

# COOKTOWN EVENTS CENTRE PRECINCT MASTERPLAN FINAL MASTER PLAN REPORT



JULY 2021



Prepared by Otium Planning Group Pty Ltd in  
conjunction with Siteplan Consulting.  
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PHIL DRUERY  
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*Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.*

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# 1. Introduction

Cooktown is the major township within the Cook Shire Council LGA, located adjacent to two World Heritage Listed Natural areas, the Great Barrier Reef and the Wet Tropics Rainforest. The Cooktown Event Centre Precinct was opened in 2011 and is located close to Council facilities, including the pool, tennis courts, the hospital and local schools. The venue is currently managed by PCYC Queensland and offers a wide range of services, including:

- Fully equipped gym
- Flexible meeting and conference space
- Indoor multipurpose court
- Office space for hire
- Outdoor stage
- Commercial kitchen
- Kiosk

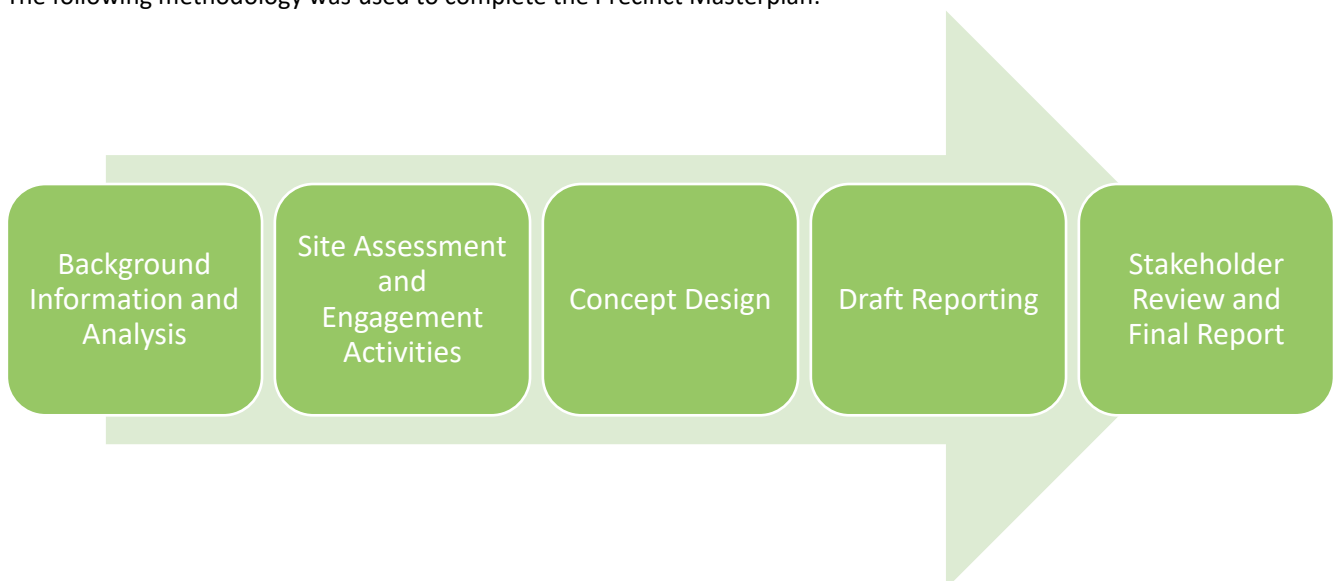
## 1.1 Project Aim

The Cooktown Events Centre Precinct Master Plan aims to provide an overall long-term vision for the complex and surrounding open space. This Master Plan will:

- Determine the functionality, configuration, usage, and capacity of the site.
- Determine a suitable character and functionality of the landscape.
- Ensure the site meets the needs of multiple sport and recreation users, both current and future.
- Determine the site's catchment area and how this will impact what the site may offer.
- Ensure the site meets the current and future needs of the community, addresses trends and issues and establishes priorities, resources and levels of service.
- Align with Council's existing planning, including the community plan and corporate plan.
- Address site constraints.

## 1.2 Project Methodology

The following methodology was used to complete the Precinct Masterplan:



## 2. Demographics

### 2.1 Population and Projections

The Cooktown area has an estimated population of 2,912 but can draw in an additional 2,017 people from the greater Cook Shire, which covers a total land area of more than 106,000 km<sup>2</sup>. The Cooktown population has increased steadily since 2012, from 2,455 to current levels, an increase of approximately 19% over the period<sup>1</sup>. On top of this, Cook Shire also supports other Indigenous councils within the Cape, including Wujal Wujal and Hope Vale Councils.

The median age of Cooktown residents is 44 years of age, which is three years higher than the Shire itself and five years greater than regional Queensland. Between 2011 and 2016, the number of children aged under 10 declined. However, there was an increase in youth (10-24 years). The highest growth occurred in the older adults' cohort, aged over 60 years, which accounted for 78% of the growth between 2011 and 2016.

Table 1: Cooktown Population 2016

Five year age groups (years)	Number	Cooktown %	Cook Shire %	2011 to 2016
0 to 4	163	6.2	6.1	-39
5 to 9	183	6.9	6.7	8
10 to 14	177	6.7	5.8	34
15 to 19	110	4.2	4.6	0
20 to 24	116	4.4	6.9	59
25 to 29	134	5.1	6.9	3
30 to 34	126	4.8	5.5	20
35 to 39	139	5.3	5.6	-21
40 to 44	168	6.4	6.2	25
45 to 49	149	5.7	6.0	-21
50 to 54	199	7.6	7.4	-16
55 to 59	232	8.8	8.5	21
60 to 64	235	8.9	7.8	34
65 to 69	228	8.7	7.4	92
70 to 74	142	5.4	4.5	64
75 to 79	79	3.0	2.5	35
80 to 84	25	1.0	0.9	5
85 and over	28	1.1	0.7	23
<b>Total population</b>	<b>2,640</b>	<b>100.0</b>	<b>100.0</b>	<b>+324</b>

Along with the population changes, there has also been a change in the household structure within Cooktown. There was a decline in couples with children (15%, down from 16.1%) and lone person households (22%, down from 26.9%). However, older couples without children have increased to 9%, up 3.7% since 2011.

### 2.2 SEIFA, Income and Ethnicity

Cooktown has a SEIFA index of disadvantage of 942.6, which is higher than Cook Shire as a whole and Far North Queensland, but lower than FNQROC, and Regional Queensland. The median weekly household income for Cooktown is \$1,106, which is lower than the Cook Shire as a whole and regional Queensland. There is a small proportion of Cooktown residents who were born overseas (12.7%) and are primarily from the United Kingdom (3.3%) or New Zealand (2.6%).

<sup>1</sup> <https://profile.id.com.au/cook/highlights-2016?WebID=100&BMID=10>

### 3. Document Review

The following documents were reviewed to ensure alignment with current Council and Regional planning:

- Asset Management Plan
- Cook Shire Community Plan 2021-2031, Cook Shire Council, 2021
- Corporate Plan 2017-2022, Cook Shire Council
- Cook Shire Economic Development Plan 2016-2020, Cook Shire Council, 2016
- Cook Shire Council Operational Plan 2020-2021, Cook Shire Council, 2020

**Table 2: Background Document Review**

Stage	Detail
Asset Management Plan	<p>The Asset Management Plan aims to ensure the correct management of assets under the Council’s control. The overall vision of the plan was: <i>To ensure the long-term financial sustainability of Council, it is essential to balance the community’s expectations for services with their ability to pay for the infrastructure assets used to provide the services”.</i></p> <p>The objectives of the plan are to:</p> <ul style="list-style-type: none"> <li>• Ensure that Council’s infrastructure services are provided in an economically optimal way, with the appropriate level of service to residents, visitors and the environment determined by reference to Council’s financial sustainability.</li> <li>• Safeguard Council’s assets, including physical assets and employees, by implementing appropriate asset management strategies and providing appropriate financial resources for those assets.</li> <li>• Adopt the Long-Term Financial Forecast as the basis for all service and budget funding decisions.</li> <li>• Meet legislative requirements for all Council’s operations.</li> <li>• Ensure resources and operational capabilities are identified, and responsibility for asset management is allocated.</li> <li>• Provide high-level oversight of financial and asset management responsibilities through Audit Committee/CEO reporting to Council on development and implementation of the Asset Management Strategy, Asset Management Plans, and Long-Term Financial Forecast.</li> </ul>
Cook Shire Community Plan 2021, Cook Shire Council, 2021	<p>The 2021 Community Plan sets out six themes to achieve the vision, <i>Respecting people, places and progress</i>.</p> <p>The six themes and actions that will impact the design of the Events Centre Precinct Master Plan are listed below:</p> <ol style="list-style-type: none"> <li>1. Places for People <ul style="list-style-type: none"> <li>○ Adopt a place-based approach to development in our town centres and gathering places to increase activation, improve wayfinding and create inviting and attractive destinations for all members of the community.</li> <li>○ Provide community, sport, recreational, and cultural facilities and infrastructure to meet identified needs across the Shire.</li> <li>○ Facilitate the development of neighbourhood hubs in townships and places across the Shire that offer a diverse, viable and attractive mix of uses designed for the public realm.</li> </ul> </li> <li>2. Wellbeing and Empowerment <ul style="list-style-type: none"> <li>○ Provide a diverse range of accessible, inclusive and equitable services, recreation programs, events and cultural activities that enrich communities and ensure the many cultures are celebrated.</li> <li>○ Develop community participation programs that engage and inspire our local youth.</li> </ul> </li> </ol>

Stage	Detail
	<p>3. Accessibility and Connectivity</p> <ul style="list-style-type: none"> <li>○ Support active transport to enhance walking and cycling in Cook Shire and ensure our pedestrian and cyclist networks are well-designed, safe, accessible and encourage increased use.</li> <li>○ Apply good design to enable our region’s diverse public spaces to be equally accessible to all community members regardless of age and ability</li> <li>○ Actively promote our parks, open spaces, and community facilities to ensure full utilisation and to connect people regionally.</li> </ul> <p>4. Economic Development</p> <p>5. Environmental Responsibility</p> <p>6. Organisational capability</p> <ul style="list-style-type: none"> <li>○ Focus on genuine collaboration between Council and its stakeholders on projects that add value to the Shire’s economic, social and environmental outcomes</li> </ul>
<p>Corporate Plan 2017-2022, Cook Shire Council, 2017</p>	<p>The vision of the Corporate plan is:  <i>Building sustainable communities with respect for our unique natural environment, celebrating our diverse culture and sharing our pride in Cape York.</i></p> <p>The main strategies of the corporate plan that are related to this project are:</p> <ul style="list-style-type: none"> <li>● Encourage the building of strong partnerships with the community, private sector and Government to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.</li> <li>● Encourage vibrant and active community participation in arts, culture and natural heritage activities to enrich lifestyle and encourage tourism.</li> <li>● Appropriate consideration is given to planning and development controls, design guidelines, traditional ownership and sustainable development principles when making planning decisions.</li> <li>● Compile an economic growth strategic plan and orient Council’s organisation to facilitate economic growth.</li> <li>● In partnership with local business, industry groups, economic and regional development organisations, and neighbouring local governments, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.</li> </ul>
<p>Cook Shire Economic Development Plan 2016-2020, Cook Shire Council, 2016</p>	<p>The Cook Shire Economic Development Plan outlines how the Shire plans to play a lead role in the economic development and promotion of Cook Shire and will make the most of Cook Shire’s assets to secure prosperity and jobs for the long-term future of the region. This will include leveraging off the plans of the nearby major regional destination Cairns.</p> <p>The key economic challenges that are facing the Cook Shire include ensuring that the community can:</p> <ul style="list-style-type: none"> <li>● Participate in the digital economy</li> <li>● Secure construction material, in particular for roads</li> <li>● Improve food security</li> <li>● Ensure decisions are sustainable and benefit the community</li> </ul> <p>Council is also seeking to increase the number of events, particularly in Cooktown, which will make any redevelopment of the events precinct critical.</p>
<p>Cook Shire Council Operational Plan 2020-2021, Cook Shire Council, 2020</p>	<p>Several strategic community plans are outlined that will influence the development of the strategy.</p> <ul style="list-style-type: none"> <li>● Develop a community-specific strategy that reflects the goals and aspirations of individual communities.</li> <li>● Encourage the building of strong partnerships with the community, private sector and Government to build community capacity and develop strategies to encourage and support leadership and self-responsibility in the community.</li> </ul>



Stage	Detail
	<ul style="list-style-type: none"><li>• Encourage vibrant and active community participation in arts, culture and natural heritage activities to enrich lifestyles and encourage tourism.</li><li>• In partnership with local business, industry groups, economic and regional development organisations and neighbouring local governments, continue to develop strategies to assist, strengthen, develop and promote existing and new businesses and industries.</li><li>• Undertake the management of Council's assets under sound practice to ensure infrastructure networks are maintained, renewed and upgraded to maximise the long-term benefit to all.</li></ul>



Figure 1 Road Frontage to Hope St



# 4. Current Cooktown Event Site

## 4.1 Site Appreciation

The table below details the critical information about the Events Centre Precinct.

Table 3: Site details

Attribute	Details
Size	2.8 Ha
Management	PCYC and Cook Shire Council
Ownership	Freehold Land (Cook Shire)
Land Zone	Community Facilities
Planning Overlays	Scenic Amenity

## 4.2 Current Site Aspects

The precinct is largely undeveloped apart from the Event Centre itself and a skate park, which is located on the boundary of the precinct and Holy Spirit College.

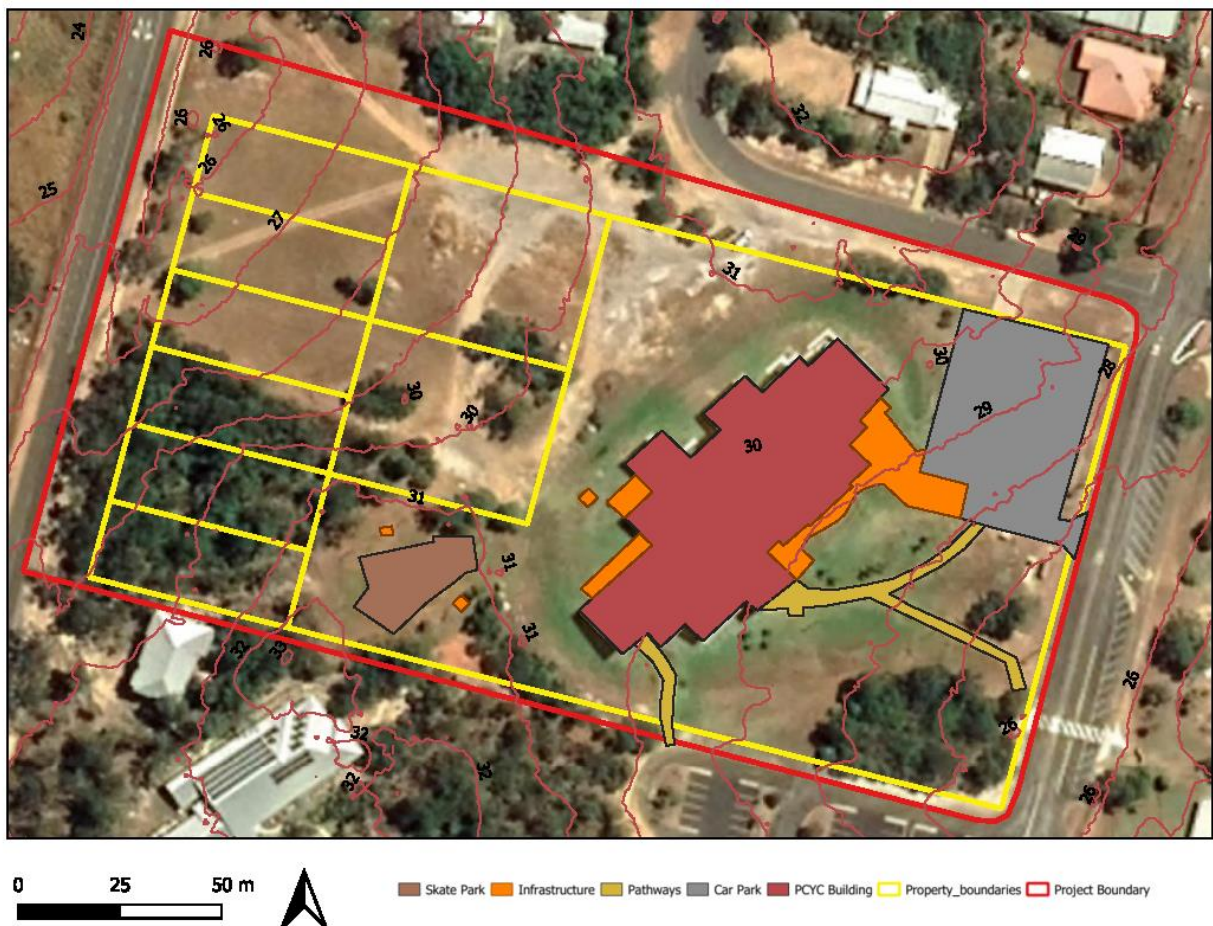











Figure 2 – Existing Site (A3 version in Appendices)

The site presents several issues and opportunities, which are explored in the table below.

**Table 4: Existing features on the site**

Aspect	Detail	Image
<b>Recycling Bin</b>	There is a recycling bin that is located on the northern side of the site and is one of three such bins located across Cooktown.	
<b>“Shortcut” Track</b>	As the site is situated on Hope St, one of the main streets within Cooktown, and opposite the Cooktown State School, the undeveloped area is often used as a shortcut to drop students to school. Council is taking measures to reduce this by installing a concrete barrier along Hope St.	
<b>Skate Park</b>	<p>The skate park is situated on the site's southern boundary, behind the Events Centre and next to Holy Spirit College and bushland. Due to its location, the skate park has poor visibility and was identified by the local students as an area where they didn't feel safe.</p> <p>The Skate Park also has seating and some shade for users.</p>	
<b>Outdoor Event Space</b>	As part of the original design, there is artificial mound seating and a small outdoor stage (accessible from the indoor court) that currently has minimal use. Due to safety requirements, there are steel safety bars across the stage, limiting its functionality. The artificial mound also restricts the view of the centre from the main car park.	
<b>Event Centre Expansion Space</b>	On the western side of the Events Centre, there is an underutilised outdoor space. PCYC identified this space as a potential expansion area for additional programming capability.	



Aspect	Detail	Image
<p><b>Track to the skate park- Hope St to School shortcut</b></p>	<p>Along the Southern Boundary is a track that is well used by students to access the skate park and Cooktown High School from Hope Street. There is limited visibility from or to the track, and the final crossing to the existing path is a culvert drain.</p>	
<p><b>Vegetation on site</b></p>	<p>There are numerous areas across the site that feature patches of vegetation. In many cases, this reduces visibility across the site, reducing site safety and does not provide an overall benefit to the site or its amenity.</p>	
<p><b>Event Centre Drainage</b></p>	<p>To assist in improving drainage around the Event Centre itself, the centre has a grassed swale drain on three sides, directing water to the drainage system at the site's front. The swale essentially creates a raised mound around the centre, limiting the potential for use in that area without significant earthworks.</p>	
<p><b>Existing "Informal" Property Access</b></p>	<p>The site's northern boundary is an undeveloped road reserve connecting Hope St to Charles St, and the only current use is providing informal resident access. Council indicated that this access should be considered temporary as it is not a sanctioned access to the lot.</p>	

### 4.3 Nearby Facilities

Two schools share a boundary with the Precinct, Cooktown State School and Holy Spirit College. Along Charles Street, there is also the Cooktown pool (jointly run by Council and Cooktown State School, tennis courts (entry off Garden Street), and Endeavour Christian College. The Cooktown Hospital is also located along Hope Street, in close proximity to the Events Precinct. The map below shows the extent of a 400m walk from the precinct.



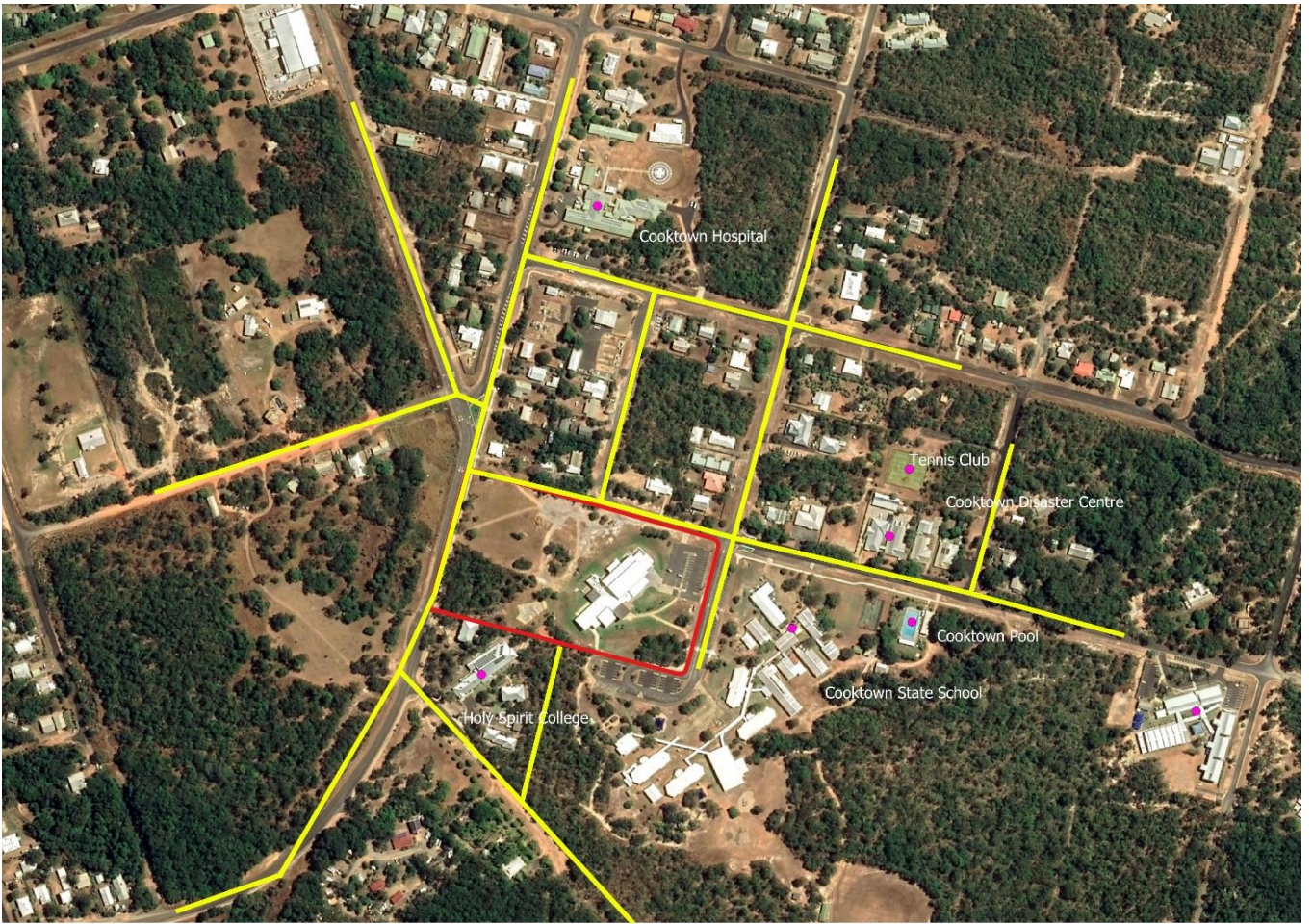


Figure 3: Nearby Facilities within 400m

## 5. Events Centre Master Plan

### 5.1 Master Plan Vision

The Master Plan sets out to activate the mostly undeveloped site and create:

*An active community hub, providing multiple opportunities for youth, increased use for community sport through the relocation of the tennis/netball courts, and creating a connected and visible multi-generational precinct.*

### 5.2 Design Principles

The Master Plan is designed around several key principles identified through the site assessment, engagement and analysis of needs. These design principles are detailed below:

#### Site Activation

The site is mainly undeveloped and lends itself to further activation that will create an inviting, multi-generational destination. Elements such as a pump track, multi-use court, and court sports (tennis and netball) will improve site functionality and encourage greater participation in a range of activities without duplicating facilities that are already provided in Cooktown. Key initiatives for activation are:

- The existing tennis and netball courts in the reserve access from Garden St are at the end of life and need replacement. Locating the new courts in the Events Centre Precinct will help activate the area and increase the diversity of use.
- The Master Plan provides for a range of ages and families to enjoy the site.
- The key features will complement the Events Centre and the existing youth space (skate park).

#### Developing Active Recreation Opportunities

The existing skate park and PCYC facility provide a strong sport and active recreation focus. The master plan vision aims to retain this focus. This will be achieved by relocating the existing Cooktown tennis facilities to the site and establishing a multi-use court and adjacent pump track/skills track to complement the existing skate park and enhance the “youth hub”.

These improvements create opportunities for both structured and unstructured uses that will increase usage potential of the site throughout the day, servicing a range of demographics and providing several associated benefits, including:

- Increased use provides increased passive surveillance, which in turn can lead to less anti-social behaviour.
- Complementary, multi-age infrastructure will create a family-friendly precinct, increasing use by families and improving physical literacy among children.
- Enhanced formal and social sport opportunities. The development of two sports courts catering to tennis and netball and potential space for expansion will provide the tennis club with new courts, seating, and access to amenities, which will support the club in creating a sustainable future and potentially increase community access to tennis.
- If demand for netball were to be sustained, then one of the sport courts could meet this need.



Figure 4 – Indicative Images for Master Plan



Multi-use Recreation Court



Pump Track



Vegetation cleared to improve visibility (L).  
Example of Plaza and Tiered seating to overlook multi-court (R).



## Improving Circulation and Carparking

Access to the site, movement and circulation within the site, and connectivity between the site and its surrounds will be enhanced by:

- Improving pedestrian and cycle connectivity between Hope Street, the Events Centre Precinct, and the surrounding schools.
- Eliminating vehicle shortcutting between Charles and Hope Streets.
- Formalising car parking and providing control mechanisms (bollards/vehicle barriers) to provide convenient access to proposed uses and activity areas while removing ad-hoc car parking.
- Providing space to increase car parking numbers if required in the future.
  - Providing service access.
  - Utilising the current road reserve to increase available space within the precinct.

## Establishing a Visual Character

The quality of the visual character of the precinct is a critical factor in creating an attractive, desirable space that people want to visit and use. The visual character of the site will be enhanced by:

- Redesigning the Events Centre forecourt to create a more appealing and useable space. This will be achieved by removing the grass mound and improving connectivity from the car park to the entry and could also include improvements such as seating, tree planting, public art elements and screening of the existing services to enhance the visual character and appeal of the space.
- Enhancing the visual appeal of the Hope Street frontage. As Hope Street is the main entry road into Cooktown, there is significant opportunity to present the precinct as an active and vibrant community hub, visible to all traffic on Hope Street. This would include removing understorey vegetation on Hope St to improve visual connectivity and provide a more appealing, park-like setting to passing traffic. Additional shade and landscape plantings are also proposed.

## Designing for Future Opportunity and Flexibility

Sustainable and innovative public spaces have the flexibility to grow, develop and adapt to changing community needs over time. Space for future opportunities has been considered to ensure the site remains flexible to meet the future needs of the community. This includes:

- An indicative building expansion footprint for the Events Centre to increase mix of uses and capacity for community and youth programs.
- A proposed community facility development in the north-western corner. This space could serve multiple purposes, including education, social enterprise and health facilities, arts or council/government facilities. The building could also house a small café/kiosk to support the precinct and generate some revenue towards the community uses on the site. *This facility should have community benefit at its core to ensure that the development meets the purpose of the community facilities' zone code.*

## Parkland Functionality

Establishing spaces for group gatherings, including picnicking spaces, seating, and passive recreation opportunities, ensures a public space offers multi-generational opportunities. This has been considered in the design of key elements within the master plan, including the multi-court and skate park. There is also an opportunity to develop a central play node, shaded seating, utilising the existing larger trees, and kick about space within the precinct to encourage passive recreation within the precinct.

## 5.3 Master Plan Key Components

The Cooktown Events Centre Precinct Master Plan has been designed to be developed in stages, while also ensuring Council is in a position to leverage funding opportunities when they become available. The table below details the individual aspects of the master plan and sets out an indicative priority for staging purposes, and indicative costs for budgeting purposes.

**Table 5: Masterplan Details**

Map Reference	Aspect	Detail	Priority
18	Multi-Court	<p>The court dimensions shown in the master plan are 21m X 12m. This is not a competition-size court, however, it is of suitable size for the intended use. Any competitions should be played within the Event Centre.</p> <p>The multi-court is expected to require some earthworks, which will allow an opportunity for terraced seating overlooking the court on the eastern side and seating overlooking the pump track on the western side.</p> <p>The multi-court would be built at a lower level than the skate park allowing the proposed plaza and shelter area to act as a viewing area to the multi-court and to help transition levels across the site down to the sports courts.</p>	1
25	Path Network	<p>As the site is further developed, the path network will become more important. This is critical as additional car parking is not recommended until the later stages of the master plan and it will be important to connect new elements to the existing parking facilities and formalise desired travel paths within the precinct as developments occur.</p> <p>Approx. 800m path at 2m wide. Surface to be determined (combination of AC, Concrete and Deco)</p>	2
23	Centre Forecourt	<p>Removal of the large grass mound and redevelopment of the forecourt will provide the PCYC with an inviting outdoor space and create a new area for community events. This will also retain the use of the outdoor stage for small performances.</p> <p>Approx. 650m<sup>2</sup></p>	3
15	Pump / skills Track	<p>The site's southwestern corner has been identified as the location for a pump track/skills track. To achieve this, current vegetation, except for trees with a trunk diameter greater than 150mm, should be removed, and the course should traverse this space. This will also provide shade spaces for the community to gather.</p> <p>The track surface can be either asphalt or dirt, and skill elements can be added periodically as needed.</p>	4
12	Sports Courts	<p>The current tennis/ netball courts on the reserve off Garden St. have reached the end of their useful life. Rather than replace them on the existing site, the opportunity to relocate the courts from the current site to this integrated precinct is proposed. Relocation could be supported by Council and the Tennis Club when suitable funding is available.</p> <p>Based on the population size, expected growth and current usage, two courts are considered sufficient. These courts could retain the current multi-use profile and have one court marked for shared use for netball. If demand in the future increases, there is potential to develop additional</p>	5

Map Reference	Aspect	Detail	Priority
		<p>courts on the site. However, this could impact the potential for some other opportunities.</p> <p>The sport courts could be built at a lower level with retaining walls to the east and south, assisting with protection from wind and helping define the use.</p>	
14	Club or event access to Centre Toilets	<p>Providing amenities for the tennis club to to service an outdoor event in the precinct could be achieved by redesigning the Events Centre and installing an internal door to isolate the corridor containing the public amenities. This means the main centre could be locked and external access to the toilets only for Club events and one-off functions would be possible. This will reduce the cost to Council by improving flexible use of existing facilities within the Events Centre.</p>	6
10	Community Facility Development Opportunity	<p>The northwestern corner of the site has been set aside for the development of a community facility. This space is suitable for a building footprint of approximately 2,000 m<sup>2</sup>. This space could be suitable for any facility that supports the zoning of the land (Community Facilities). This potential facility could support uses such as:</p> <ul style="list-style-type: none"> <li>• Education</li> <li>• Health/wellbeing</li> <li>• Training</li> <li>• Kiosk/cafe</li> <li>• Infrastructure that supports the use of these facilities.</li> </ul>	7
13	Playground and Parkland Infrastructure	<p>As the precinct is developed, a playground should be provided close to one of the two proposed locations shown on the plan. This will provide the final multi-generational aspect of the precinct and should be designed to be suitable for young children.</p> <p>Along with the playground, park furniture, such as tables and seating, could be added near the playground and within the precinct to support family and multi-generational use.</p>	8
14	Future Public Amenities building	<p>When the precinct is fully developed, there may be a need to provide a small public amenities node, as the site will be considered a destination park and expected to attract and encourage extended use. The Council should undertake a periodic review throughout the development of the site to reassess the need for public amenities. If public amenities are required, these should be located on the outside of the Events Centre to utilise the existing services or a central location to service the parkland.</p>	9



## 5.4 Implementation and Costs

The implementation of the Master Plan is anticipated to be staged based on the availability of external funding and opportunities to partner with other levels of Government in the development of the site.

While initial priorities are suggested in the above table, these may change as funds become available that are tied to specific program outputs.

The implementation of the Master Plan will also entail more detailed design and planning.

The broad estimate of costs below are provided for guidance only:

Site Clearing and earthworks	\$200,000
Vegetation and Landscape works	\$100,000
Multi-court and surrounds	\$125,000
Path works	\$150,000
Pump Track/Skills circuit	\$210,000
Sports Courts (lights, fence, shelter)	\$300,000
Playground and park furniture	\$195,000
External access to toilets in Events Center	\$ 30,000
Centre forecourt and mound removal	\$240,000
Shelters and terracing at Skate/Multi-court	\$100,000
Carparking and access (parkland and sports courts)	\$125,000
Design and Construction Contingency (20%)	\$355,000
<b>TOTAL</b>	<b>\$2,130,000</b>



**LEGEND**

- 1 FUTURE HOPE STREET ACCESS
- 2 CARPARK - UPTO 28 CARS
- 3 FUTURE LINK
- 4 CARPARK - 18 CARS
- 5 ALL DIRECTIONS ACCESS
- 6 RESIDENT ACCESS (TEMPORARY)
- 7 SCREENED SKIP BIN (RECYCLING)
- 8 SERVICE ACCESS
- 9 OVERFLOW CARPARK
- 10 COMMUNITY FACILITY OPPORTUNITY 2000m<sup>2</sup>
- 11 SHELTER
- 12 SPORTS COURTS (TENNIS / NETBALL)
- 13 ALTERNATIVE PLAYGROUND OPTION
- 14 ACCESS TO TOILETS
- 15 PUMP TRACK
- 16 OPEN PARKLAND SETTING
- 17 TERRACES
- 18 MULTI COURT
- 19 SKATE
- 20 RETAIN ACCESS FROM SCHOOL
- 21 BUILDING FOOTPRINT EXTENSION
- 22 EVENTS CENTRE
- 23 FORECOURT
- 24 RETAIN VEGETATION
- 25 CIRCULATION
- 26 RETAIN ACCESS TO STAGE
- 27 SCREEN SERVICES

COOKTOWN EVENTS PRECINCT MASTERPLAN - FINAL

Figure 5: Final Masterplan

## 6. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.



# Appendices- - A3 Plans

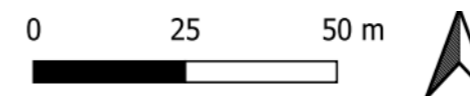




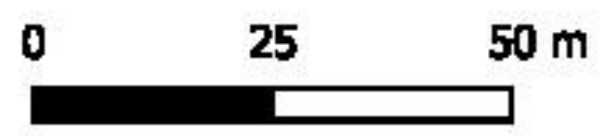
## LEGEND

- 1 FUTURE HOPE STREET ACCESS
- 2 CARPARK - UP TO 28 CARS
- 3 FUTURE LINK
- 4 CARPARK - 18 CARS
- 5 ALL DIRECTIONS ACCESS
- 6 RESIDENT ACCESS (TEMPORARY)
- 7 SCREENED SKIP BIN (RECYCLING)
- 8 SERVICE ACCESS
- 9 OVERFLOW CARPARK
- 10 COMMUNITY FACILITY OPPORTUNITY 2000m<sup>2</sup>
- 11 SHELTER
- 12 SPORTS COURTS (TENNIS / NETBALL)
- 13 ALTERNATIVE PLAYGROUND OPTION
- 14 ACCESS TO TOILETS
- 15 PUMP TRACK
- 16 OPEN PARKLAND SETTING
- 17 TERRACES
- 18 MULTI COURT
- 19 SKATE
- 20 RETAIN ACCESS FROM SCHOOL
- 21 BUILDING FOOTPRINT EXTENSION
- 22 EVENTS CENTRE
- 23 FORECOURT
- 24 RETAIN VEGETATION
- 25 CIRCULATION
- 26 RETAIN ACCESS TO STAGE
- 27 SCREEN SERVICES

COOKTOWN EVENTS PRECINT MASTERPLAN - FINAL







- Skate Park
- Infrastructure
- Pathways
- Car Park
- PCYC Building
- Property\_boundaries
- Project Boundary