



Implementation Plan



Cook Shire
COUNCIL

John Street Oval

About John Street Oval

John Street Oval is the main rectangular field in Cooktown and has supported rugby league and other sports for many years. Investment in the oval has come from community and council and the current facility is extremely well located to support sporting events and casual use.

The current facility has:

- A fenced, well drained and in ground irrigated rectangular field
- A small toilet facility and no change rooms, no accessible toilet facilities, no administration or kiosk
- A 6m shipping container providing storage.
- Field lighting to local competition standard (100 lux)
- Player shelters
- Score board
- Informal seating areas
- Uncontrolled car access and parking
- A large informal space used for general activity and warm up
- Excellent street frontage

A 2017 audit of the field facilities against minimum standards for local facilities (according to the NRL's Preferred Facility Guidelines 2014) identified a number of serious deficiencies in the facility, particularly player facilities.

To be able to host local competitions and to encourage surrounding communities to come for competitive events, the provision of a compliant amenities pavilion is essential.

The key deficiency is the lack of a compliant pavilion to support players and spectators and the lack of provision of any facilities for the growing womens participation in the sport.

Master Plan

A Master Plan for John Street Oval has been developed during 2018 in conjunction with Otium Planning and is designed to work in conjunction with this document to provide guidance for future development of the site.

The Master Plan identifies a number of improvements to the precinct that:

- Improve the player amenities and functionality of the site
- Allow for a compliant amenities block and eventually club facilities to be built (according to standard design guidelines of Rugby League) see appendix B page 6.
- Provides for increased use by the community for physical activity and active recreation
- Provides increased youth active recreation with a new half court and youth area proposed as part of the park.

The following implantation plan is designed to provide a guide for budget allocations and funding applications. It includes only elements of the Master Plan that are considered a high to medium priority. Any elements below this level of priority are not considered value for money for Council at this point in time.

Element (number refers to Master Plan code see pg 6)	Detail	Cost Estimate	Priority
1) Build new Amenities Pavilion	Designed to comply with NRL Local Facilities Standard. Approximately 200m ² .	\$1,110,000	High
(4) Paved or concrete spectator area.	Initial option is to replace social space with a concrete or paved apron facing the field to provide accessible spectator space - this area could be covered with a skillion roof.	\$107,000	Med-High
Electrical	Allowance for electrical	\$54,000	High-Med
6) (5) New formalised parking and drop off area	Formalised parking area servicing the field and amenities pavilion. 2 entry points provided. Minimum development would be to seal the area around the building and the driveway entries.	\$175,000	High
2) Non-slip field access for players	Combination ramp/stair and path access to the field which offers a safe access line for players linking the change rooms to the field.	\$7,000	High
17), (19) Playing fields	Development of informal/overflow small field and allowance for upgrade to main field.	\$84,000	High
14),) Drainage	Allowance for new culverts, spoon drains etc. Replacement of swale with pipe underground.	\$21,000	High
20) Scoreboard and Shelters	Relocate shelters from western side and upgrade allowance for scoreboard	\$43,000	Med-High
16) Access Stairs	Access stairs in various locations to descend bank-concrete construction with hand rails	\$11,000	Med-High
8) Perimeter and vehicle control bollards	Low wooden or replas bollards to control park boundary and limit vehicle movements. Access points to be provided in key locations for service and special event use.	\$52,000	Med-High
3) Mobile Grandstands	2 x 25 pax (or 50 pax) movable grandstands.	\$50,000	Med
15) Retaining wall and seating	New retaining wall to stabilise bank and provide additional seating area	\$23,000	Med
9) Play space	Small play space	\$33,000	Med
10) Picnic tables	2 picnic tables provided under natural shade	\$27,000	Med
11) multi-use half or ¾ court/full court	New multi-use court built to half or ¾ length with swivel goals to accommodate both netball and basketball.	\$40,000	Med
27) Outdoor Gym/ Exercise Equipment	Install outdoor gym/exercise equipment	\$20,000	Med
Total cost		\$1,857,000	

Staging Plan

Based on the community engagement and analysis undertaken for the Master Plan the following staging has been established. These plans are expected to be implemented over a five year term from 2018/19 to 2022/23.

Field Reconfiguration and New Amenities Building

- Build the new player amenities building
- Formalise parking and install underground drainage
- Install removable fence panels to allow athletics and other uses
- Relocate sideline sheds and construct new field access
- Perimeter access vehicle controls
- Mobile grandstands

Community Parklands

- ½ or full court
- Play space
- Picnic tables
- Exercise site/outdoor gym
- Bank stabilisation and retaining wall seating
- General use field

Land Tenure

Amalgamation of the three parcels into a single reserve for parks and recreation is a logical objective to simplify management and tenure on the site. However, the three titles are not a significant impediment to progressing the master plan. If an opportunity arises to simplify the titles it should be pursued.

Funding

Due to Councils limited available resources to fund community amenities, other funding sources will need to be established.

Identified funding sources include:

- Get Playing Places and Spaces
- Get Playing Plus
- Female Facilities Fund
- Gambling Community Benefit Fund

Possible sponsorship opportunities include:

- Queensland Rugby League
- Local business and organisations
- Government Departments

Monitoring

Key performance indicators have been developed to provide broad monitoring of the overall outcomes to be achieved by the implementation of this strategy.

Focus Area	KPI	Target	Source
People	Increase in participation in sport and recreation activities	10%	Sporting club memberships and participation reports
Places	Sport and recreation facilities are fit-for-purpose	100%	QRL audit requirements met
Processes	Actions in this plan are delivered	100%	Sport and Recreation report to Council

Acknowledgements

Cook Shire Council is grateful for the contribution of the many sport and recreation clubs, community group representatives and residents who provided feedback in the development of the Master Plan and this Implementation Plan.

Cook Shire Council is also grateful for the support and guidance of Council Officers, Councillors, Schools and Government Agencies who provided input into both plans.

This document has been developed by the John Street Oval Project Control Group and all information is based on available information at the time of development.

As this document is a strategic document all prices are indicative only and should not be considered a true cost.

For further information please see the John Street Oval Masterplan.

The Queensland Government provided \$28,000 to Cook Shire Council to develop the John Street Oval Master Plan and Implementation Plan to enable Queenslanders to participate in sport and recreation activities.



Appendix A – Masterplan with overlays



JOHN STREET SPORTING PRECINCT - Alternative Field Configurations
Master Plan | Rev 4

OTIUM SPORT+LEISURE
Planning group Australia New Zealand Asia Pacific

LANDPLAN
LANDSCAPE ARCHITECTURE

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Appendix b – NRL local level facility

4.1. Main Pavilion – Local

The preferred “pavilion” layout as detailed in the NRL guidelines is provided below:

Figure 7 Preferred Minimum Pavilion Standard for a Local Level Facility



10 Preferred Facility Guidelines for Rugby League