and recreational destination. A lack of brand identity results in a destination which doesn't communicate a clear message about what it is or what it has to offer.

Across the site there are some physical and natural landmarks which form strong wayfinding elements in the park.

- » There is no signage or wayfinding strategy present.
- » Environmental wayfinding is confused by a lack of consistency.
- » Pathways and roads have no hierarchy.
- » Vegetation blocks views across site in critical areas.

RECOMMENDATIONS

- » Develop park wide signage strategy/guidelines.
- » Develop unique entry character and apply across all entries.
- » Remove all obsolete signage.
- » Open up sightlines to allow visual connection between major elements.
- » Review extent of pine forest and set boundaries to ensure sense of place/wayfinding features are retained and strengthened.
- » Develop clear road and pathway hierarchy.

COMMUNITY CONSULTATION FINDINGS:



3.0 COMMUNITY ENGAGEMENT



3.1 The Community's Voice

"A welcoming sport, active recreation and lifestyle precinct for all that is valued by the people/community."

The Pizze Park Precinct is a premium sport, active recreation and lifestyle precinct that is highly utilised and valued by the community. The precinct is utilised by thousands of residents each week for both sporting and recreational pursuits and is home to over 25 sports and clubs.

Current Use

Pizze Park is home to numerous organised sporting groups. The park accommodates multiple users at any time with high utilisation during peak times on evenings and weekends.

Pizze Park also has a significant amount of green open space and is used for passive recreation other than sports.

Growing Demands

With the population of the Gold Coast set to double by 2050 with an increase in density to the coastal strip there is an increased pressure on our public parks and green spaces.

There is a key drive towards improving physical health and wellbeing in the community. It is fundamental that the infrastructure can accommodate increased demand. This is not limited to sports facilities and extends to toilets, changing rooms, roads, signage and lighting.

In order to understand the current needs and future demands Place Design Group consulted with the general public and key stakeholders of Pizze Park through organised sessions and a community survey. This information has been distilled and forms the basis of the Master Plan vision.

It is envisaged that through the continued process of engaging with stakeholders through the design process the Master Plan will continue to evolve.

Community Consultation

Place Design Group worked with the City engaging with stakeholders in numerous ways including:

- Internal stakeholder meetings
- Pop-up stall at Super Sports Saturday event via a survey
- Online survey
- Workshop with sport and recreation lessees
- Online survey targeted to sport and recreation lessees

These engagements occurred between 15 February and 25 March 2019.

Summary

The Master Plan provides an overall vision and direction for Pizze Park Precinct that is driven by how much the community values and utilises the park. The Master Plan is a living document that is based on community input, participation trends, utilisation levels, demographic changes and growth forecasts. It will guide the City's investment in Pizze Park Precinct, the recreation programs, sport services and facilities over the next 15 years and beyond.

Community Engagement Sources

Online Survey

Interacted with by 1,400 people

Stall (Super Sports Saturday)

59 online surveys completed during the duration of event

18 community ideas posted on idea wall

A Lessee Workshop and Survey

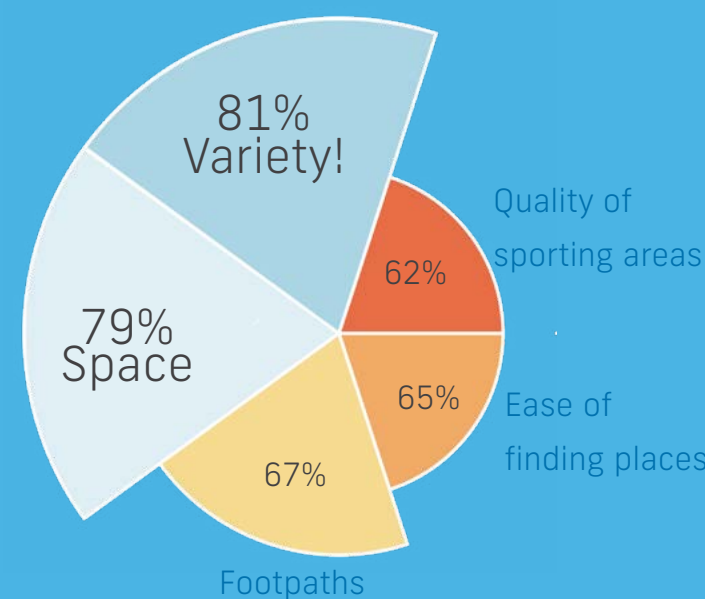
19 attendees representing 12 clubs

10 clubs submitted responses

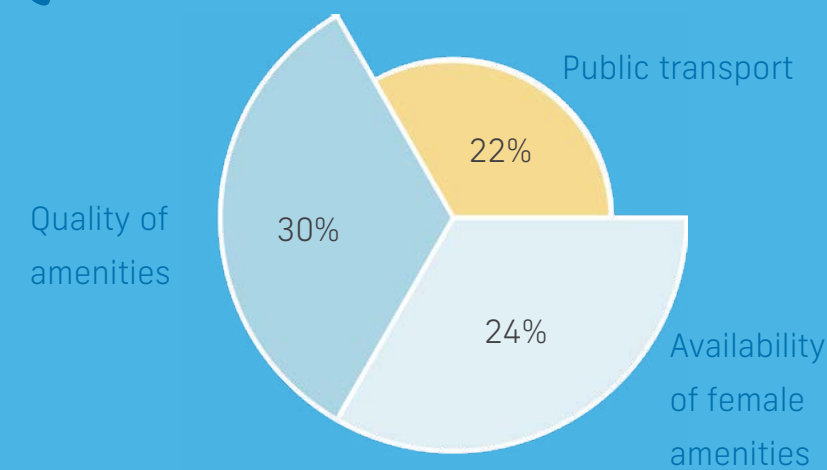
3.2 Survey Results

Perceptions

WHAT DO THE PUBLIC RATE BEST?



WHAT THE PUBLIC RATE LEAST



Must do's (WHAT THE PUBLIC RATE 'EXTREMELY IMPORTANT')

TOILETS	51%
FACILITY UPGRADES	51%
LIGHTING OF WALKWAYS	48%
LIGHTING OF ROADS/CAR PARKS	51%
SAFE ENTRY/ACCESS	51%
LIGHTING OF FIELDS	40%

Future ideas and wishlist

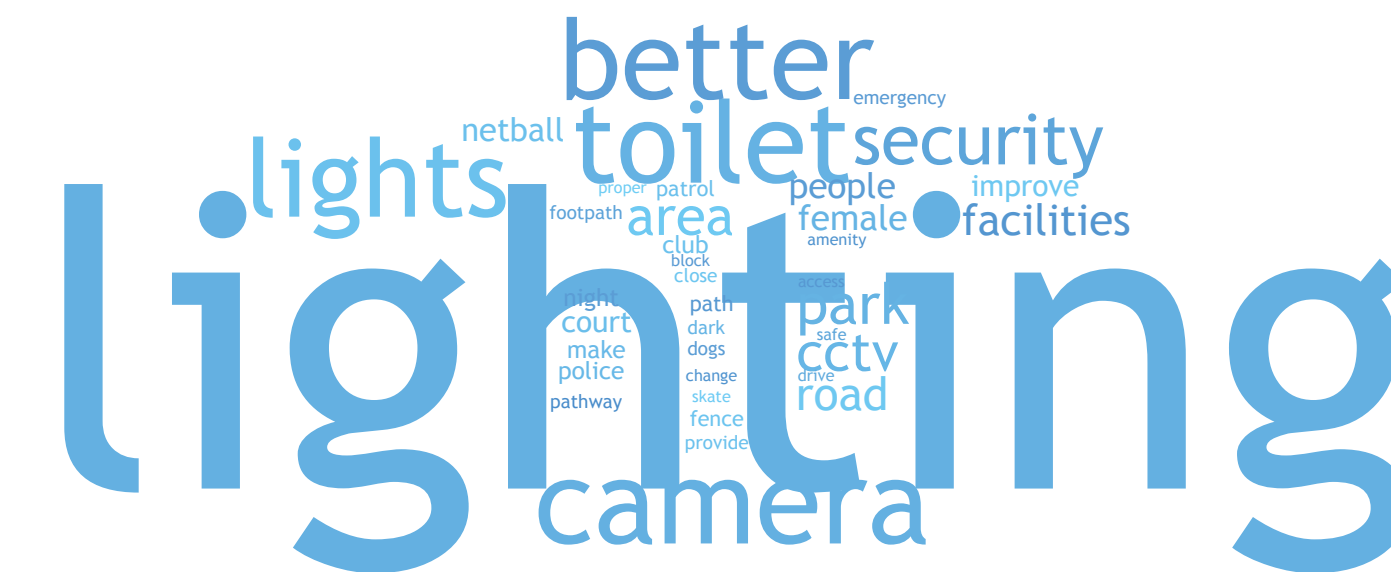
- Maintain feeling of being in nature
- Excercise fitness stations
- Don't change it - make it better!!!
- Good cafe
- More for families to do
- More car parking
- Hold major events in the future
- Easier road access to pizzey park via pacific avenue
- Provision of bbq, picnic facilities
- Improve toilets especially for females
- A major playground
- Address conflict between Pedestrians and vehicles
- A water play area
- Skateboarding/bmx track
- More events and an amphitheatre

3.3 Survey Results - Safety

'Which areas of the park do the public feel are unsafe?'

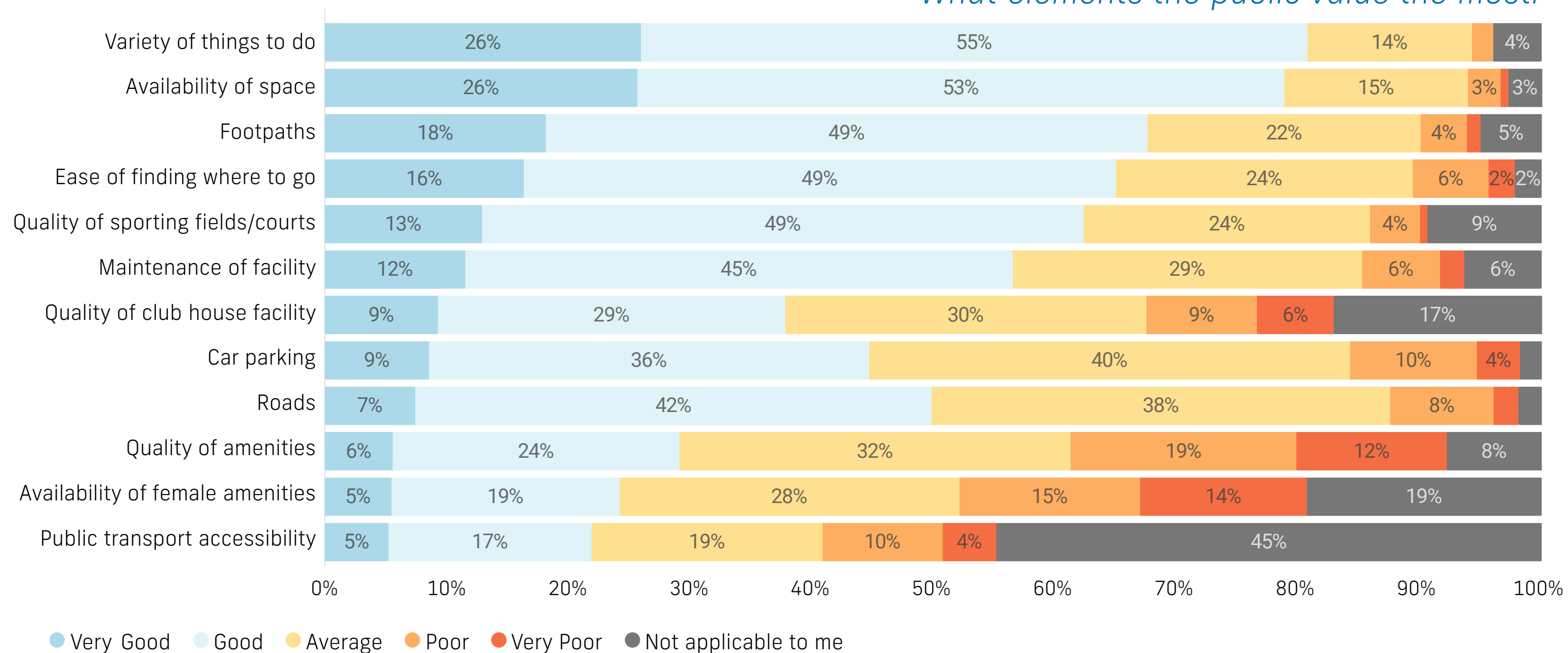


'What could be done to improve safety?'



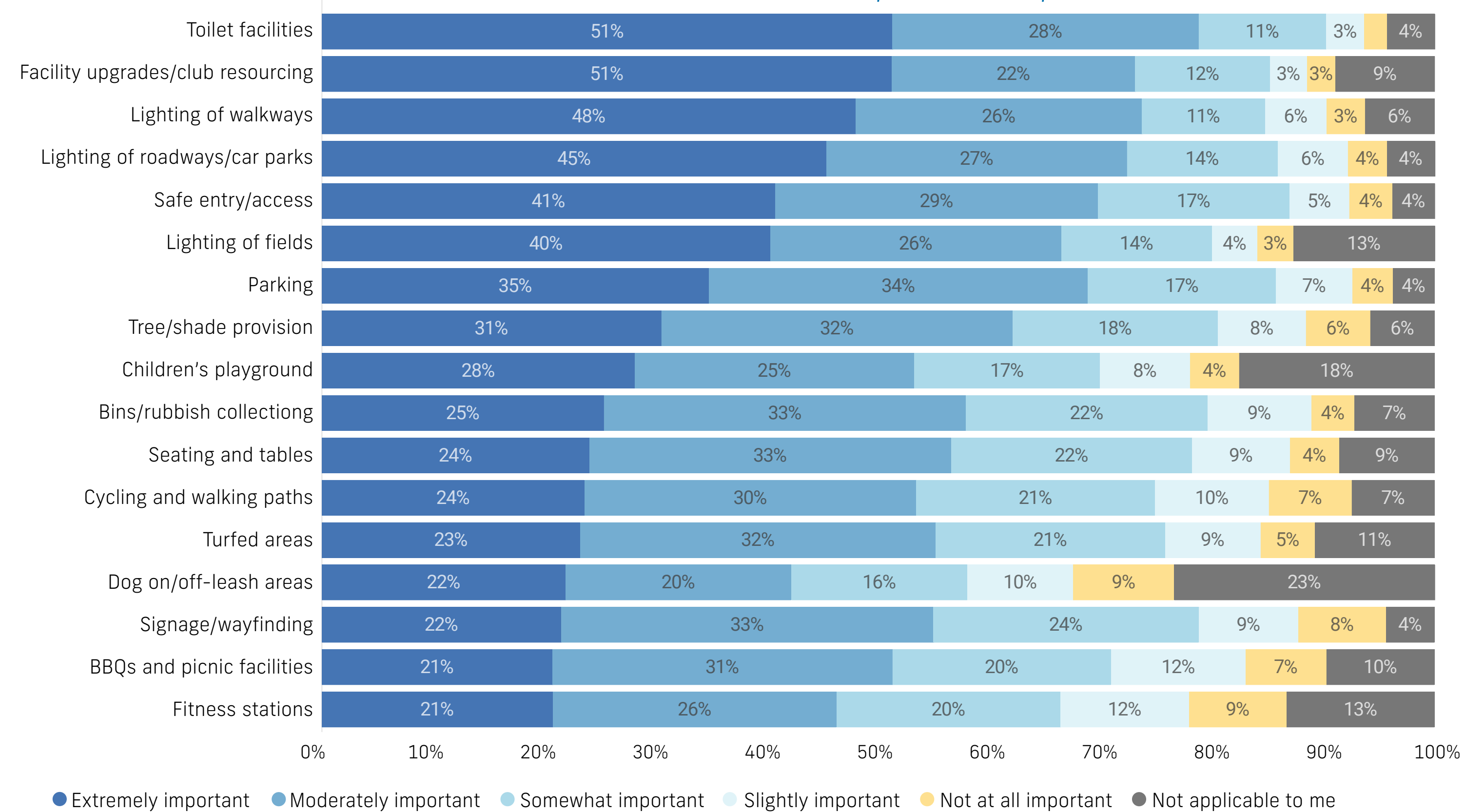
3.4 Survey Results - Public Value

What elements the public value the most?

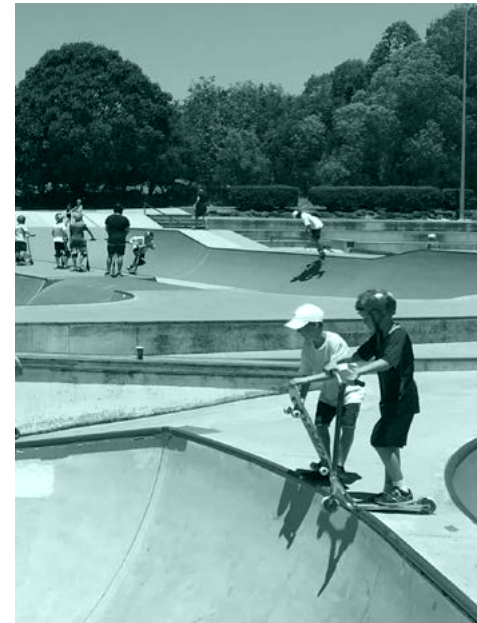


3.5 Survey Results - Potential Improvements

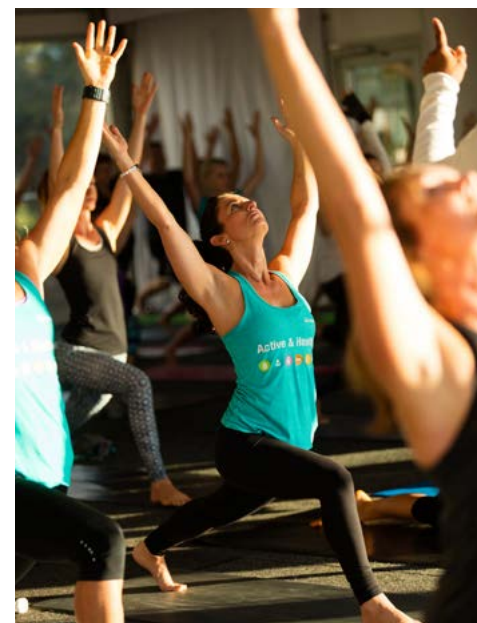
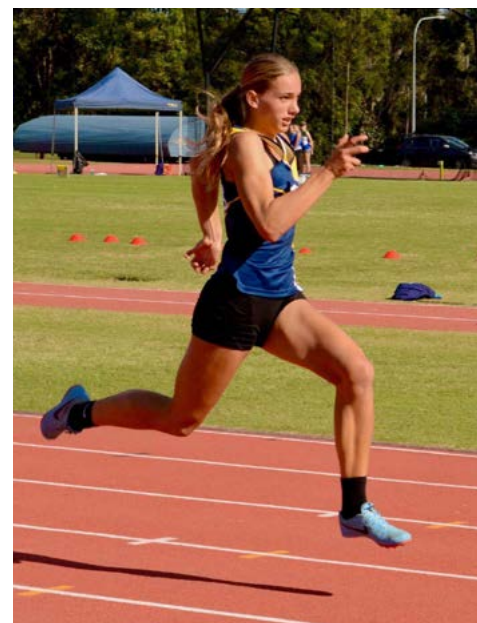
Which future potential improvements are most valued?



3.6 Experience and Atmosphere



TODAY



TOMORROW





4.0 VISION

“Creating the Gold Coast’s premier sport, active recreation and lifestyle precinct.”

Premier sporting hub
that inspires and engages the community to participate in the large range of sport offerings that the precinct provides.



SPORT

An adaptable and diverse precinct
that is enjoyed, valued and utilised for active and passive recreation including events and healthy lifestyle activities.



ACTIVE
LIFESTYLE

A welcoming park
for everyone in which people can connect with one another while enjoying the natural environment.



COMMUNITY

4.1 Key Principles

The Master Plan has been developed around six key principles that have been informed by the community and stakeholder consultation, site understanding and a long-term vision for the park, region and City. These principles are aligned to Activate Queensland 2019 - 2029.

COMMUNITY AND SAFETY

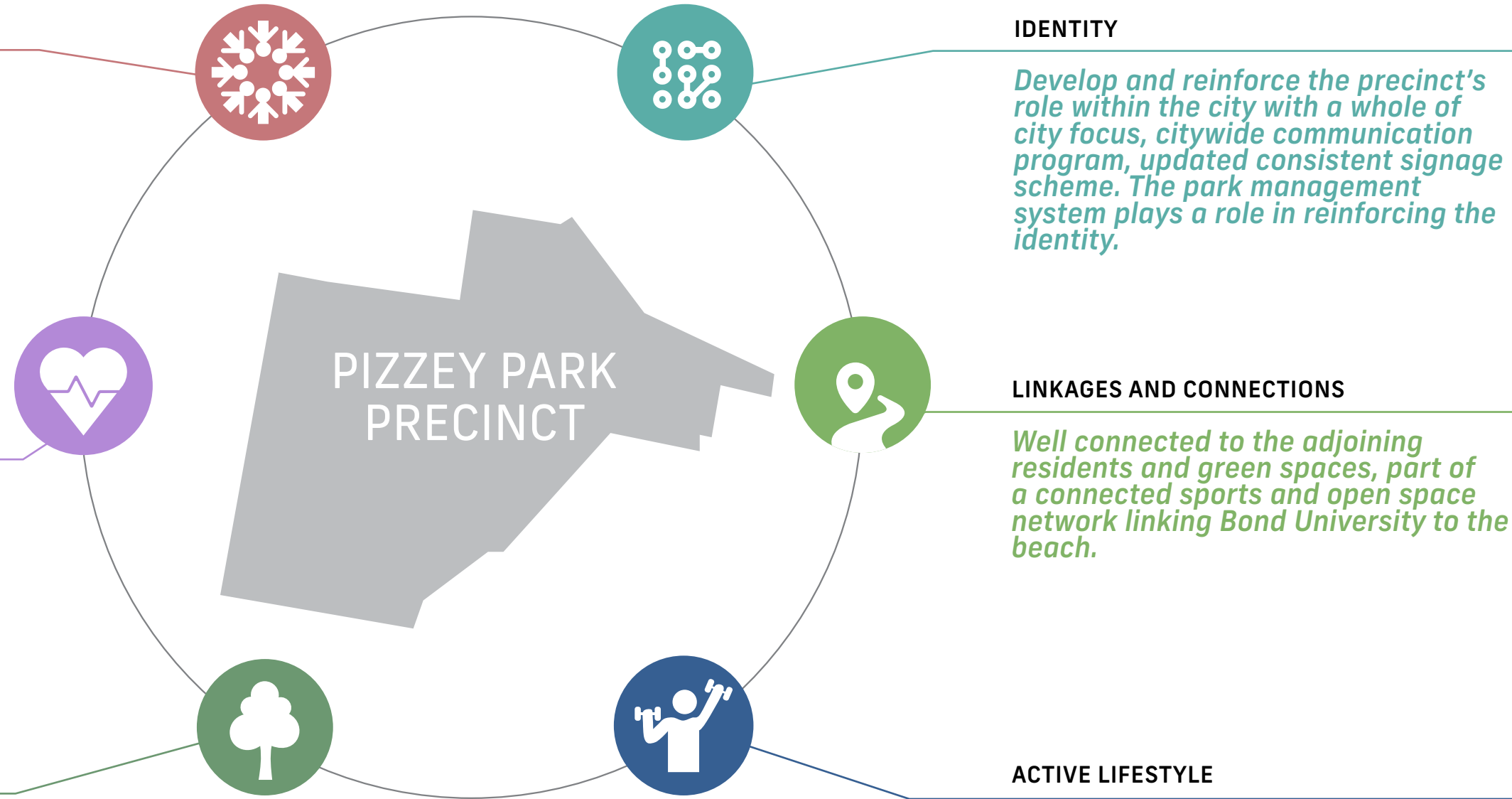
The park is well loved and highly utilised – creating a strong sense of community ownership, valuing the precinct and providing opportunities for everyday community connection and collaboration ensures the park is a safe place.

SPORT AND COLLABORATION

The southern and regional destination sporting precinct to cater for the growing demands of the city. Only through collaboration will the park reach its sporting potential.

NATURE AND ENVIRONMENT

A highly valued green open space that is enhanced and developed incorporating best practise environmental design principals.



IDENTITY

Develop and reinforce the precinct's role within the city with a whole of city focus, citywide communication program, updated consistent signage scheme. The park management system plays a role in reinforcing the identity.

LINKAGES AND CONNECTIONS

Well connected to the adjoining residents and green spaces, part of a connected sports and open space network linking Bond University to the beach.

ACTIVE LIFESTYLE

The park already hosts many active events, which is further built on through the Master Plan, including active and passive recreation, active lifestyle, events and activations.

4.2 The Master Plan

To achieve the vision, the Master Plan proposes significant improvements across the park, developed through the key principles. This work is proposed over a 15 year timeframe as funding becomes available.

Key design features

1. Improved traffic flow and parking options with safer access into the precinct for all users.
2. Accessible pathways and connections linking all areas of the precinct.
3. Creation of a green recreational spine running through the centre of the precinct.
4. Central hub and celebration lawn to create a sense of place and identity.
5. Development of integrated sport and recreation facilities that maximise opportunities for collaboration and sports participation.
6. Activation of parklands through regular activities and events to increase the physical activity and wellbeing of community members.
7. Holistic management of the precinct to improve functionality and accessibility for all.
8. Communication of the precinct's identity citywide and creation of a signage scheme.
9. Incorporation of environmental design principles.

Implementation – a joint effort

Implementation of the Master Plan will require commitment, resources (financial and human), and adjustment of existing policies and protocols. The plan is dynamic, and the frameworks and systems outlined allow recreation and parks stakeholders to adapt as Pizzezy Park Precinct grows and evolves.

The plan's underlying theme is that the delivery is dependent upon a collaborative effort led by the City and involving a variety of dedicated partners and service providers. The recommendations are a product of the dedication and perseverance of all stakeholders, including the volunteer sector, other levels of government, and the private sector.

Management Model

USERS

- » Sports – not-for-profit local clubs, development squads, state and national academy's.
- » Community groups.
- » Schools.
- » Commercial use for community benefit – active recreation, fitness, events, markets, food trucks and coffee vans etc.
- » Local and wider community.

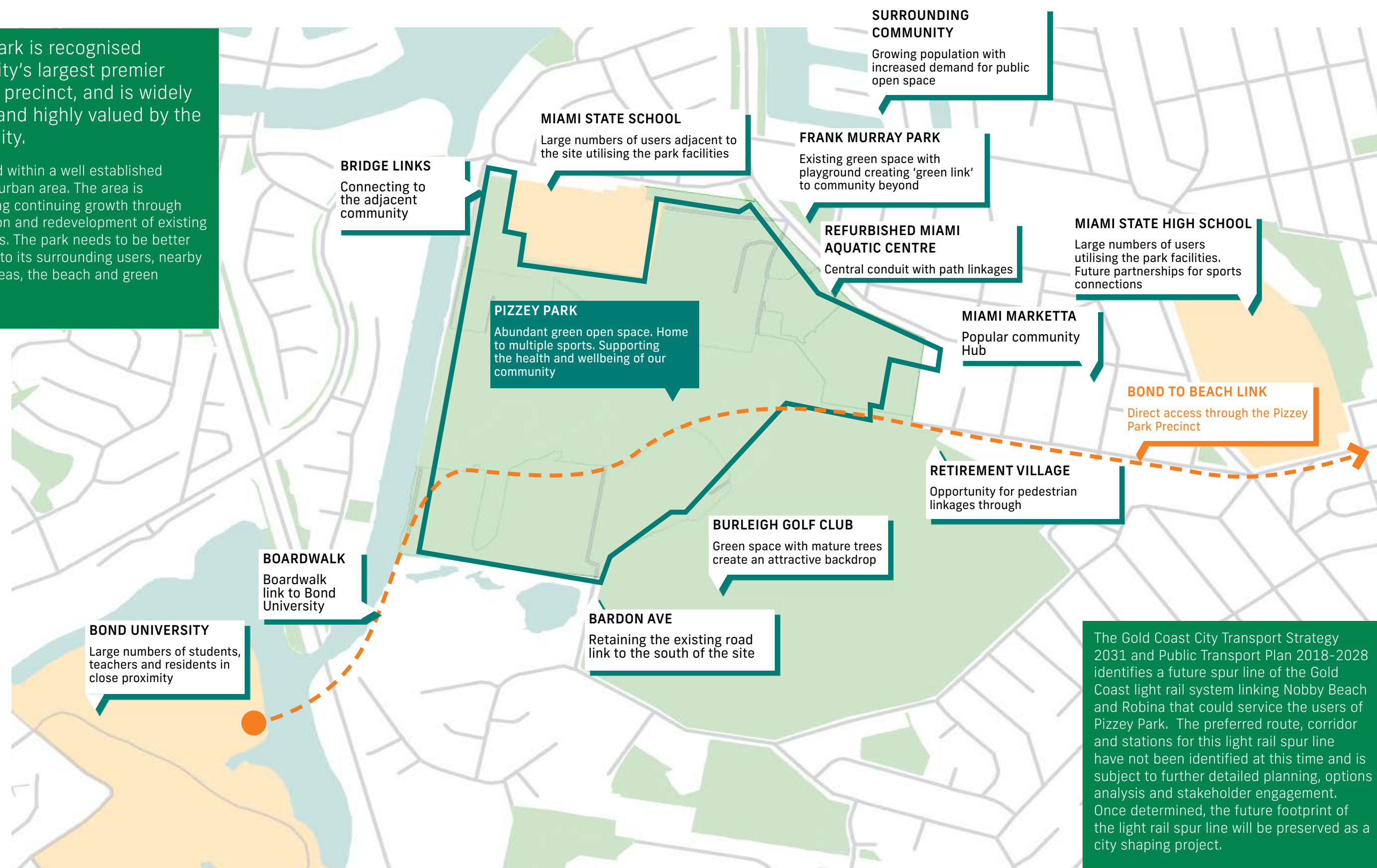
RECOMMENDATIONS

- » Precinct Management Model - centralised support for all sporting clubs, community groups and commercial uses of site.
- » Potential for centralised booking system that captures sports field bookings, hub area, skate park – both not-for-profit and commercial use.
- » Shared use model for fields and also facilities.
- » Management of site by the City - officer/s to operate out of sports hub.
- » Maintenance and management of fields and recreation spaces.
- » Site activation.
- » Bookings for events/markets.

4.3 Local Connections – Opportunities

Pizzey Park is recognised as the City's largest premier sporting precinct, and is widely utilised and highly valued by the community.

It is located within a well established beachside urban area. The area is experiencing continuing growth through densification and redevelopment of existing land parcels. The park needs to be better connected to its surrounding users, nearby sporting areas, the beach and green spaces.



The Gold Coast City Transport Strategy 2031 and Public Transport Plan 2018-2028 identifies a future spur line of the Gold Coast light rail system linking Nobby Beach and Robina that could service the users of Pizzey Park. The preferred route, corridor and stations for this light rail spur line have not been identified at this time and is subject to further detailed planning, options analysis and stakeholder engagement. Once determined, the future footprint of the light rail spur line will be preserved as a city shaping project.



5.0 MASTER PLAN

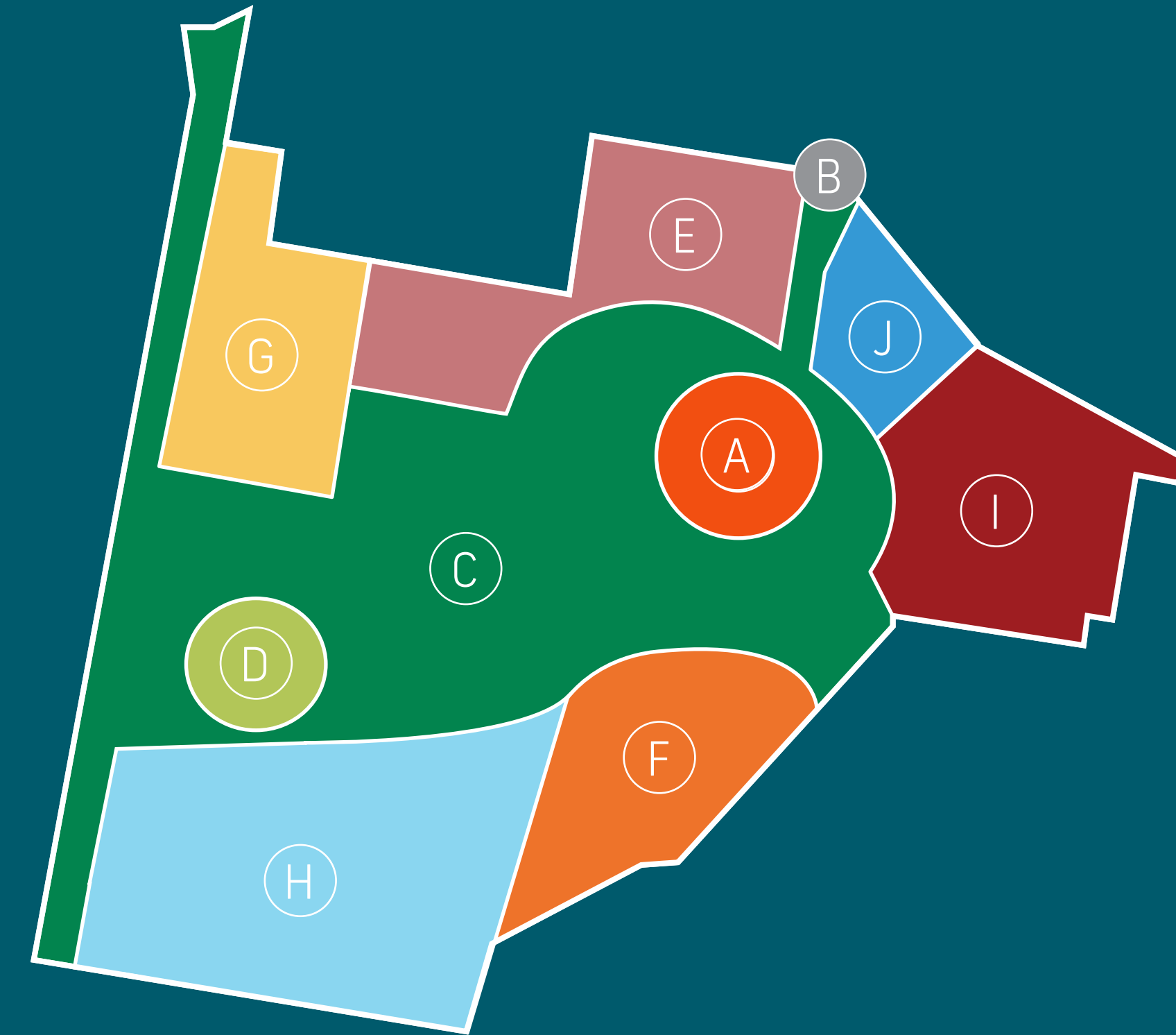
The Master Plan is designed to guide the future actions of the Pizzezy Park Precinct. It presents a vision for the future, with long-range goals and objectives for all activities within Pizzezy Park.

The Master Plan and its subsequent 5, 10, 15 years approach will ensure that Pizzezy Park continues to evolve into one of the premier City of Gold Coast's Community Parklands. The Master Plan guides and regulates future uses within the Pizzezy Park precinct and creates a clear vision to secure future funding that aligns with increased patronage of the precinct.

The Master Plan has been informed by a combined; community engagement strategy, Pizzezy Park stakeholder engagement, City of Gold Coast internal stakeholder engagement, specialist consultant audits and inputs.



THE EVOLVED PRECINCT PLAN



A	The Hub Community buildings Celebration lawn Destination playgrounds Skate park Pump track
B	Main entrance - Pacific Avenue
C	Green Spine Peninsula Park recreation areas Recreational paths Forest experiences The lakes
D	Dog walking and off-leash area
E	Rugby league - junior
F	Rugby union, cricket and the outlooks
G	Tennis
H	Athletics, football and sports house
I	Rugby league - senior and gymnastics
J	Miami aquatic centre

5.1

5 years: Proposed Improvements

- 5-1 SKATE PARK PRECINCT**
Upgraded skate park and adjoining car park (funded). Pathway connections to Pacific Avenue (funded).
- 5-2 PACIFIC AVENUE ENTRANCE**
Improvement to entrance with formalised pathways off Pacific Avenue connecting through to the central parkland with formalised parking areas. New lighting to car parks and pathways.
- 5-3 RUGBY UNION PRECINCT**
Rugby union car park upgraded. Pathway link from the outlooks area through to Bardon Avenue.
- 5-4 HUB PRECINCT**
Removal of softball fields and associated infrastructure. Commence planning and landscaping around the celebration lawn.
- 5-5 RUGBY LEAGUE**
Extend Junior Rugby League fields and remove pine trees (adjacent to tennis court).

- 5-6 AMENITIES**
New female change rooms next to Rugby League - Junior.
- 5-7 OCEANIC DRIVE ENTRANCE**
Left in, left out amendments at Oceanic Drive Roundabout (funded).
- 5-8 PARADISE AVENUE LINK**
A vital pathway to link Paradise Avenue to Rugby League Senior, the Hub, skate precinct and Aquatic Centre. Shade trees to line the pathway and extend along Pacific Avenue. Link will reinforce the direct connection with the future Light Rail, Miami State High School and the beach.
- 5-9 AQUATIC CENTRE**
Pool will be upgraded, with extra car parks within 5 years (funded stage 1).
- 5-10 WAYFINDING**
Start the implementation of the wayfinding and signage suite.

- RECOMMENDED STUDIES**
- » Wayfinding study and signage suite development.
 - » Traffic study on the Sonia Street entrance and Bardon Avenue analysis to provide recommendations
 - » Stormwater/water filtration study.
 - » Relocation options for Men's Shed and Lapidary Club (pending stage 2 of Aquatic Centre).



Within 5 years

5.2 10 years: Community

- 10-1 THE HUB PRECINCT**
To be further developed and to include;
 - » Pop-up café.
 - » Destination adventure playground.
 - » Stormwater treatment and water quality management.
 - » New pedestrian pathways.
 - » Celebration lawn for public events.
- 10-2 RUGBY UNION PRECINCT**
 - » Toilet replacement
- 10-3 TENNIS PRECINCT**
 - » New amenities.
 - » Car parking formalisation and lighting.
 - » Removal of pines to accommodate new car park to the southern end of the courts. Also to include a bus drop-off area.
 - » Formalise pathway along the edge of the canal connection to Oceanic Drive.

- 10-4 THROUGH ROAD CLOSURE**
Closure of the road around the lake joining Oceanic Drive to Bardon Avenue. Road to be converted to public pathway and open space. Event mode vehicle access will be designed for and managed.
- 10-5 WAYFINDING – SITE WIDE**
 - » Continuation of wayfinding and signage suite.
- 10-6 AQUATIC CENTRE**
 - » Further proposed upgrades to the Aquatic Centre.
- 10-7 MAIN ENTRANCE**
 - » Upgrade entrance from Pacific Ave
- 10-8 NEW PUBLIC AMENITIES**
 - » New public amenities adjacent to car park.



Within 10 years

5.3

15 years: Celebration

- 15-1 THE HUB PRECINCT**
To be further developed and to include;

 - » Community gathering spaces with café and hardstand flexible use spaces. This area will create a community meeting place for users to interact.
 - » Shade shelter – with solar roofs to supply parkland energy demands.
 - » New recreational opportunities.
 - » BBQ facilities.
 - » Car park expansion.
 - » Road upgrade to include bus drop off and turnaround.
 - » Lighting to car parks and pathways.
 - » New toilet/changing places and removal of skate park toilets.
 - » Direct axis on-grade pedestrian linkages to Aquatic Centre.
 - » Lake edge treatments.

- 15-2 THE OUTLOOKS**
Picnic shelters and BBQ facilities on high point of site. Provisional multi-use community building site.

- 15-3 FOOTBALL/ATHLETICS CAR PARK**
New car park to football, athletics and sports house precinct with direct access off Bardon Avenue. Includes lighting and pedestrian linkages to fields, facilities and safe vehicular pick-up and set down areas.

- 15-4 FOOTBALL PRECINCT**
Upgrades to create new main field and reconfigure existing fields. The removal of existing car parking and the demolition of the current buildings will allow inclusion of new junior fields. The addition of a new building and supporting infrastructure to the west side of the football pitches in conjunction with the athletics facility. The embankment to the eastern side of the field will be utilised for viewing. Selective tree removal to take place.

- 15-5 ATHLETICS PRECINCT**
Precinct to be reconfigured to cater for the new car park to the south with direct access from Bardon Avenue. This will allow the removal of the existing parking and road along the canal. This area can be repurposed into overflow event space and relaxation areas.

The running track is to be moved north to allow for the parking to the south and may be upgraded to a synthetic running surface.

The existing building facilities are to be demolished and a new building to be constructed on the opposite side in conjunction with the football facilities.

- 15-6 RIVER/LAKE SIDE PENINSULA PARK**
Road and car park removal from the waters edge will allow this space to be reclaimed as green open space recreational parkland. The new parkland will provide a safe pedestrian/recreation link void of vehicular traffic. Link pathways, outlooks and BBQ areas to be incorporated.

- 15-7 AQUATIC CENTRE**
Further proposed upgrades to the Aquatic Centre.

- 15-8 SPORTS HOUSE**
Extension of facility in line with future needs.

- 15-9 BOUTIQUE STADIUM**
Potential conversion of Burleigh Bears Senior Rugby League facility to a boutique stadium.



Within 15 years

Within 15 years



5.4

Sport

Organised sport remain a key component of the Pizze Park Precinct Master Plan. The Master Plan allows for safer, more convenient access to the retained sports through refined road and pathway routing. New car parking areas allow for greater car parking numbers and fluid vehicular movements.

The Master Plan addresses the need for replacement of aged infrastructure that is required for periodic replacement by the sporting codes.

It is seen as advantageous that the sporting groups further engage in greater co-operation within the precinct to share and maximise the fields capaCity's to benefit the greater community.

CURRENT ORGANISED SPORTING CLUBS:

- » Rugby league
- » Rugby union
- » Cricket
- » Football
- » Athletics
- » Canoeing/paddling
- » Rowing
- » BMX
- » Tennis
- » Gymnastics
- » Triathlon
- » Swimming
- » Water polo
- » Synchronised swimming

FUTURE IMPLEMENTATION

- 1 Softball/netball relocated out of Pizze Park.
- 2 Improve management of fields/facility usage.
- 3 Establish full time parks Operations Manager.
- 4 Share facilities where applicable.
- 5 Upgrade existing and construct additional change room and public toilet facilities for female athletes, coaches and referees.
- 6 Review and enhance spectator viewing opportunities.
- 7 Upgrade aquatic centre.
- 8 Potential for boutique stadium.
- 9 Establish and expansion of sports house.
- 10 Re configuration of fields to improve the usability of space.



Sport
Within 15 years

5.5

Active Lifestyle

Pizzey Park Precinct Master Plan vision continues to promote an active and healthy lifestyle. Active recreation through informal activities and the allocated spaces/pathways is an important ingredient to catering for the whole community. Catering for all ages is fundamental for the future use of Pizzey Park and will contribute to a highly activated precinct.

ACTIVE LIFESTYLE FACILITIES:

- » Sixty hectares of open space.
- » A range of open lawn areas for informal play such as touch football, frisbee etc.
- » Professional fitness providers take full advantage of the variety of spaces within the park.
- » A network of meandering paths with shaded options and a range of accessible and inclusive recreational opportunities across all facilities.
- » Miami Aquatic Centre with multiple pools and wet play.
- » Skate park with Olympic standard street-skate course.
- » Expansive dog off leash areas and dog agility course.
- » Destination playground at hub.
- » Bicycle pump track.
- » Recreational running opportunities provided across the site.

FUTURE IMPLEMENTATION

- 1 Upgrade existing and construct additional public amenities.
- 2 Upgrade path network to provide clear separation from traffic.
- 3 Expand skate park and establish bike pump track.
- 4 Improve management systems regarding use within the park.
- 5 Create a large destination play space.
- 6 Expand program of active recreation activities and events to cater for all ages and abilities.
- 7 Develop and activate multi-use celebration lawn.
- 8 Upgrade to Aquatic Centre.



Active Lifestyle

Within 15 years

LEGEND	
	Recreational running
	Walking track
	Fitness station
	Dog walking and off-leash
	Playground
	Pump track
	Skate park



5.6 Built Form and Public Amenities

Pizzey Park Precinct accommodates significant aging infrastructure and an inadequate amount of public amenities to sufficiently cater for the increased utilisation of the precinct. Community consultation highlighted the need for more public amenities, shelters and recreational infrastructure to better support the growth of the City and to enhance the safety and security across the site.

BUILT FORM AND PUBLIC AMENITIES:

- » Upgraded and new public amenities
- » The hub building
- » Shared community use facilities
- » Shelters and shade structures
- » BBQ facilities

FUTURE IMPLEMENTATION

- 1 Upgrade existing and construct new public amenities.
- 2 Add recreation shelters/bbq/picnic shelters.
- 3 Sharing of facilities and club houses.
- 4 Long term development community hub as non-sporting centre to park.
- 5 Improve shade, lighting and general safety requirements.
- 6 Seating around the path network.



Built Form and Public Amenities

Within 15 years

5.7 Roads and Car parking

Formalised roads and new car parking will allow the Pizze Park Precinct to cater for future growth in visitation to the parkland and expand the green core to cater for increasing requirements for open space recreation. Approximately 500 new car parks will be added to the precinct and improvements will be made to the capacity and flow of allocated car parking areas across the site.

The Master Plan aligns the parking to the three entries of the parkland and also includes vehicular and bus/ coach set down points. In an effort to improve safety and manage the congestion in and out of the site during peak times, all entry points into the park will be redesigned.

ROADS AND CARPARKS:

- » Redesign of precinct entries
- » Enhance pedestrian access and safety
- » Increase capacity of parking areas across the site
- » Improve flow and connectivity internally enhancing pedestrian safety
- » Improved bus drop off and pick up zones
- » Additional lighting for car parks and pathways

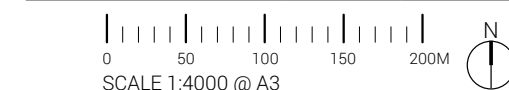
FUTURE IMPLEMENTATION

- 1 Upgrade of the main entrances.
- 2 Provide internal bus/coach access and set down.
- 3 Reconfigure, upgrade and formalise car parking.
- 4 Change Cottesloe Drive access to left in, left out.
- 5 Consolidate and develop new carparks for multi users.
- 6 Realign vehicle movement through the park.
- 7 Provide shade to carparks.
- 8 Introduce bio remediation to road and car park stormwater runoff.
- 9 Installation of security gates to restrict access to the park after hours.
- 10 Improved lighting to road networks and carparks.



Roads and Car parking
Within 15 years

SUMMARY		
PRECINCT	CURRENT	WITHIN 15 YEARS
Main Entry	58	131
Rugby League - Junior	42	85
Rugby Union, Cricket, Skate Park and The Outlooks	112	146
Tennis	182	271
Athletics/Football/Sports house	132	300
Dog Off-Leash Area	24	132
Aquatic Centre	125	239
Rugby League - Senior	256	256
Gymnastics	39	39
TOTAL	970	1599



5.8 Pedestrian and Cycling Network

To improve the community's experience and safety when using the precinct, a simplified and connected pedestrian focussed network will be established. All entry points into the site will be redesigned with new pedestrian/cycle paths added to Pacific Drive and Cottesloe Drive entries.

The redesigned main entry at Pacific Avenue has been de-cluttered and visually opened to the street. It features signage/elements and well defined circulation clearly identifying it and creating a strong identity and scale appropriate to the park.

Pedestrian/vehicle interactions are minimised throughout the park, with pedestrian priority and pathways will align with the proposed pedestrian crossings to ensure safe sightlines for users.

Formalised broad and shaded multi-mode pathways lead users through the park to the HUB and beyond to the park's various facilities. Storm water, bio remediation systems integrated with the paths enhance the park landscape experience.

The path system has been organised into a clear hierarchy with the 3.5m main multi-mode paths, 2.0m secondary paths and 1.2m recreation paths. Path surfaces are low maintenance concrete and gravel with coloured bitumen an option, subject to cost.

The path network acknowledges its function as a community connector, linking Bardon Avenue to the south with Cottesloe Drive to the north west, Pacific Avenue, north and Paradise Avenue to the East. A connection to Bond University is proposed to the south.

PEDESTRIAN AND CYCLE NETWORK:

- » Greater pedestrian circulation and improved linkages to enhance functionality
- » Additional pathways both formal and informal providing greater connectivity
- » Improved pathway lighting to enhance safety for all users
- » Shaded pathways to encourage active travel and healthy lifestyle behaviours

FUTURE IMPLEMENTATION

- 1 Develop clearly defined well connected path hierarchy separated from vehicle circulation.
- 2 Introduce shade trees to the north side of path networks for summer comfort.
- 3 Review active transport routes through park and integrate into network.
- 4 Introduce a formal path system to native bush area connecting Sonia Avenue to Paradise Avenue.
- 5 Closure of some roads to provide safer pedestrian movement through the park.
- 6 Improve safety through lighting and pedestrian crossing.



Ensuring the safety of all community members that frequent and utilise the Pizzezy Park Precinct is of utmost importance. A well-designed and well-used precinct is a great asset and an integrative strategy that involves improved design, programming, maintenance and community involvement is needed to ensure a safe experience is provided to all users.

A range of improvements to infrastructure will be undertaken across the park with a focus also to improve the connection between park use and safety, as when people use parks in a positive way and in substantial numbers, all users feel more secure.

SECURITY:

- » Improved fencing system implemented across the site
- » Enhanced lighting at facilities, along pathways and in car parks
- » Mobile CCTV system
- » Gates and barriers placed in key areas to restrict vehicle access and to improve pedestrian safety
- » Enhanced activity programming to ensure widespread use of the park and an increase in positive uses
- » Installation of clear and understandable signage to improve how users orient themselves
- » Development of shared use facilities across sports to improve surveillance and communication between users
- » Employment of a park management officer

FUTURE IMPLEMENTATION

- 1** Review fencing systems parkwide and develop strategy/guideline for unification of styles through maintenance duration/lifecycle replacement process.
- 2** Review advertising on fences and develop guidelines and regulatory process.
- 3** Installation of additional lighting along pathways and at key site facilities.
- 4** Development of a park wide signage strategy/guidelines.
- 5** Intergration of sporting clubs into shared use facilities.
- 6** Improve safety through lighting, pedestrian crossing and CCTV coverage.



5.10 Wayfinding and Signage

While Pizze Park Precinct is a much loved and utilised park by local community members there is currently no uniformity, style or identity for the precinct to ensure that is recognised as a premier sport and active lifestyle destination for all Gold Coasters.

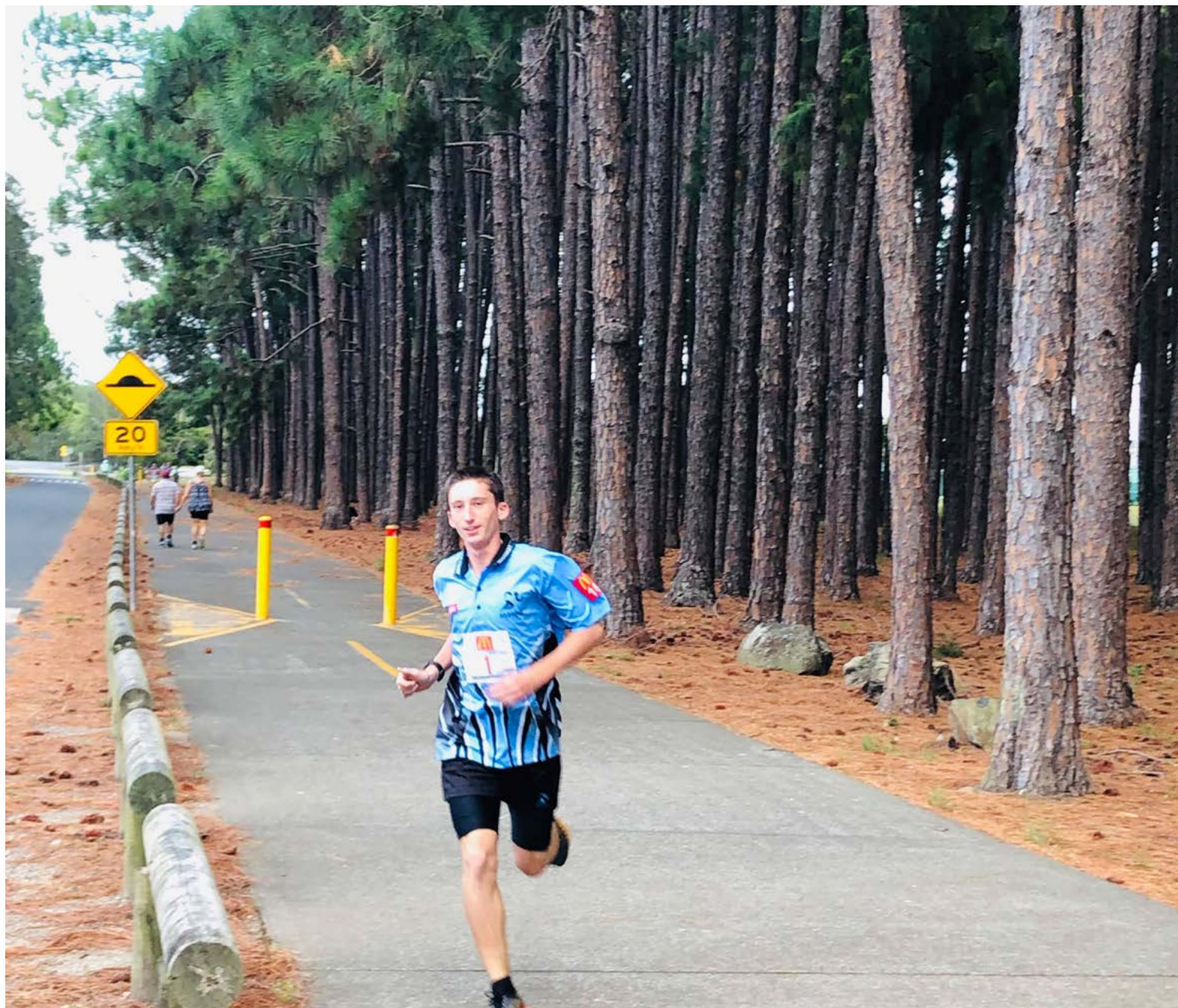
A review of all signage and the development of a wayfinding and signage suite will enhance entry into the site and showcase the various sports and facilities that call the precinct home. A series of maps to highlight the connectivity and sub precincts within the site will guide new users and better promote the sports and activities that are on offer site wide.

To enhance the precinct's identity, a strong brand will be created to highlight the precinct's role in the sport and recreation landscape on the Gold Coast. This brand and associated communication and signage plan will be used to better communicate the sports and active recreation opportunities that are offered across the precinct.

Across the site there are some physical and natural landmarks which form strong wayfinding elements in the park. Improvements will be made to vegetated areas to enhance the line of site and connectivity around the precinct.

FUTURE IMPLEMENTATION

- 1 Develop park wide signage strategy/guidelines.
- 2 Develop unique entry character and apply across all entries.
- 3 Remove all obsolete signage.
- 4 Open up sightlines to allow visual connection between major elements.
- 5 Review extent of pine forest and set boundaries to ensure sense of place/wayfinding features are retained and strengthened.
- 6 Develop clear road and pathway hierarchy.

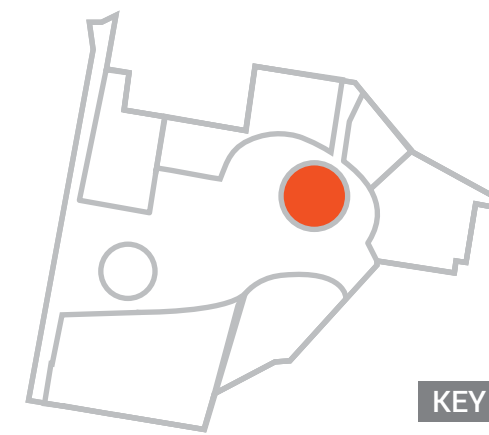


Wayfinding and signage
Within 15 years



6.0

PRECINCT DETAIL



KEY PLAN



The Hub

The Hub represents the epicentre of the Pizzey Park Precinct. Sporting and recreational users congregate around its celebration lawn. This newly defined precinct offers high quality open space and community amenities for all users. This includes activities and events that bring the community together and celebrates the city's active lifestyle.

STAGED GROWTH

The Hub is so integrally linked with the wider park that follows the same 5, 10 and 15-year plan. The final stage includes the 'wow-factor' enhancements which elevates Pizzey Park above the rest as an exemplary leading example of multi-functional, highly flexible public open space.

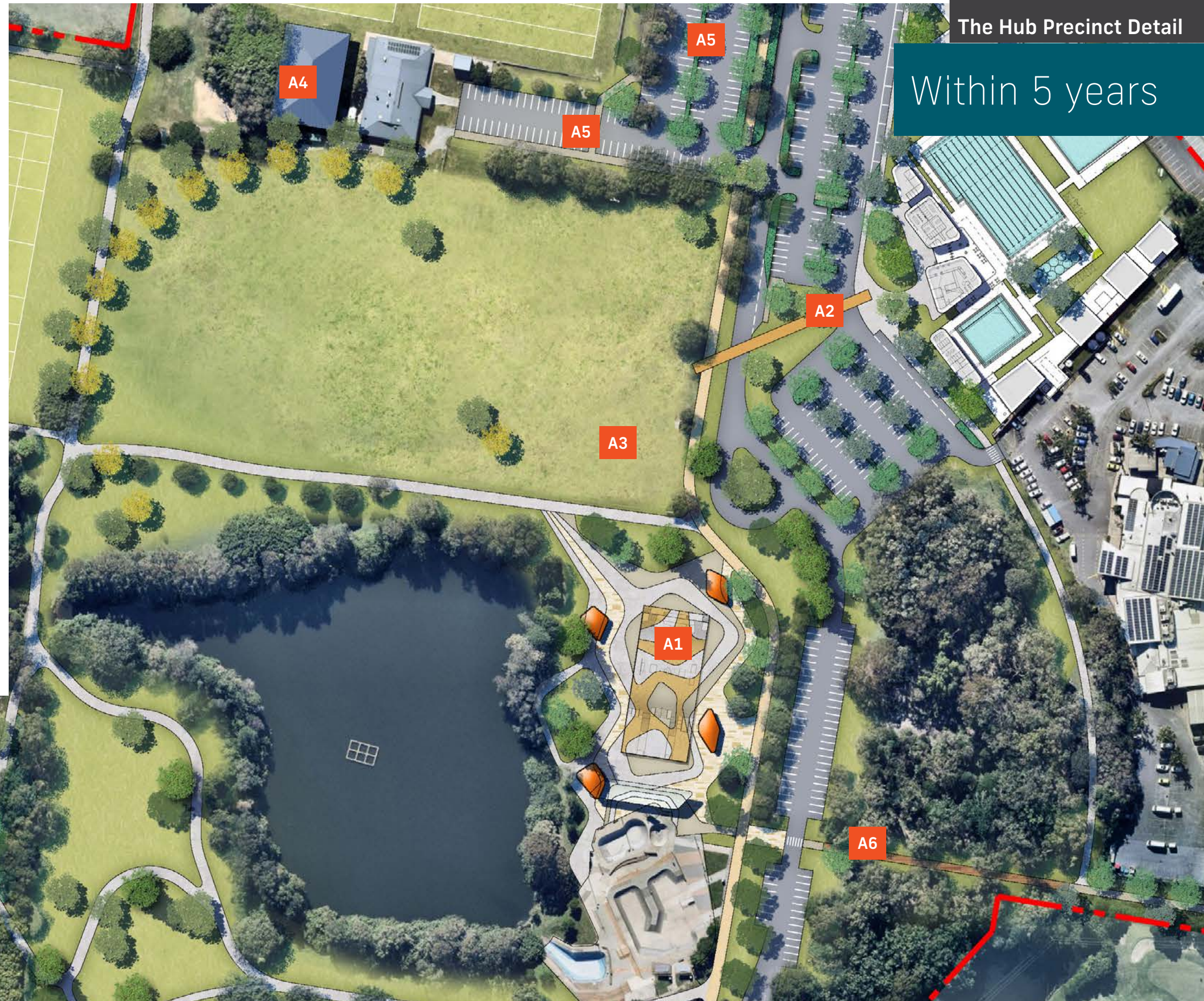
THE HUB PRECINCT IS TO INCLUDE:

- » Destination adventure play
- » All abilities play
- » Outdoor fitness hub
- » Café and toilets
- » Expansion zone for future community buildings
- » Celebration lawn
- » Upgraded skate precinct
- » Stormwater treatment
- » Solar energy shade structures to power parkland
- » Pump track
- » Inclusion of office space for parks operations officer with the cafe area
- » Outdoor undercover area for activation



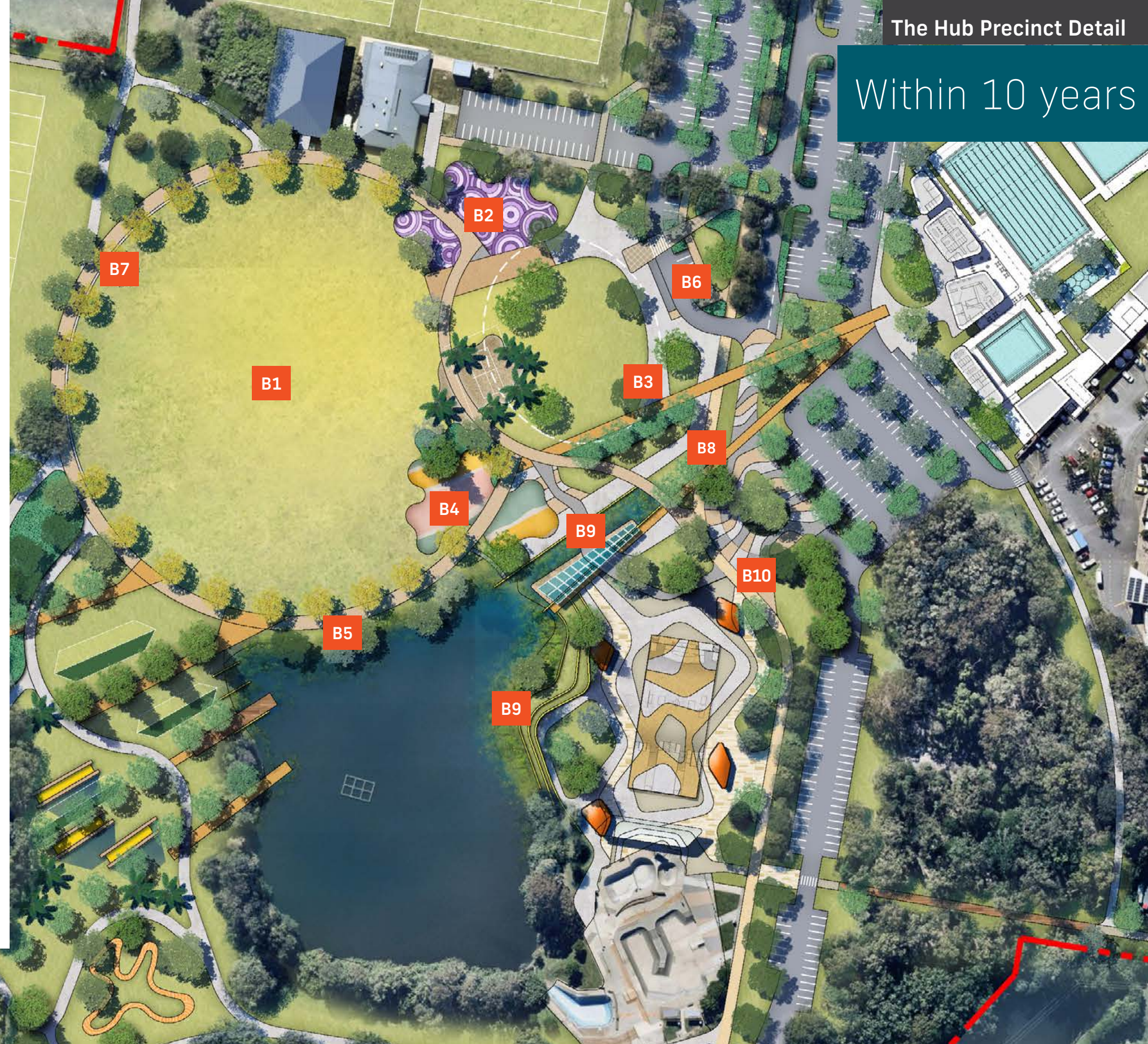
- A1 SKATE PRECINCT UPGRADE**
New skate street and associated furniture and shade to adjoin existing skate bowl.

Adjacent roadway and car parking to be formalised.
- A2 MIAMI AQUATIC CENTRE CONNECTION**
Car parking realigned and expanded with pedestrian connection to the hub.
- A3 REMOVAL OF SOFTBALL AND NETBALL**
Softball and netball will be relocated to another precinct. Associated infrastructure to be removed and returned to green open space. Initial tree planting of celebration lawn.
- A4 NEW CHANGING ROOMS AND AMENITIES**
New changing rooms and amenities to be constructed to cater for both male and female requirements.
- A5 FORMALISED CAR PARK – RUGBY LEAGUE - JUNIOR**
Car parks to be formalised in line with standards. Pavement upgrades, line marking and safe pedestrian crossings.
- A6 PATHWAY LINK**
Path link through to Paradise Ave.



The Hub Precinct Detail
Within 5 years

- B1 CELEBRATION LAWN**
Formalised open festival/celebration lawn with tree avenue and path surrounding. Lawn is to be a flexible open space area that can be used for both community and sporting uses that doesn't align itself to a single use.
- B2 DESTINATION PLAYGROUND**
New major destination adventure playground. All abilities focus.
- B3 POP UP CAFÉ**
- B4 OUTDOOR FITNESS HUB**
Major outdoor exercise and training course to align with the extensive sporting groups within the park and community users.
- B5 WETLAND WATER EDGE**
Open views across the lake between trees from the hub to adjoining open space areas.
- B6 VEHICLE SET DOWN ZONE**
Vehicular drop off and pick up point to align with increasing ride share demand. Incorporate event mode for taxi/ uber point.
- B7 TREE AVENUE**
Tree lined avenue surrounding village green to provide shaded walking path and links to the rear entry of the school and to align and connecting existing footpath networks.
- B8 PEDESTRIAN LINKS**
On grade pedestrian links to aquatic centre provides safer access.
- B9 BIO RETENTION**
Stormwater run-off bio retention gardens as feature and edge for lake.
- B10 BUS ZONE**
Separate bus drop-off/ pick-up is safe and well defined.



The Hub Precinct Detail
Within 10 years

C1 COMMUNITY HUB

Community building to align itself with parkland stakeholders and community user groups. The Hub to consist of sharing and lettable function spaces along with a parkland café to raise capital to support the upkeep of the Pizzezy Park Precinct. Functional roof gardens/green roofs and solar to be incorporated. Inclusion of office space for parks operations officer.

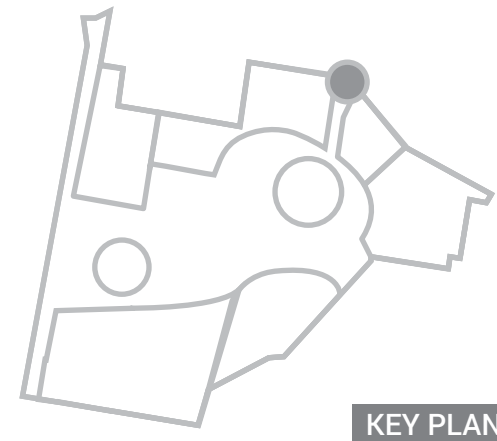
C2 PUMP TRACK

Pump Track and BBQ's to be incorporated. Positioning these activities across the lake promotes active circulation along the pathways between the skate and play precincts.

The Hub Precinct Detail

Within 15 years





B

Main Entrance - Pacific Avenue

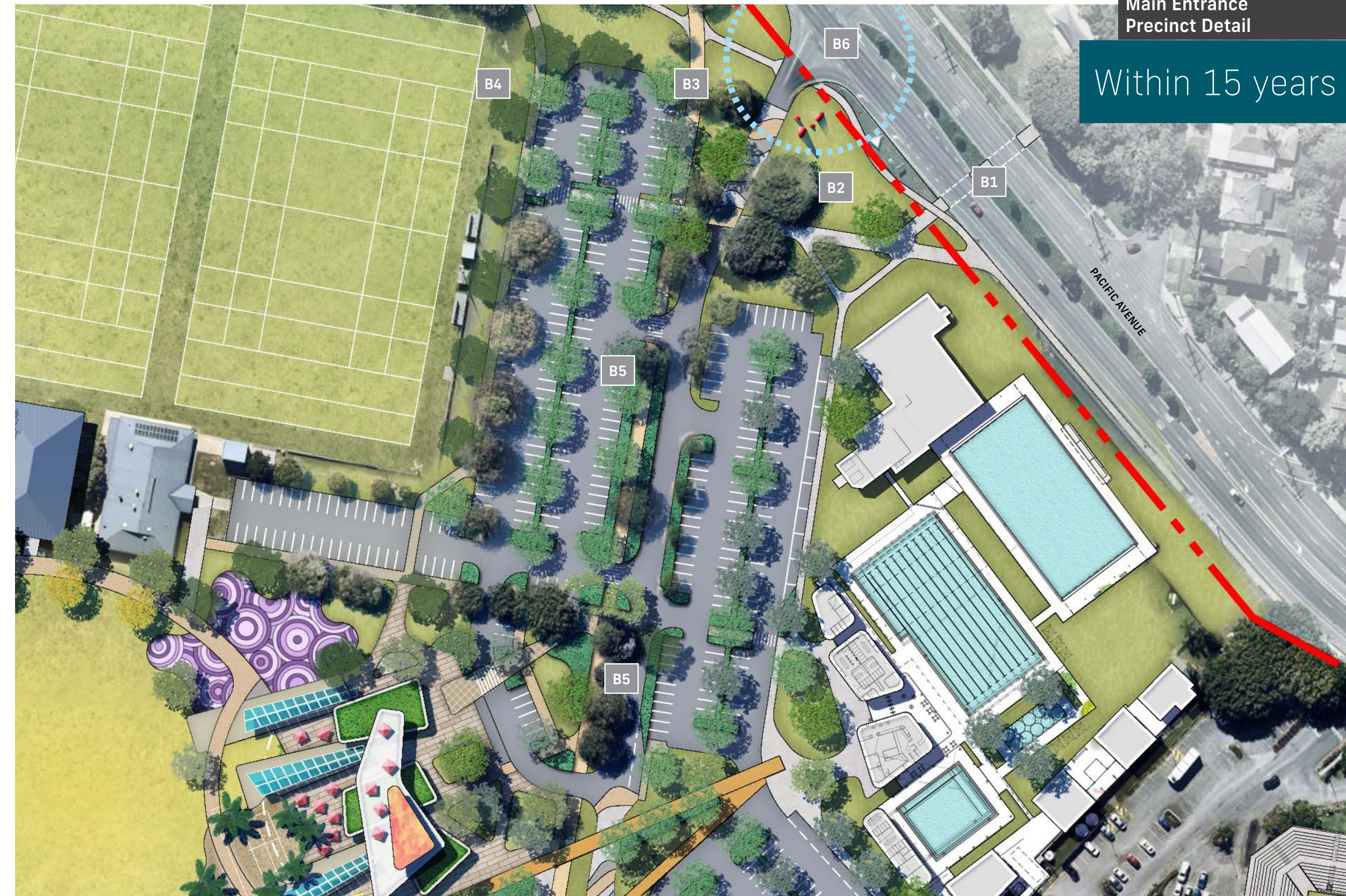
KEY PLAN

KEY OUTCOMES:

- » New entrance signage
- » More efficient vehicle movements in and out of Pacific Avenue
- » New pedestrian pathway from Pacific Avenue along Sonia Avenue
- » Formalised rugby league junior car park with shade trees
- » New pedestrian pathway along edge of new rugby league junior car park

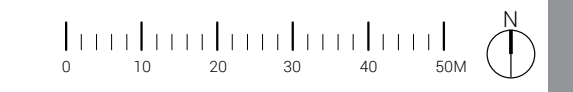
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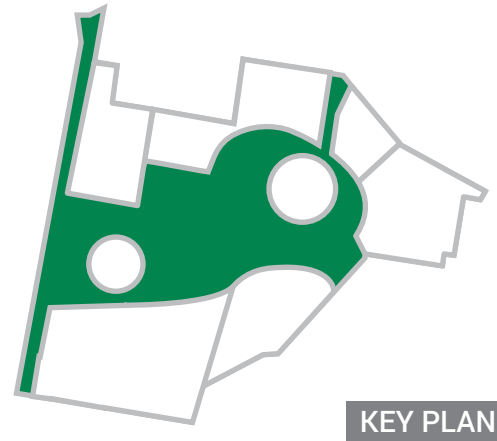
- B1 PEDESTRIAN CROSSING**
Further investigation into the potential signalised upgrade of Pacific Ave. into Pizzezy Park.
- B2 ENTRY STATEMENT**
New precinct signage to be standardised across all four road entries to the park.
- B3 SHARED PEDESTRIAN AND CYCLE ENTRANCE**
New pathway entry off Pacific Avenue. Existing trees to be retained to provide shade to the pathway and road.
- B4 PATHWAY CONNECTION**
New pathway connection along formalised car park.
- B5 RUGBY LEAGUE - JUNIOR CAR PARK**
Formalised car park to standards. Existing trees to be retained.
- B6 UPGRADE OF MAIN ENTRY**
Further traffic study and investigation to provide advice on preferred layout.



Main Entrance Precinct Detail

Within 15 years





KEY PLAN



Green Spine

The Master Plan of Pizze Park has created a recreational core which is focused on active and passive recreational activities for the larger community.

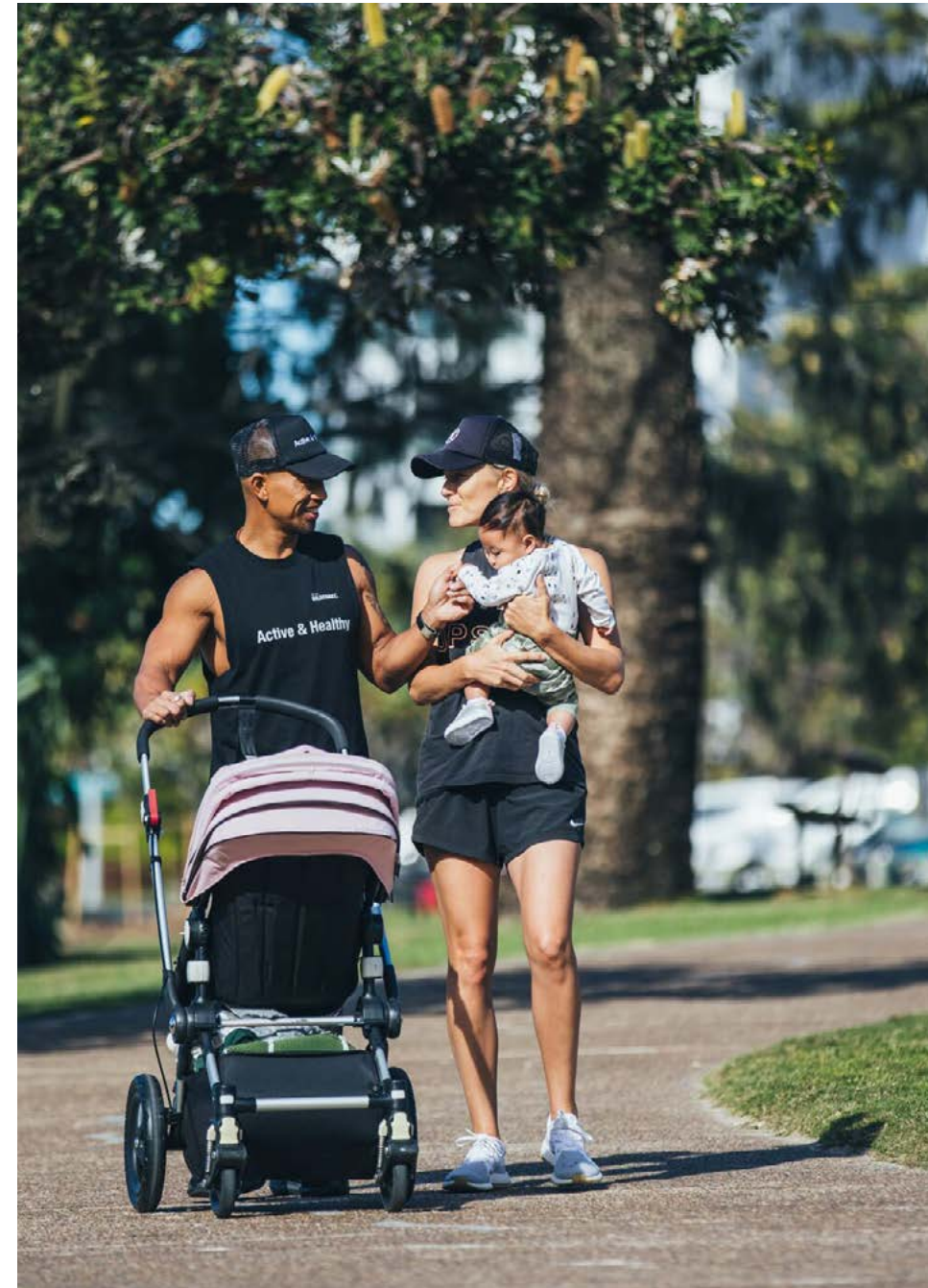
KEY OUTCOMES:

- » The Hub (refer to detail plan Section A)
- » Recreational loop pathways
- » Water edge interactions
- » Open space parkland areas for picnics and BBQs
- » Improved safety through CPTED
- » Removal of vehicles out of the central parkland – greater safety for users
- » Improved dog walking and off-leash facilities (refer to detail plan Section D)
- » Inclusion of new active recreation activity nodes

KEY:

- C1 THE HUB**
- C2 NEW CAR PARK**
Car park to service recreational park users aligning itself to the central park pedestrian loop.
- C3 CELEBRATION LAWN**
Non structured playing field and flexible space for community events.
- C4 DOG PRECINCT**

- C5 PATHWAY LINKS**
Additional pathway links added to allow for greater connectivity to the recreational core.
- C6 PICNIC NODES**
Activate lake edge with passive picnic nodes/lawn areas for community and sporting groups to relax.
- C7 WATERSIDE TERRACES**
Connection of park users to the waters edge. The terraces offer long views across the lake.
- C8 PENINSULA PARK**
Straddled between two water bodies and between the tennis and athletic precincts. The removed road now offers picnic areas for passive recreation with over water views.



Green Spine
Precinct Detail

Within 15 years



KEY PLAN

D

Dog Walking and Off-Leash Area

KEY OUTCOMES:

- » Upgraded shelters
- » Dog off-leash area expanded
- » Adjoining picnic areas and lawn areas within Peninsula park
- » Rest/seating areas along lake edge

Key:

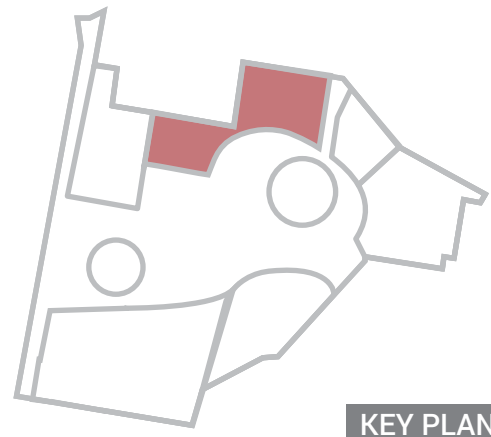
- D1 DOG AGILITY AREA**
Upgrades to the agility area/expansion of footprint. More seating and picnic tables to be allocated within the precinct surrounding the agility area.
- D2 NEW PUBLIC AMENITIES**
Construct new public amenity block adjacent to car park.
- D3 WALKING TRAIL**
Retain natural surface of the dog walking trail.
- D4 NEW CAR PARK**
Car park to service recreational park users aligning itself to the central park pedestrian/dog walking loop.
- D5 REVISE TRAFFIC FLOW**
Amendment to flow to reduce conflict between pedestrians and vehicles.



Dog Walking Precinct Detail

Within 15 years





KEY PLAN

E

Rugby League - Junior

KEY OUTCOMES:

- » Expansion of fields - formalised
- » Formalisation of car parking

Key:

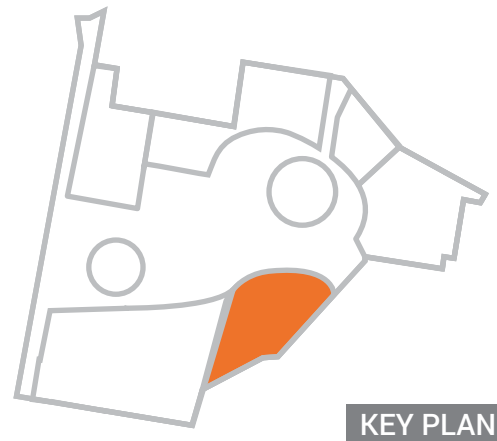
- E1 FIELDS**
Expansion to create full size fields.
- E2 CAR PARK**
Formalised car park to standards. Existing trees to be retained.
- E3 NEW PATHWAYS TO FIELDS**
New pathway linkages to the perimeter of the fields, link through to adjoining precincts and amenities
- E4 PATHWAY CONNECTION**
New pathway connection along formalised car park.
- E5 TREE BUFFER**
Tree retention to the western edge of the new fields.
- E6 CONSTRUCTION OF NEW PUBLIC AMENITIES AND CHANGE ROOM**
Construction of new public amenities and change rooms adjacent to rugby league junior club house.



Rugby League Junior Precinct Detail

Within 15 years





KEY PLAN

F

Rugby Union, Cricket and The Outlooks

KEY OUTCOMES:

- » Pedestrian connectivity
- » Formalised car parking
- » The outlooks area
- » Upgrading of facilities

Key:

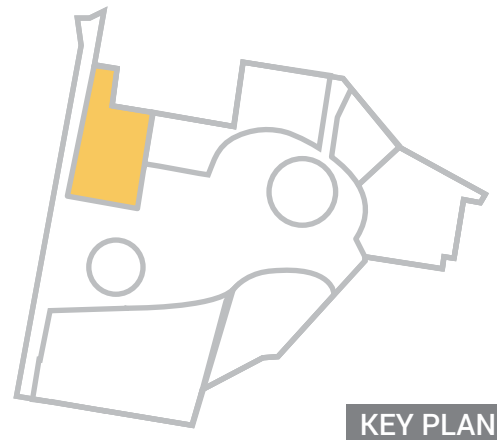
- F1 NEW PATHWAYS**
The inclusion of a loop path way that surrounds the fields and connects the precinct through to adjoining uses.
- F2 BARDON AVENUE LINK**
Formal link to Bardon Avenue and new car parks.
- F3 CAR PARKS**
Formalised parking areas with adjoining pathway.
- F4 THE OUTLOOKS**
Shelters and BBQ facilities. Provisional space for a future community facility including public amenities.



Rugby Union, Cricket and Outlooks Precinct Detail

Within 15 years





G Tennis

KEY PLAN

KEY OUTCOMES:

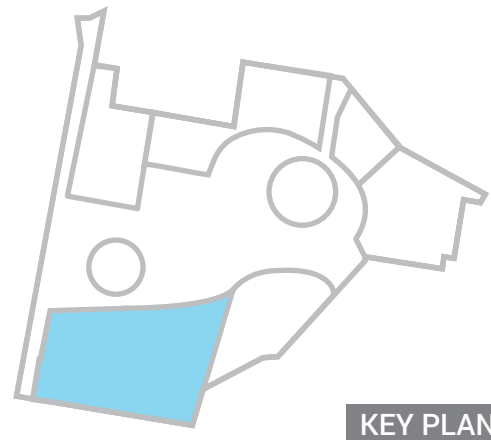
- » Formalised and additional car parks
- » Left in and left out turn from Pizzey Drive
- » Entrance signage to Oceanic Drive
- » Pedestrian pathways along the riverbank
- » Upgraded public amenities

Key:

- G1 PUBLIC AMENITIES**
New amenities building.
- G2 PATHWAYS**
New and formalised pathways surrounding the courts to remove pedestrians off the road.
- G3 RIVER PATHWAY**
New pathway along the riverside of the entry road to allow safe pedestrian movements to and from Oceanic Drive.
- G4 DROP OFF**
Bus and coach drop-off point for event days.

- G5 ENTRANCE SIGNAGE**
Entrance signage as part of an integrated precinct signage and wayfinding strategy.
- G6 NEW CAR PARK**
Car park to service park users entering from Pizzey Drive.
- G7 FORMALISED CAR PARKING**
Car parks to be formalised to meet standards incorporating DDA compliant spaces.
- G8 PEDESTRIAN LINKAGE BETWEEN CLUBS**
Removal of car parking and formalising pedestrian linkage between the two tennis clubs.





H

Athletics, Football and Sports House

KEY PLAN

KEY OUTCOMES:

- » Reconfiguration of the precinct to achieve better accessibility for pedestrians and vehicular traffic
- » Greater car parking
- » Removal of road and car parking along the riverbank
- » New clubhouse facilities for athletics and football includes public amenities
- » Proposed synthetic running track
- » Extension to Sports House
- » Larger adjoining open space areas
- » Demolition of old football clubhouse facilities and replacement with new facilities to western side of fields

KEY:

- H1 RUNNING TRACK**
Proposed new synthetic rubber running track.
- H2 CLUBHOUSE AND PUBLIC AMENITIES**
New facility between athletics and football fields.
- H3 SERVICE ACCESS**
Main entry and service access to club house facilities.
- H4 TURNAROUND / DROP OFF**
Vehicular turn around and drop-off pick up point.
- H5 NEW CAR PARK**
New car parking located to the southern boundary and accessed via Bardon Avenue.

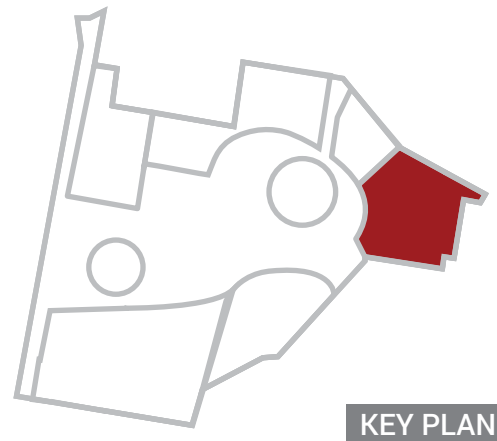
- H6 SPORTS HOUSE ACCESS**
Access via lockable gate through building undercroft to the canal boat ramp.
- H7 SPORTS HOUSE EXTENSION**
Provisions are for future expansion.
- H8 PEDESTRIAN PATHWAYS**
New pedestrian pathways to create safe navigations around the precinct and link to the greater parkland/entries and exits.
- H9 BIO BASIN**
Future bio-basin to treat road and field stormwater run-off.
- H10 SPECTATOR TERRACES**
Integrated within the existing embankment, terraces allow spectator viewing and spill out spaces during event days.
- H11 ENTRY STATEMENT**
Standardised entry statements unifies park identity.
- H12 VEHICLE GATE**
Lockable gate for park management.
- H13 RECONFIGURATION OF FOOTBALL FIELDS**
Consolidation for car parking to the south and new club facilities located to western side, have resulted in the reconfiguration and increase in size of the football field layout.



Athletics, Football and Sports House

Within 15 years





KEY PLAN



Rugby League - Senior and Gymnastics

KEY OUTCOMES:

- » Boutique stadium
- » Improved access and car parking
- » Additional pedestrian links

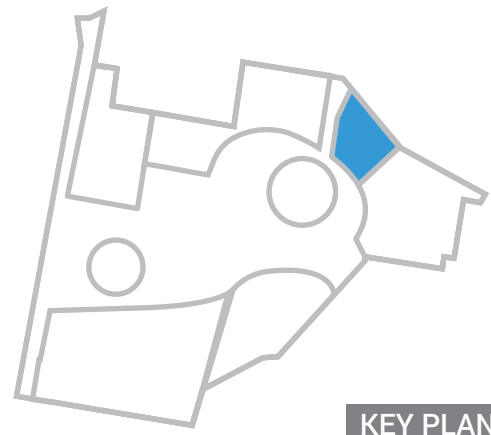
KEY:

- 11 PROPOSED BOUTIQUE STADIUM**
Construct formal seating around the north-western side of the field. Construct new seating hill on the eastern side.
- 12 PATHWAY CONNECTION**
Pathway to connect aquatic centre to clubhouse and Paradise Avenue.
- 13 PARADISE AVENUE LINK**
A vital pathway to link Paradise Avenue to, rugby league - senior, the hub, skate precinct and aquatic centre. Shade trees to line the pathway and extend along Pacific Avenue. Boardwalk proposed through native woodland.
- 14 GYMNASTICS CENTRE**



Rugby League - Senior and Gymnastics Precinct Detail

Within 15 years



KEY PLAN



Aquatic Centre

KEY OUTCOMES:

- » Stage One is proposed to begin construction in 2020. Key linkages connect the refurbished Miami Aquatic Centre to the greater Pizze Park Precinct

KEY:

- J1 PEDESTRIAN LINKAGES**
Pedestrian links to integrate with the precinct.
- J2 TRAFFIC FLOW**
Vehicle connection through the rugby league senior car park to Pacific Ave. Design to be intergrated with the aquatic centre upgrade.
- J3 UPGRADE TO AQUATIC CENTRE**
Proposed staged upgrades over the next 15 years.



Aquatic Centre Precinct Detail

Within 15 years



