



JOHN STREET OVAL MASTER PLAN

COOK SHIRE COUNCIL



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Prepared by
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in conjunction with Landplan



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1. Introduction

1.1 Project Background

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.

Cooktown is a regional hub for the South East Cape communities and as a sporting hub has the potential to support a number of events involving several cape communities.

Rugby League standards for playing facilities do require a minimum level of provision to be able to host competition, and with the advent of women's rugby league there is also a need to upgrade the player facilities to accommodate the increased demand resulting from the new competition.

The Master Plan for John Street Oval will not only allow further participation in rugby league it will support additional sporting events for the town and region.

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)
- 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.

1.2 Project aim

The aim of the project was to prepare a master plan for the precinct which could be used to guide development and provide an integrated plan to improve both sport and recreation use of the John St Oval.

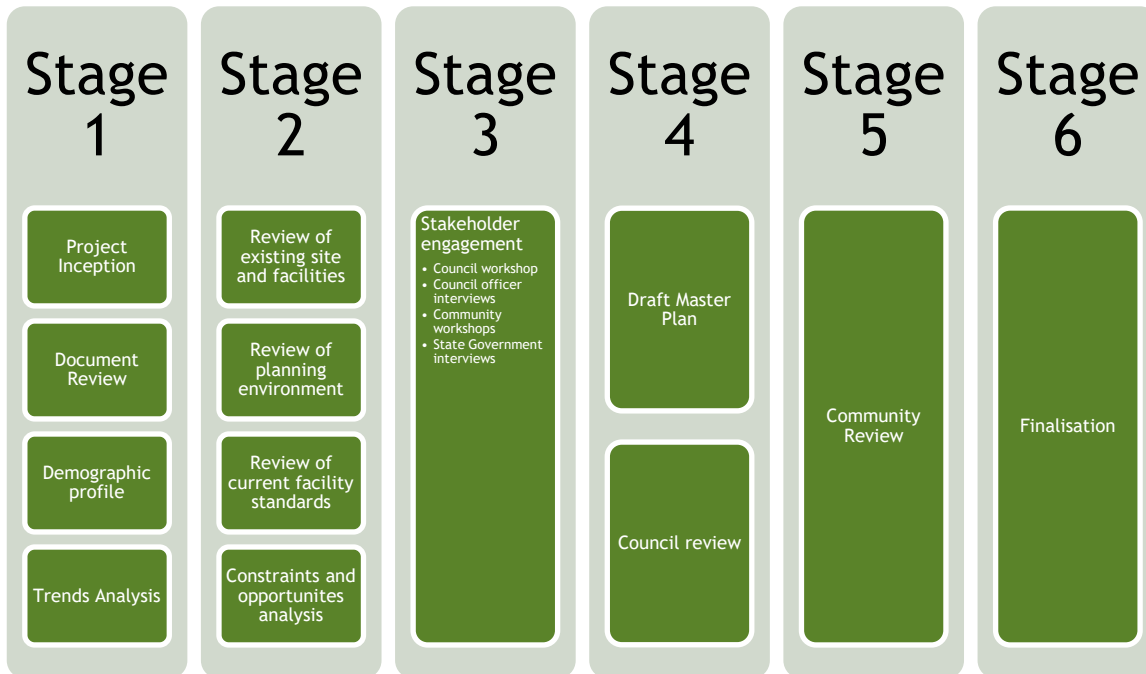
The scope of the project included:

- Consulting with the community and key stakeholders
- Review of the existing site and facilities
- Develop a plan that will provide the community with a suitable space to meet current and future needs.



1.3 Project Strategy

To undertake the master plan of John St oval, the following project methodology was undertaken.



2. Demographics and Population Analysis

Cook Shire includes the population centres of Cooktown, Coen, Lakeland and Laura.

The recent release of the 2016 census data indicated that the population of 2,746, situated across a 2,150 Km² local government area. This is an increase of 75 residents over the previous 12 months and a 291-resident increase since 2012, which is equivalent to a 12% increase since 2012. Cooktown has a median age of 44, significantly higher than the regional Queensland and Queensland median age (39 and 37 respectively).

Age Cohort	Population	Percentage of Population (%)
0-4	163	6.2
5-9	183	6.9
10-14	177	6.7
15-19	110	4.2
20-24	116	4.4
25-29	134	5.1
30-34	126	4.8
35-39	139	5.3
40-44	168	6.4
45-49	149	5.7
50-54	199	7.6
55-59	232	8.8
60-64	235	8.9
65+	484	19.2

The analysis of the age cohorts shows that Cooktown has a high population youth (under 15 years) and a high proportion of residents aged 65 years and over, both which account for almost one-fifth of the population in



Cooktown. There is also a relatively high proportion of indigenous residents in Cooktown, 14.7%, more than 3 times the Queensland average. However, this has declined by 2.1% since the previous census.

The family composition within Cooktown has also seen a large change since the last census, with a decline in both couples with children and lone person households, which is seen across the Cook Shire. The breakdown of the family composition is detailed in the table below.

Area	Couples with Children	Couples without Children	One parent Families	Other Families
Cooktown	14.7%	20.4%	7.5%	1.0%
Regional Queensland	26.1%	26.8%	10.5%	0.9%

2.1 SEIFA Disadvantage

SEIFA index of disadvantage measures the relative level of socio-economic disadvantage based on a range of Census characteristics. It provides an initial indication of disadvantage across a region. The index is derived from attributes that reflect factors, including low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A lower score means a higher level of disadvantage. Currently the data is from the 2011 Census and Cooktown ranked in the 17th percentile, with a score of 927.6.

The table below compares the SEIFA disadvantage index score for Cooktown to a number of different nearby locations.

Area	2011 Index Score	Percentile
Queensland	1001.5	47
Regional Qld	986.3	39
Far North Qld	941.2	21
Cooktown	927.6	17
Cook Shire	901.9	12
Rural Cook Shire	858.7	7

2.2 Population Projections

Age Cohort	2016*	2021	2026	2031	2036
0-4	309	283	270	263	256
5-9	258	252	232	221	215
10-14	185	188	183	169	161
15-19	149	129	134	130	121
20-24	250	232	220	227	226
25-29	333	307	299	292	301
30-34	362	327	309	303	297
35-39	320	345	323	309	303
40-44	299	277	301	283	269
45-49	332	336	316	339	322
50-59	318	335	339	322	347
55-59	341	324	337	340	325
60-64	319	350	338	350	354
65+	582	708	820	885	937
Total	4,357	4,393	4,421	4,433	4,433

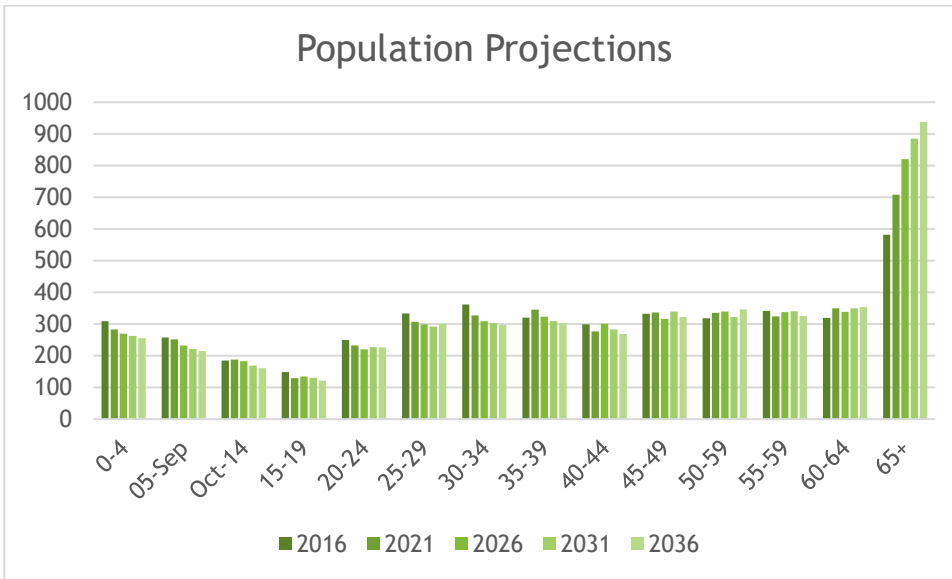


Figure 1: Population Projections to 2036

The Cook Shire has a clear older population, which will continue to increase over the next two decades. There is also a decline of youth, particularly 0-19 age group. Although this group is declining it will be important to ensure that they have access to sport and recreation opportunities.

Regional Populations include the adjacent communities of Hopevale and Wujal Wujal Aboriginal Councils with populations of 1500 and 326 respectively.

3. Trends Analysis

3.1 Sport and Recreation

A range of sport and recreation trends have been observed through studies undertaken by the Otium Planning team for various local governments throughout Australia and analysis of published data (e.g. ABS, CSIRO, Australian Sports Commission). Below is a summary of participation, planning, design, and management trends that have implications for sport and recreation planning and provision.

3.1.1 Generic Trends

The following general trends influencing the use of sport and recreation facilities are evident:

- Many individuals and families are time poor and the scheduling of activities at times that are convenient to them is increasingly important.
- There is a desire by many participants to simply ‘turn up and play’ with minimal volunteering commitments for commercial provision.
- Maximum flexibility in design to accommodate varying community needs and forms of use should be a prerequisite, Multi-use sport and recreation precincts may need to consider incorporating opportunities for traditional and non-traditional activities.
- Participation in organised sport is generally static but there is a growing demand for social forms of participation in sport.
- Local governments are recognising the importance of creating environments to enable people to lead active and healthy lives, placing greater focus on integration with urban planning, provision and/or connectivity of walk/cycle paths, provision of sport and recreation facilities and programs, and provision and access to parks and open space.



- Volunteerism is declining in many sport and recreation organisations. This is placing greater pressure on the remaining volunteer base and may impact on participation levels and/or costs in future, if services that were once provided voluntarily need to be paid for.
- Declining volunteerism is also placing greater pressure on Councils in terms of the way they manage sports facilities on their land.
- There is an awareness of the importance of "risk management" and the need for a "whole-of-life" approach to facility development and asset management.
- Multiple use of sport and recreation facilities, season overlap and across season usage is becoming more prevalent.
- Demographic shift, especially in larger cities, is changing the patterns of participation in sport and recreation.
- Many sports' peak bodies are responding to social and demographic trends by introducing modified forms of participation and scheduling.

3.2 Facility Planning and Design

Trends in facility planning and design include:

- The planning process for new facilities has improved significantly with the conduct of effective feasibility studies being the norm. These studies have generally included management/marketing/financial plans with demand projections based on sophisticated market analysis.
- There is a trend away from single purpose facilities towards multi-purpose facilities, however facilities need to be designed to ensure they can meet the specific needs of key user groups.
- Contemporary planning seeks to create, where possible, 'community hubs' for sport and recreation that can meet a broader range of needs, and facilitate higher utilisation and viability.
- More flexible designs are being created and there is a growing expectation that facilities will need to be renovated/upgraded on periodically. There is a realisation that facilities have a "customer interest life-span", which is much less than the facility's life-span.
- Sport facility designs are increasingly required to cater for different levels and standards of competition.
- Synthetic playing surfaces are being developed in areas where limited provision opportunities, high use of existing facilities, and/or an inability to adequately maintain grass fields to suitable standards are evident.
- Lighting of playing fields and parks for safety and/or to extend their usage and functionality is increasingly important. Evening competitions are likely to continue to grow.
- Provision for socialising spaces is a key component of facility design.
- Environmentally sustainable design of facilities are pre-requisites.
- Toilets and change rooms are expected to be adequate in size, accessible to playing areas and PWD compliant and suited to male and female participation.
- Accessibility to facilities, particularly via walking and cycling is increasingly important.

With ongoing Government economic constraints and limited capital and operational budgets, new sports facilities may need to consider joint venture arrangements between private and public sectors and sports associations.



4. Current Facilities, Opportunities and Constraints

4.1 Current Facilities

The current facility has:

- A fenced, well drained and inground irrigated rectangular field
- A small toilet facility and no change rooms, no accessible toilet facilities, no administration or kiosk space.
- A 6m shipping container providing storage.
- In ground Irrigation
- 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.

Figure 2 Location

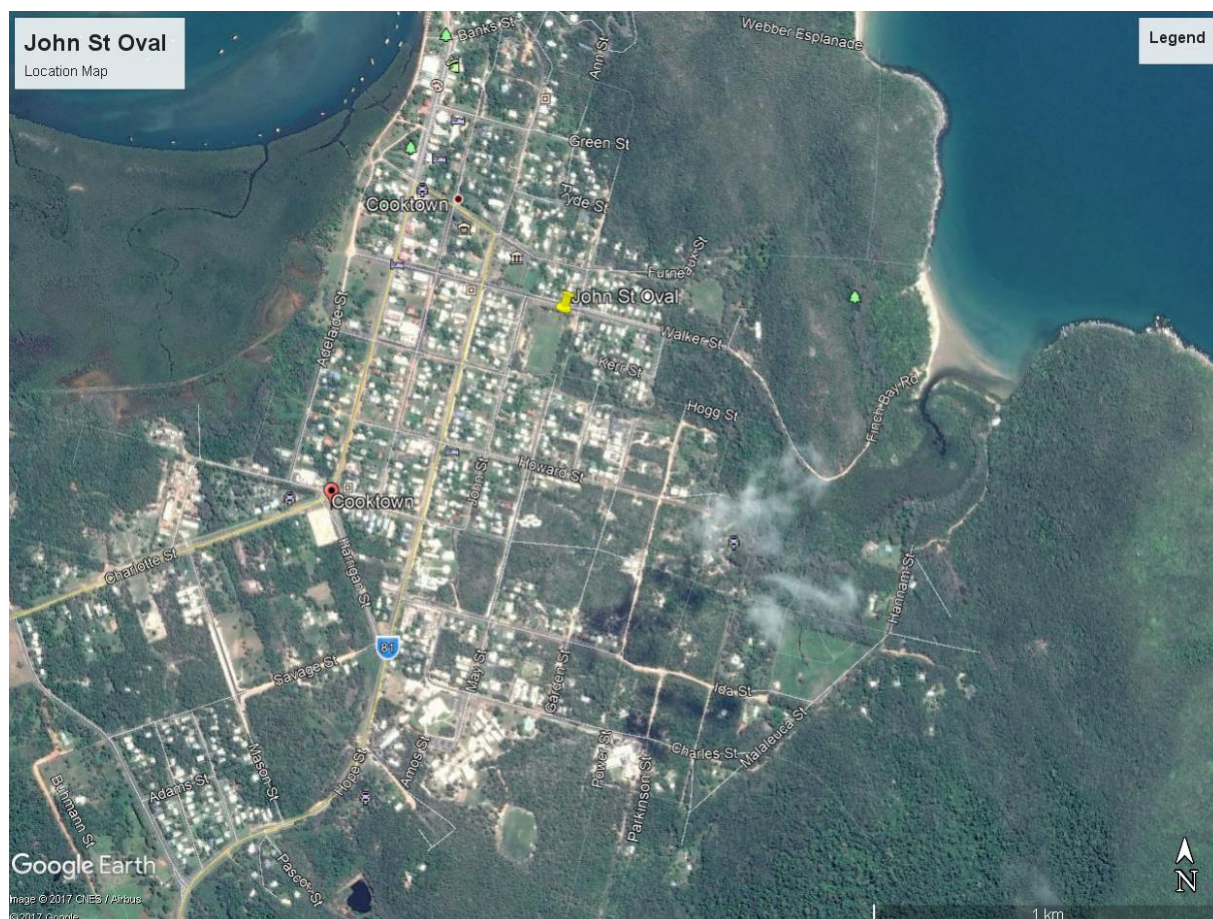




Figure 3 Current Services and Lots





4.2 Site Constraints and Opportunities

The following key issues need consideration in the development of the Master Plan.

Figure 4 Constraints and Opportunities





4.3 Site and Design Issues

4.3.1 Flooding, Storm water and Drainage

The site has two major surface flow lines running either side of the field. both lines of drainage lead to the adjacent creek system. At the northern end of the field on the John St side, there are underground storm water services which take the flow from the adjacent street network underneath to the creek outlet (in May St).

The western drainage currently terminates in an open channel adjacent to the field which is generally poorly flowing and stagnant. This open drain needs to be removed and piped underground to allow useable space to be provided above ground and to remove the stagnant water. In addition, the northern end of this drainage line hosts major inlet structure for field drainage and drainage of the overall site. The inlet consists of a large rectangular concrete inlet with a slab covering and at grade openings underneath. In general this is not a satisfactory approach to both user safety and site management and alternative approaches should be considered including a large galvanized steel grate provided at ground level allowing the removal of the concrete structure.

Figure 5 Concrete Inlet Structure on North- West Corner of Field



4.3.2 Vehicle and Pedestrian Access

Currently the site has no boundary controls along the road interface. Vehicles enter the site at will and park wherever they like. The playing field is fenced so the surface is protected. While some amount of informal parking and car based viewing may be appropriate for the site, any investment in improving facilities should seek to limit free movement of cars and reduce potential pedestrian and vehicle conflict.

The master plan should identify a main parking area and access point as well as install some controls (such as bollards) to limit vehicle movement and increase amenity for other users.

Service access to the light poles and the small open area at the southern end would be improved by installation of a culvert access over the creek. This would make some maintenance activities easier, but should be controlled with a locked access bar at the entry point.



4.3.3 Maintenance and Access

The site has a number of locations where small vehicles, plant or even high-reach equipment may need to access key infrastructure such as the light poles. In addition the new design should maximise ease of maintenance by ensuring that driven plant can undertake as much mowing as possible.

Key challenges are the eastern light towers which are difficult to access from the field area and currently require use of May St corridor/Kerr St alignment to provide access to the light NE tower.

If access over the creek on the southern boundary is realised in the new plan that should improve access for the SE tower.

4.3.4 Player Amenities and Minimum NRL Standards

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 women's participation in the sport.

The main concerns were:

- No change rooms (minimum standard is 2 x 30m²)
- No showers (minimum is 3)
- No Change room toilets
- No Referee room (minimum is 15m² with separate toilet and shower)
- No Kitchen or Kiosk facilities
- No covered social space (minimum is 75m²)
- No Office or administration space
- No first aid room
- Inadequate public toilets (which are the only toilets on site).

The only facilities on the site is the small public toilet block and the storage container.

Figure 6 Existing Public Toilets

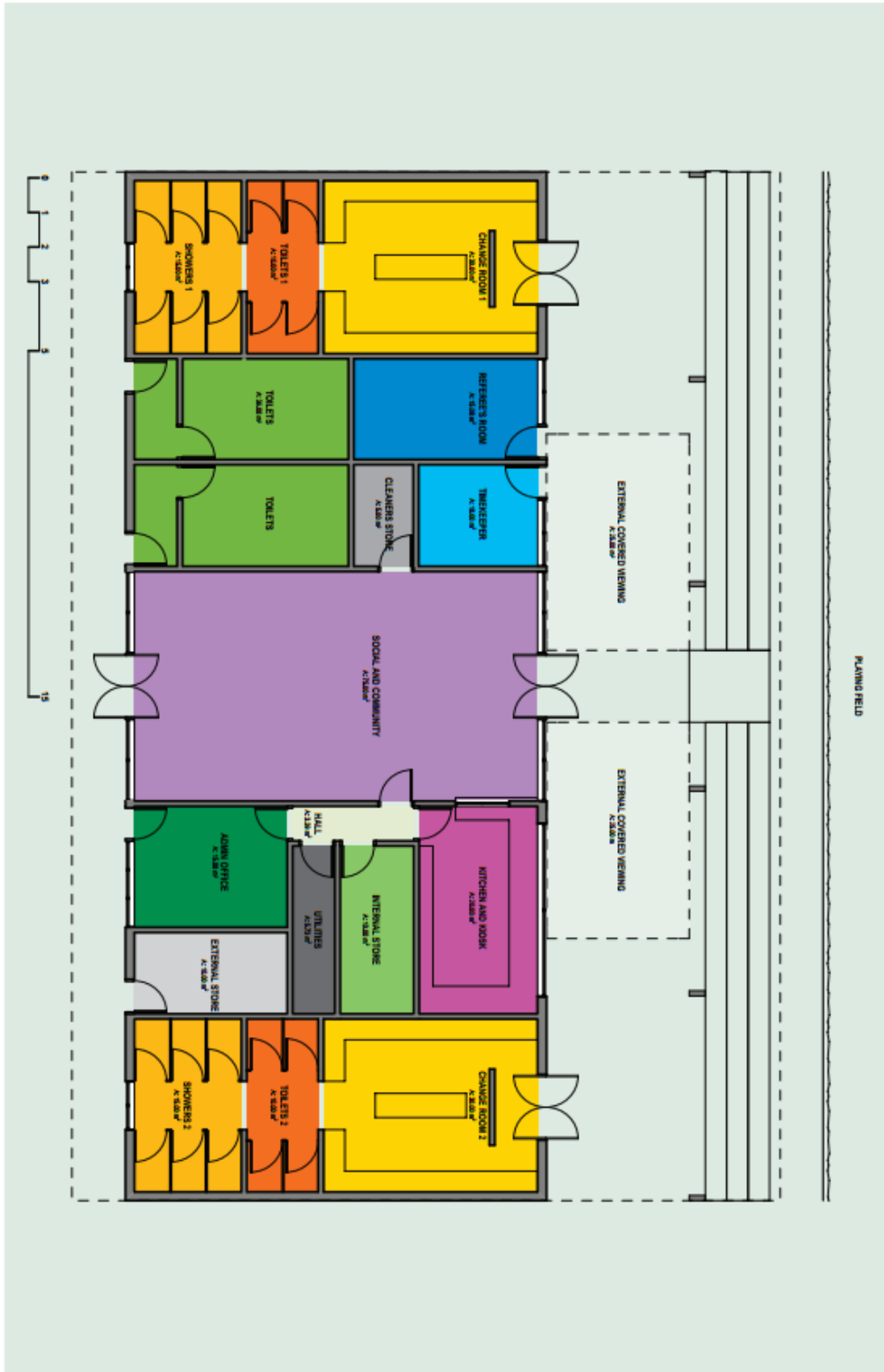




The preferred “pavilion” layout as detailed in the NRL guidelines is provided below:

Figure 7 Preferred Minimum Pavilion Standard for a Local Level Facility

10 Preferred Facility Guidelines for Rugby League



4.1. Main Pavilion - Local





4.3.5 Spectator Amenity

Key elements of spectator amenity are:

- Access to safe parking
- Access to shade
- Ease of access to viewing areas either formal or informal
- Pedestrian access around the site
- Access to toilets and water
- Access to food and beverage

In general the site has a number of opportunities for parking, and viewing of any games on the site. However the western side could be improved with better terracing and provision of comfortable flat areas to view games.

With the development of a new amenities pavilion it would be prudent to ensure that a large slab and skillion roof is provided facing the field to enable shelter for spectators and to provide safe accessible viewing space for people with mobility challenges.

4.3.6 General Community Use

The park is centrally located and has sufficient space and opportunity to meet general parkland needs of the community as well as being a multi-use sporting field. In particular an identified need was for young people and the provision of active recreation on the site (such as a half court) along with water, tables and a play space would help to meet local community needs and enhance the site as a multi-activity destination.

Key features to enhance informal/recreation use of the parklands are:

- Provision of bollards to remove car access form and area for general recreation use
- Playground
- Seats/tables and shade
- Drinking water
- Active recreation facilities such as a half court
- Night/safety lighting
- Separation from the field sport area - but still visible for parents who may want to watch both a game and a younger child playing on the playground.

4.3.7 Flexible Use

The sports field is used for a number of sports, and in the past the overall space has been used for AFL and athletics. The installation of the perimeter fence around the rectangular field does limit potential multi use and it would improve capacity if the fence at the northern end was converted to removeable panels so the playing area could be opened up to allow for other sport or event uses such as athletics.

The ability to reconfigure the space and include the small warm up field in the main area also enhances capacity to accommodate larger community events and celebrations if needed.



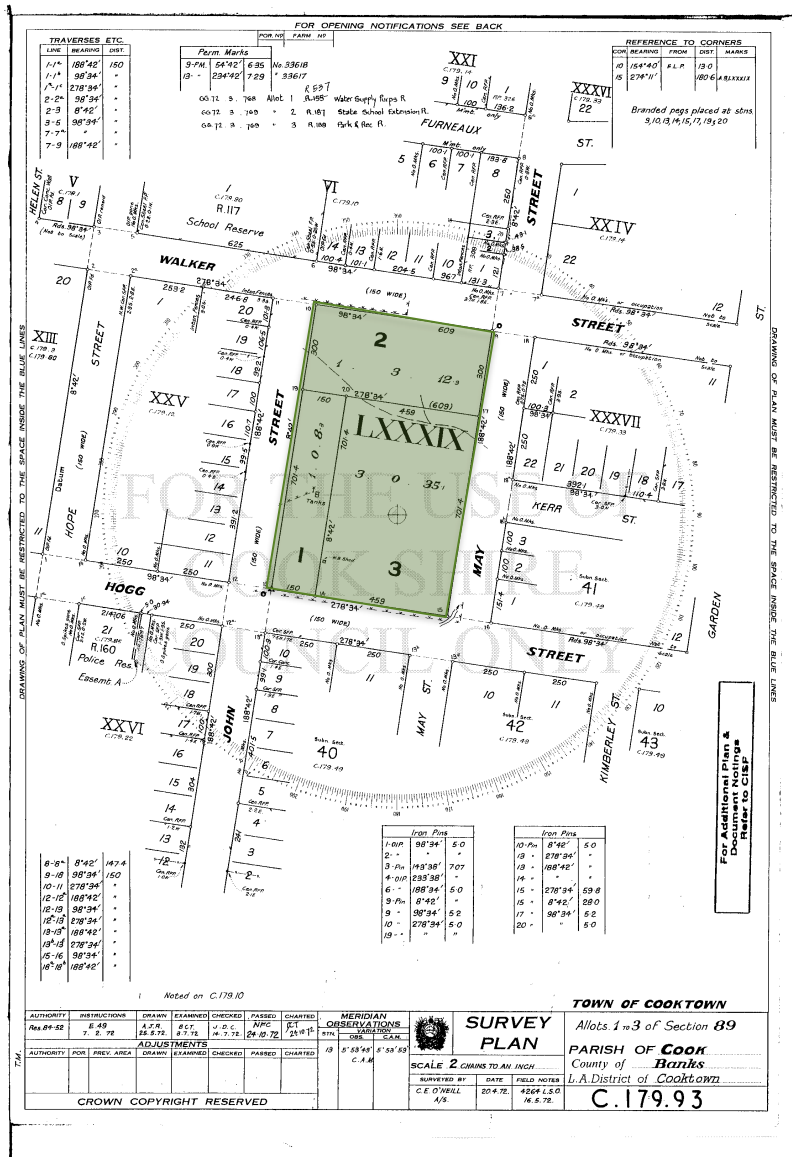
4.4 Site Tenure and Property

Three parcels make up the overall John St Parklands and they have differing tenures:

- Lot 1 C17993 - Crown Reserve for Recreation and Water Supply - Council as Trustee (0.4257 Ha)
- Lot 2 C17993 - Crown Reserve for Park and Recreation - Council as Trustee (0.7393 Ha)
- Lot 3 C17993 - Crown Reserve for Park and Recreation - Council as Trustee (1.3 Ha)

Lot 1 refers to previous well/ bore locations which accounts for the water supply classification.

Figure 8 Survey Plan of John St Oval



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.



5. Community Engagement Results

A number of meetings were held with stakeholders and the community regarding current issue and potential opportunities for the precinct. These are summarised in the following section.

5.1 Current Usage of the Oval.

John St oval is used by a range of groups and is the most central active open space for Cooktown. The following groups use the field:

Table 1 Current Utilisation

User Group	Use and Activities
Primary School and High School	Daytime use for sport and activity programs - Monday-Friday. Approximately 5 x 1 day events per year for sporting carnivals with other schools.
PCYC, IDPU	After school program, Monday- Wednesday (variable)
Touch Football	Competition Mondays and Thursdays
Rugby League	Junior and Senior Training Wednesdays; Competitions Fridays, Saturdays.
General community use	Tuesdays and Sundays
Cricket, soccer and other sport Training	Summer and winter casual use for training activities by a range of sports.

5.2 Current Issues Identified by the Community and Users

The following points summaries the issues raised regarding the current field:

1. The whole area needs to function as more than just a “footy” field and to be made more flexible and multi-purpose to support other sports and activities.
2. Existing toilet facilities are very poor and need upgrading as the existing amenities do not meet minimum standards for any sports.
3. Spectator facilities are very poor and increased access to shade, water and level seating areas is needed. Some relocatable grandstands would be good.
4. Water access for players is important and taps at the sidelines would be useful.
5. Pedestrian circulation and access lines need improving, especially around the western side.
6. Facility should remain as alcohol free and this is supported by the community.
7. Reinstating the ability to have a 400m track across the site (by removing panels at northern end) would help with flexibility.
8. Space needs to be more than just a formal sport area, it is in a central location and should meet recreation needs of youth and local residents, so should have picnic play and active recreation facilities. It is important to retain community park and active recreation uses.
9. In respect to above, there is no need for whole of site fencing - just the playing field fence.
10. Desperately need female change facilities as women’s rugby league is growing and the families and spectators need access to decent facilities.
11. Site has use from a number of groups and schools as well so needs to remain open and accessible.



12. Lighting upgrades should be considered to make use for other sports more possible.
13. Since the old basketball court near the council offices was removed there has been no informal active recreation facility (save for the oval itself) for youth. The location is ideal for local young people and it would be good to have something put in for them.
14. Site should be designed to be able to support other sports such as soccer - this means gate access to field is important to remove and replace different goal posts. It also means that the informal field on the northern end should remain mostly unencumbered to allow a junior field or warm up field to be developed.
15. A half court (or if possible a full court) for children and youth should be included in the facility.
16. Could consider providing exercise equipment/outdoor gym facilities.
17. More water taps are needed
18. The slope banks at the northern end restrict access and need stairs to improve ease of access to the informal field area.
19. Need to improve pedestrian access points.
20. Could consider the installation of solar panels on the roof of the new amenities block to reduce power use.

6. John St Oval Master Plan Rationale and Recommendations

6.1 Overview

The master plan for the John St Oval Parklands has been developed around the following objectives:

1. To enable increased multiple use of the site both for formal and social sport as well as community events, general recreation and active recreation.
2. To increase the range of opportunities for the local community for general park use, play, exercise and active recreation.
3. To provide a new youth space which offers active recreation/social sport opportunities as well as a legitimate space for young people to recreate.
4. To resolve the lack of facilities to support Rugby League and other sports and to ensure a minimum standard amenities pavilion is provided that meets guidelines for a local competition field.
5. To improve overall site amenity and safety for both players and spectators.
6. To ensure improvements and upgrades will increased the capacity of user groups to support their sport.
7. To develop the master plan to allow for staged development as funding becomes available.

6.2 Rugby League Competition Needs

Rugby League is a major use of the John St Oval. The league has a number of junior teams and senior players and runs both local competition and invitational games for surrounding communities.

The league has been growing female participation and now has 29 female players and hopes to continue to grow this and establish a social women's competition in 2018 and formal competition following this.

The 2017 facilities audit by Queensland Rugby League found that the existing field and facility was not compliant with minimum standards to support local competition. Cooktown is a critical facility provider for the region and services Wujal Wujal and Hopevale Communities. The need for the facility to be able to host



competition is extremely high and investment to upgrade to a compliant local facility will not only benefit rugby league, but will enable other sports such as touch and football (soccer) to host competitions and community sports events.

Key upgrades required are:

- A player amenity and sports pavilion that meets requirements for a Local Facility. This means:
 - Male and female change rooms
 - Accessible toilets
 - Kiosk
 - Referees room
 - First aid room
 - Office/admin room
 - Shelter meeting space

6.3 Enabling Multiple Use and Creating a Community Precinct

Cooktown does not have an oversupply of sporting fields with only John St Oval and the Cricket Oval (further out of town on Walker St - near the Botanic Gardens) supporting field sport. John St Oval is central to the township and has the size and configuration to support multiple use.

With users ranging from schools, football codes, athletics, boot camp and community events, it is important to ensure that the site's ability to be reconfigured for different uses is enhanced as part of the master plan.

In addition, formal sporting use occurs within certain times and for other timeslots the park needs to support general community use and informal activities.

Apart from developing player and spectator amenities which are compliant with minimum standards, the most important change will be the installation of removable fence panels at the northern end to allow the field of play area to expand when needed. The ability to remove goal posts is of course integral in this flexibility.

For community use the priorities are the picnic and play facilities along with the youth space (1/2 court), exercise space, water and shade amenity which encourages active use. Having a design that limits conflict between vehicles and pedestrians and offers safe active space for children, will contribute to the aim of having the John St Oval parklands a multi-use and community focused facility.



7. Master Plan and Cost Estimates

The Master Plan Concept is provided on the next page (A3). The key features for upgrading are summarised in the table below and a cost estimate provided.

Table 2 Master Plan Items, Cost Estimates and Priorities (excluding contingencies and fees- see full QS report for detail)

Element (number refers to Master plan code)	Comment/ Detail	Cost Estimate	Priority
1) Build new Amenities Pavilion	Designed to comply with NRL Local Facilities Standard. Approximately 200m ² . 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.	\$655,000	High
(4) Paved or concrete spectator area.		\$107,000	Med-High
(5) Future expansion	Future expansion of the pavilion to provide club and community indoor meeting and small event space. (approx. + 150m ²)	\$450,000	Med-Low
	TOTAL	\$1,217,000	
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
3) Mobile Grandstands ¹	2 x 25 pax (or 50 pax) movable grandstands. (see http://gossi.com.au/products/grandstand-portable/)	\$23 k per 25 seat unit plus shipping ex Brisbane	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
7) expanded parking area	The remainder of the area could be left unsealed until funds become available. Boundary of the parking area to be controlled with bollards to prevent vehicle access into the main park area.	\$175,000	Med-Low
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	High
9) Play space	Small play space, possibly making use of slope on bank and having an at grade slippery slide.	\$33,000	Med-High
10) Picnic tables	2 picnic tables provided under natural shade	\$27,000	Med-High
11) multi-use half or ¾ court	New multi-use court built to half or ¾ length with swivel goals to accommodate both netball and basketball.	\$37,000	Med-High
27) Outdoor Gym/ Exercise Equipment	Install outdoor gym/exercise equipment- consider TGOC “cardio charge” range which	\$20,000	Medium

¹ Industry quote used instead of QS estimate.



Element (number refers to Master plan code)	Comment/ Detail	Cost Estimate	Priority
	can charge mobile phones with energy created while working out		
15) Retaining wall and seating	New retaining wall to stabilise bank and provide additional seating area	\$23,000	Med
16) Access Stairs	Access stairs in various locations to descend bank-concrete construction with hand rails	\$11,000	Med-High
20) Scoreboard and Shelters	Relocate shelters from western side and upgrade allowance for scoreboard	\$43,000	Med-High
12) On street parking and road modifications	Walker St road side parking - surfacing and curbing.	\$199,000	Low-Med
23) Pathworks	Various pathworks	\$53,000	Med-High
24) Nature Play space	For clearing and minimal works	\$10,000	Medium
17), (19) Playing fields	Development of informal/overflow small field and allowance for upgrade to main field	\$84,000	High
21), (22)	Overflow parking and additional warm up area, access culvert.	\$18,000	Low
13), (25), (26)	Landscaping Works, grass batters, planting and turfing	\$182,000	High
14),) Drainage	Allowance for new culverts, spoon drains etc. Replacement of swale with pipe underground	\$21,000	High
General	Access bars and other works, signage	\$17,000	Med
Electrical	Allowance for electrical	\$54,000	High-Med
Total Construction estimate	All works increased from QS due to Grandstand costs and addition of Outdoor Gym)	\$2,654,000	
	Design Contingency	\$130,000	
	Professional fees allow	\$150,000	
	Constriction contingency	\$150,000	
TOTAL COSTS (excl GST)		\$3,084,000	



7.1 Recommended Staging Plan

Final staging and priorities should be determined by Council and available grant funding. Based on the community engagement and analysis undertaken for the Master Plan the following staging is recommended for consideration.

7.1.1 Field Reconfiguration and New Amenities Building

- Install removable fence panels to allow athletics and other uses
- Relocate sideline sheds and construct new field access
- Build the new player amenities building (first stage)
- Install underground drainage
- Landscape grass batter and viewing areas

7.1.2 Community Parklands

- ½ court
- Water tap
- Playground
- Picnic tables
- Exercise site/outdoor gym
- Bank stabilisation and retaining wall seating
- General use field

7.1.3 Access and Parking Improvements

- New parking areas, entry points and surfacing
- Bollards and gates
- Stairs from Walker St
- Access to southern space (over creek)
- Clearing of undergrowth and development of nature play area

LEGEND

- ① NRL Standard Local Pavillion
- ② Players non slip field access
- ③ Mobile granstands
- ④ Covered paved area
- ⑤ Future expansion footprint
- ⑥ Pick up - Drop off
- ⑦ Off street parking
- ⑧ Bollards
- ⑨ Small embankment play space
- ⑩ Picnic tables
- ⑪ Multi-use half court
- ⑫ On street formal parking
- ⑬ Grass batter
- ⑭ Concrete spoon drain
- ⑮ Retaining wall seating
- ⑯ Access stairs
- ⑰ Training field / General use field
- ⑱ Removable fencing to northern end
- ⑲ Existing Field
- ⑳ Scoreboard and Home & Away shelters
- ㉑ Overflow parking/warm up area
- ㉒ Causeway / Culvert crossing (for service access only)
- ㉓ Concrete/rock lined drain
- ㉔ Nature play area
- ㉕ Clear understory and retain large trees with existing mown grass
- ㉖ Level grass viewing area
- ㉗ Outdoor Exercise node



Existing tree

New tree

Water tap

Retain existing picnic setting



JOHN STREET SPORTING PRECINCT
Master Plan | Rev 3



0 5.0 10.0 20.0 40.0



LEGEND

- ① NRL Standard Local Pavillion
- ② Players non slip field access
- ③ Mobile granstands
- ④ Covered paved area
- ⑤ Future expansion footprint
- ⑥ Pick up - Drop off
- ⑦ Off street parking
- ⑧ Bollards
- ⑨ Small embankment play space
- ⑩ Picnic tables
- ⑪ Multi-use half court
- ⑫ On street formal parking
- ⑬ Grass batter
- ⑭ Concrete spoon drain
- ⑮ Retaining wall seating
- ⑯ Access stairs
- ⑰ Softball field / General use field
- ⑱ 6 Lane athletics track
- ⑲ Soccer field
- ⑳ Scoreboard and Home & Away shelters
- ㉑ Small touch fields
- ㉒ Causeway / Culvert crossing (for service access only)
- ㉓ Concrete/rock lined drain
- ㉔ Nature play area
- ㉕ Clear understory and retain large trees with existing mown grass
- ㉖ Level grass viewing area
- ㉗ Outdoor Exercise node



Existing tree

New tree

Water tap

Retain existing picnic setting



JOHN STREET SPORTING PRECINCT - Alternative Field Configurations

Master Plan | Rev 4



0 5.0 10.0 20.0 40.0



LANDPLAN
LANDSCAPE ARCHITECTURE



8. 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.



Appendix 1 - QS Report



MitchellBrandtman

5D Quantity Surveyors & Construction Expert Opinion

5D Cost Planning

John St Precinct, Cooktown

Grant Estimate Letter

Otium Planning Group Pty Ltd

Mrs Caitlin Shields

Associate & 5D Quantity Surveyor

07 3327 5000

cshields@mitbrand.com

20 December 2017

Issue: 1.0



1. Introduction

Mitchell Brandtman has been commissioned by Otium Planning Group Pty Ltd to undertake a Grant Estimate for the purpose of establishing construction budgets for funding purposes.

We understand the project scope involves the development of a sporting precinct at John & Walker St, Cooktown. Works include:

- NRL 'Local' Pavillion approximately 450m² with additional shaded area to the perimeter
- Off street carparking and on street carparking to Walker St
- Scoreboard and home & away shelters
- Minor works to existing field, warmup area and training field
- Multipurpose half court
- New trees along Walker st



2. Grant Estimate

Our Grant Estimate for the building works is as follows;

Description	Cost
Construction Works – NRL Pavillion	\$ 1,110,000.00
Construction Works – Remainder of scope	\$ 1,497,000.00
Design Contingency	\$ 130,000.00
Subtotal	\$ 2,737,000.00
Cost Escalation to December 2018**	\$ 0.00
Subtotal	\$ 2,737,000.00
Professional Fees	\$ 150,000.00
Authority Fees & Charges	\$ EXCL
Project Management	\$ EXCL
Construction Contingency	\$ 150,000.00
Total {Excluding GST}	\$ 3,037,000.00

Refer to annexure A for estimate summary and details.

*all figures noted here and throughout the report are exclusive of GST.

**the Cost Escalation provision is an allowance and is dependent on the programmed commencement of work. Current market analysis suggests that on average there is expected to be no movement in the order of construction costs over the next 12 months. Prudent budgeting practices would support an allowance of 1% per annum thereafter.



3. Structure & Services

Assumptions have been made regarding structure as no structural information is available. Further detailed estimates should be carried out as structural information becomes available.

Our estimates for services are preliminary only and should be confirmed by the relevant services engineers.

4. Method

Our estimate has been prepared to provide an indication in our opinion of the order of construction costs associated with the proposed development. We have calculated elemental areas for the various project components from the drawings described. Appropriate costs per square meter have been applied to the relevant quantities based upon our cost records.

5. Clarifications

The estimate is based on unrestricted access to the site and any buildings on site being unoccupied.

The estimate is also based on a reasonable construction period and standard working hours, with no allowances made for acceleration costs, overtime and the like.

This estimate is based on a tendered lump sum type building contract / procurement system with select, competitive tenders and single stage construction, {as distinct from a fast track procurement system}.

In preparing our estimate we have made the following assumptions;

- Soil conditions are favourable and the site will not require bored piers, rock excavation or replacement of bad ground, treatment of uncontrolled fill or similar.
- The site is free of any contaminates; hazardous materials, acid sulphate soils etc.
- Suitable capacity services are available at the site boundary and diversions or upgrades are not required.
- Work outside the site boundary is not required.
- Existing elements such as fields, training and warm up fields are in reasonable condition and will only require minor 'make good' provision for any works disrupted during construction.

"This report is provided solely for the client named on the cover of this report and cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party."



6. Documents

Our estimate is based on the following documents received from Otium Planning Group Pty Ltd;

- 1710-055_L1.01_02(mark up for Gary).pdf (Received Friday 15th December 2017)
- Nrl-preferred-facility-guidelines.pdf (Received Tuesday 19th December 2017)

7. Exclusions

Our estimate excludes the following items:

- Professional fees
- DA works, Authority Fees, Charges & Contributions
- Workplace Health and Safety and PLSL Fees
- Land Costs
- Marketing & Opening Expenses
- Legal Costs
- Loose Furniture, Fittings & Equipment
- Interest & Holding Charges
- Removal of Contaminates
- Loss of Income
- Site Allowance
- Whitegoods
- Public Art Policy {2%}
- Goods and Services Tax

We welcome the opportunity to discuss any part of this estimate with you. Please contact myself on 07 3327 5000 should you have any queries or require further information.

Yours Sincerely

MITCHELL BRANDTMAN

Caitlin Shields

Associate



Annexure A

Estimate Details



ELEMENTAL COST ANALYSIS

PROJECT: John St Oval, Cooktown

Issue No: 1.0
Issue Date: 20 Dec 2017

Project No: 02188

Status: B1

Cost Index: 561

CODE	ELEMENT	COST \$
	JOHN STREET SPORTING PRECINCT	2,607,000
Total		2,607,000



ELEMENTAL DETAILS

JOHN STREET SPORTING PRECINCT

\$

PRELIMINARIES

Allowance for Builder's onsite and offsite overheads.

148,000

HARDSCAPE WORKS

Structures

1	NRL Pavillion to 'Local' Standard of NRL guidelines including Change rooms, amenities, referees and timekeepers rooms, kitchen and kiosk and social and community area.	1,110,000
3	Mobile Grandstands	21,000
4	Covered Paved Area - including columns, framing, insulation and sheeting and a FC Soffit.	107,000
15	Retaining wall and seating - assume 1m max steps.	23,000
16	Access Stairs complete including concrete stairs, handrails and tactiles.	11,000
	1 x Scoreboard and 2 x shelters (home and away).	43,000
	<u>Miscellaneous Metalwork</u>	
8	Bollards - assume timber.	52,000
18	Removable fencing - Existing.	EXCL
	Vehicle access bar.	3,000
	Signage generally.	5,000
	<u>Road / Pathways</u>	
2	Players Non slip field access	7,000
5 6 7	Off-street parking including pick-up, drop-off and future expansion zone (assume asphalt).	350,000
11	Multi-use Half Court.	37,000
12	On-Street roadworks to Walker Street includng asphalt, linemarking.	199,000



ELEMENTAL DETAILS

JOHN STREET SPORTING PRECINCT (Cont'd)		\$
12	Allowance for miscellaneous metalwork to street parking including wheelstops, signage.	9,000
23	Concrete pathway.	13,000
	Concrete pedestrian pathway to Walker Street.	33,000
	Crossover	7,000
	<u>Play Areas</u>	
9	Small embankment Play area - excluding any equipment.	18,000
10	New Picnic tables - excludes shelters (table, chair and pad only).	27,000
24	New Play area - excluding equipment. Sofffall provisions only.	25,000
	<u>SOFTSCAPE WORKS</u>	
	<u>Fields</u>	
17	General Use field - upgrade to existing.	64,000
19	Provision for any make-good and turf seed to existing field.	20,000
21	Overflow parking / warm up area - provision for any make good to existing.	15,000
	<u>Landscaping Works</u>	
13	Grassed batter - provision for earthworks to form batter and turf.	118,000
25	Clear understory and provide turf (retain trees).	19,000
26	Grass level viewing area - turf and irrigation.	22,000
	New trees.	8,000
	Provision for turf seed to existing area.	15,000
	<u>SERVICES</u>	
	<u>Hydraulic</u>	



ELEMENTAL DETAILS

JOHN STREET SPORTING PRECINCT (Cont'd)		\$
14	Spoon Drain.	10,000
14	Pits.	11,000
22	Culvert.	3,000
	<u>Electrical</u>	
	Provision for electrical throughout - specifically carparking.	54,000
	Element Total	2,607,000