



DAUTH PARK PRECINCT MASTER PLAN

Introduction

“The Dauth Park Precinct Master Plan summary document outlines the process followed by council to identify future development opportunities for the site.”

The City of Logan is one of the largest and fastest growing cities of Australia and the seventh largest Local Government area by population in Australia. Logan is home to more than 313,000 people from more than 217 different cultures. With a population of this size and its expected future growth to over 490,000 in 2036, it is essential Council plays a significant and positive role in encouraging residents to be active.

Logan City Council's Active Logan Strategy 2016–2028 sets the direction for the provision of sport, recreation and physical activity to support the diverse community to be active in Logan. The Active Logan Strategy 2016–2028 sets out three key outcomes—Active Spaces, Active People and Active Organisations. A key action outlined within the Active Spaces is to plan spaces to meet emerging community needs. To achieve this, Council identified and funded the development of master plans for five sports parks across the City. These parks are Lowe Oval, Dauth Park, Waterford West District Sports Park, Rosia Park and Cronulla Park. These master plans will showcase a long-term vision and framework of how the park can be developed, subject to ongoing needs analysis and available funding.

Site Description

The Dauth Park Precinct is located on Alamein Street on the eastern edge of the Beenleigh Township and comprises approximately 7.9 hectares.



LOCATION MAP



The Dauth Park Precinct includes:

- Centenary Park;
- Centenary Sports Park (Beenleigh Aquatic Centre site);
- Dauth Park; and
- Dauth Indoor Recreation Park.

The Dauth Park Precinct is owned by Logan City Council.



SITE MAP



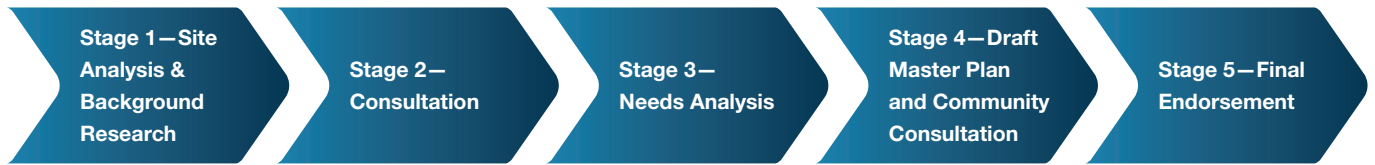
A number of uses are located within the precinct including:

- AFL;
- Aquatic;
- Brass Band;
- Community services (i.e. PCYC and Senior Citizens Centre);
- Cricket;
- Restaurant and gaming; and
- Tennis.

Whilst Council manages and operates the Beenleigh Aquatic Centre, other portions of the precinct are leased to various user groups. In addition, some of these lessee's have a Memorandum of Understanding (MOU) in place with other user groups.

Master Plan Process

To undertake the master planning process, Council appointed an independent architectural consultant. This consultant undertook a detailed process including site analysis, consultation and needs analysis in order to develop the master plan.



Using the results from these investigations and input obtained from community engagement, the Dauth Park Precinct Master Plan will transform the site and provide a place for Logan residents to be active and healthy.

Key Findings

The key considerations following the first three stages are detailed below:

Access

The site is split via Alamein Street and is accessible via public transport, car, foot and bike. General wayfinding to and from the site can be improved, as can sight lines into the site. While pedestrian access is available, signage and functionality can be improved, along with improvements to cycling connections to the site.

Parking

The site currently has approximately 185 parking spaces over five different areas across the precinct. This is inadequate, especially during peak times, to cater for the number of users on site. Safe vehicle circulation throughout the precinct is also a concern, creating conflict between vehicle drivers and pedestrians.

Services

As the site is already developed, services are all provided throughout the site to the user groups. The location of some of these underground services, namely sewer and stormwater do limit locations of future infrastructure.



Population Growth

Logan's demographic profile is evolving as residents in metropolitan Logan age. The population of Beenleigh is predicted to increase by 46% by 2021, with medium density housing directly neighbouring the precinct. Such zoning will place pressure on the precinct to cater for sport, recreation and physical activity outcomes.

Demand

Consultation undertaken with all user groups identified the following desires and needs:

- To remain located on site and to explore opportunities for expansion;
- A purpose built clubhouse or amenities to service cricket and AFL along with spectator viewing areas;
- Improved aquatic centre amenities and facilities;
- Establishment of a tennis clubhouse and 12 tennis courts, to enable regional tennis facility status; and

Consultation also highlighted the opportunity to partner with the Beenleigh State High School for the development of shared use sport and recreation facilities.






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DAUTH PARK MASTER PLAN



Please note, the master plan is a vision of the future of the Dauth Park Precinct, developed in conjunction with Council and stakeholders. It provides a long term concept of the anticipated future needs of the Dauth Park Precinct. Adoption of the master plan by Council does not constitute a decision to proceed with all identified opportunities, which will be subject to future decisions and funding considerations by Council.



LEGEND

- PEDESTRIAN CONNECTION
- CYCLE NETWORK
- ✱ EMERGENCY VEHICLE ACCESS
- 1 BEENLEIGH AQUATIC CENTRE - redeveloped
- 2 AQUATIC CENTRE PARKING
- 3 BEENLEIGH BRASS BAND
- 4 EXISTING BUS STOP
- 5 GREENSPACE
- 6 WATER SENSITIVE URBAN DESIGN with upgraded pathway connections
- 7 PRECINCT ENTRY & CONCOURSE
- 8 TENNIS CLUBHOUSE
- 9 SHOW COURT
- 10 TENNIS COURTS - redeveloped
- 11 CLUB BEENLEIGH
- 12 CLUB BEENLEIGH - extension opportunity
- 13 OVAL - existing
- 14 AFL / CRICKET PLAYER AMENITIES
- 15 ACCESS ROAD - to george st through high school
- 16 AFL / CRICKET - SPECTATOR SEATING AREA
- 17 CARPARK - reconfigured
- 18 BEENLEIGH PCYC
- 19 BEENLEIGH PCYC - extension opportunity
- 20 SENIOR CITIZENS CENTRE
- 21 BEENLEIGH STATE HIGH SCHOOL
- 22 CRICKET NETS - relocated
- 23 SPORTS STORAGE AND MAINTENANCE - existing
- 24 SERVICE ENTRY
- 25 SETDOWN AND DELIVERY AREA
- 26 BEENLEIGH PCYC PROPOSED BOXING EXTENSION
- 27 AFL / CRICKET - CLUB AMENITIES
- 28 AFL / CRICKET - COACHING BOXES
- 29 BEENLEIGH STATE HIGH SCHOOL - MULTI-PURPOSE COURTS
- 30 TENNIS HOT SHOTS COURT/S

Not To Scale

Rationale

AFL/Cricket

To assist in de-intensifying the western side of Dauth Park, the AFL/cricket player amenities have been located on the eastern edge of the oval. It is proposed these amenities will include change rooms for players and officials. Spectators can view the oval from the proposed formalised spectator seating on the western side of the oval. Through agreement with Beenleigh State High School and Education Queensland, the cricket nets have been relocated to the school land and adjacent to the school's multi-purpose courts.

Beenleigh Aquatic Centre

The master plan incorporates stage one of the Beenleigh Aquatic Centre Redevelopment, which includes a new indoor program pool, a zero-depth water play area and associated amenities. In addition, a future stage two of the redevelopment has been shown, which will incorporate expansion of the water play area, replacement of the existing 33.3yard pool by either a 25m or 50m competitive swimming pool and associated amenities.

Beenleigh Brass Band

Retention of the Brass Band facility helps keep the connection to one of Beenleigh's historical facilities. Increased parking as a result of the Beenleigh Aquatic Centre benefits the facility with the provision of additional spaces and allocated disabled parking. In addition, a dedicated loading zone off Alamein Street to the rear of the band facility will aid members with close access to transport of heavy equipment. It is also proposed to install a disability access ramp to allow access to the facility for all.

Beenleigh and District Senior Citizens Centre

The Beenleigh District and Senior Citizens Centre is to remain within the precinct, to continue providing a valuable community service, including programs like Meals on Wheels. Revised access to the front of the facility will help eliminate conflicts between vehicle drivers and pedestrians. Additional disabled parking has also been allowed for.

Beenleigh State High School

The master plan looks to enhance synergies with the Beenleigh State High School and Education Queensland. The aim of the master plan is to re-instate the two multi-purpose courts adjacent to the 12 tennis courts. In addition, the cricket nets have been relocated to school land, to help unlock a portion of the precinct and also foster the relationship between cricket and the school.

Club Beenleigh

Additional expansion to the north of Club Beenleigh has been provided to help cater for growing patronage. Expansion is also proposed towards Alamein Street, to allow for some street frontage. Expansions to the rear of the facility have also been considered and could include balcony or deck viewing across the sporting facilities.

The car park to the front of Club Beenleigh has been revamped and the capacity has increased. Included are a series of disabled parks, loading zones and parks for courtesy buses.



Implementation

PCYC

Understanding the PCYC is one of the most successful PCYC's in Queensland, there are two different opportunities for the PCYC moving forward.

- Option one allows the PCYC to expand towards the Beenleigh Districts and Senior Citizens Centre, as desired.
- Option two, would include a complete redevelopment of the facility with potential to include multi-level car parking. Council will continue to work with PCYC to identify the most suitable long term option.

Tennis

It is proposed to upgrade the existing tennis amenities to reach a regional tennis facility standard. All 12 courts will remain, however upgrades will occur to ensure compliance and that they all feature the same surface. Included in the 12 courts is a specific show court for use during events. Adjacent to the show court are two 'Hot Shot' courts that will better cater for players from grass roots to competitive tennis. It is envisioned that during events, temporary seating can be brought in over the 'Hot Shot' courts to provide spectator seating and a point of difference to other tennis facilities in South East Queensland.

To support this Regional status, a purpose built tennis clubhouse is proposed. The clubhouse can accommodate player amenities and a Pro-Shop. The clubhouse will be strategically positioned to allow for its own street frontage and allows for clear access and viewpoints to all courts.

Access

Improvements are proposed to both pedestrian and cycling access to the precinct. Pedestrian crossings have been allocated within the precinct to create safe pathways as well as a pedestrian crossing over Alamein Street.

Car Parking/Site Circulation

Car parking numbers are proposed to increase significantly to above 400, to accommodate all of the uses on site. The functionality and movement of vehicles within the precinct will also be improved through the addition of the ring road around the eastern edge of the oval to disperse traffic through the site.

A master plan is a long-term vision of how a site may be developed, subject to needs analysis and funding. Council will look at a variety of funding sources for development of the site, including other government agencies.



For more
information:

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