Cairns Regional Council

WALKER ROAD SPORT AND RECREATION PRECINCT
MASTER PLAN

DRAFT REPORT
June 2013
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1. EXECUTIVE SUMMARY

1.1. STUDY OVERVIEW
This document provides a Master Plan for the development of the Walker Road Sport and Recreation Precinct (WRSRP). Development of this document involved four stages:

- Stage 1: Inception and background research
- Stage 2: Investigation and Stakeholder Engagement
- Stage 3: Analysis of Information + Development of Options
- Stage 4: Master Plan Development

1.2. KEY FINDINGS

1.2.1. Site analysis
The Walker Road Site is surrounded by a diverse range of uses including residential, education, retail and commercial and a riparian creek corridor, a nearby link to recreational gardens, as well as a cane railway and road network. Aside from the new Leisure Centre, the site is largely undeveloped and is predominantly flat and grassy.

The site’s major constraints are its irregular shape and proposed transport corridor in the east of the site. This proposal would reduce the size of the site and create a greater traffic influence around the site. The site has many opportunities, chief amongst these is the opportunity to create strong linkages between nearby residential, educational, commercial and parkland uses to enhance activation of the site.

1.2.2. Demand
The site should accommodate recreation which complements, not duplicate nearby recreation opportunities, and spaces which support the formal sport intent for the site and activate the site outside of formal sport hours are the highest priorities. This includes shared path routes which connect with existing routes, a mixture of active and passive recreation nodes, and recreation space for young people.

The highest priority sports most suitable for future use of the WRSRP include Baseball, Softball, Vigoro, Cricket and Football (Soccer). These sports should be catered for as a priority on the site, bearing in mind the need to maximise shared use opportunities. In addition, the following sports should also be accommodated as a second tier priority on shared-use fields: Oztag, Touch Football, Hockey, AFL and Netball.

1.3. DESIGN DIRECTION

1.3.1. Site intent
The Walker Road Sport and Recreation Precinct is intended to provide an important hub for formal sport in the growing southern corridor of Cairns, particularly for field sports. It is intended to fill a gap in sports land supply. The site is also intended to complement adjoining uses by providing valuable recreational opportunity for residents and other nearby land users.
1.3.2. Site Vision

The Walker Road Sport and Recreation Precinct will provide a multi-use location for formal sport for local and district catchments as well as recreation which complements the formal sport use.

1.3.3. Proposed Site Usage

The site is proposed to accommodate the following:

- 4 diamond fields to service baseball and softball.
- 4 oval fields (2 senior, 2 junior) to accommodate vigoro, cricket, AFL and hockey.
- 2 rectangular fields to service football (soccer), touch & oztag.
- 3 multipurpose amenities hubs (1 main hub, 1 smaller hub and 1 providing toilets and storage only).
- Practice nets (6 cricket/vigoro and 2 baseball/softball).
- Recreational elements including exercise and play elements, picnic and seating facilities, pedestrian and cycling infrastructure, and arts & cultural installations.
- Supporting infrastructure including parking and traffic and landscaping elements.

1.4. IMPLEMENTATION

1.4.1. Estimated Cost

The estimated cost to deliver the Walker Road Sport and Recreation Precinct is $15,827,830.00 (excluding GST).

1.4.2. Staged Delivery

<table>
<thead>
<tr>
<th>Stage</th>
<th>Element</th>
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</thead>
<tbody>
<tr>
<td>Stage 1</td>
<td>Diamond Sports Fields</td>
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<tr>
<td>Stage 2</td>
<td>Oval sports fields</td>
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<td>Stage 3</td>
<td>Rectangular sports fields</td>
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<td>Stage 4</td>
<td>Picnic &amp; Fitness</td>
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<tr>
<td>Stage 5</td>
<td>Sports courts</td>
</tr>
<tr>
<td>Stage 6</td>
<td>Recreational elements</td>
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</tbody>
</table>

1.4.3. Proposed Management Approach

The proposed management approach has at its foundation an intent for partnership between Council, clubs and other community stakeholders. As a minimum, Council should establish a Precinct Coordination Group with representatives of major user groups of the site. It is proposed that management of Walker Road Sport and Recreation Precinct should be in accordance with Council’s draft Not for Profit Tenures Policy.

Investigation may also be sought into the possibility of developing a ‘Sports Trust’ which would partner with Council to provide a facility manager to manage the site and seek revenue raising opportunities which would go towards the development and maintenance of the site. This model would require ‘upscale’ of the modest Central Amenities Hub into a facility which delivers entertainment and function capability.
2. INTRODUCTION

2.1. STUDY OVERVIEW

In 2007, Council undertook a study into the sport and recreation needs of the southern corridor of Cairns. This study highlighted a need to acquire land for field sports to address an apparent shortfall. Subsequent to further investigations following this study, Council purchased a parcel of land at Walker Rd Edmonton (Lot 304 on SP213786). Since this time, Council has constructed a multipurpose indoor sport and recreation facility - the Edmonton Leisure Centre on a portion of this site. Following this, Council sought to identify the best way in which to develop the remainder of the site to best meet the needs of sport and recreation in the southern corridor and in doing so, commissioned this Master Plan for the site.

2.2. METHODOLOGY

The following methodology was employed in the completion of this Master Planning study:

- Stage 1: Inception and background research
  - Inception meeting
  - Literature review
  - Workshop with Council staff
  - Meeting with Divisional Councillors
  - Site inspection and analysis
  - Constraints and opportunities mapping

- Stage 2: Investigation and Stakeholder Engagement
  - Public awareness raising
  - Call for expression of interest from clubs
  - Community workshop
  - Club workshop
  - Individual stakeholder meetings

- Stage 3: Analysis of Information + Development of Options
  - Information analysis
  - Benchmarking of other shared-use facilities
  - Project Management Team Meeting
  - Development of Design Brief
  - Partnership and management modelling

- Stage 4: Master Plan Development
  - Draft concept design
  - Presentation to Project Management Team
  - Estimates of cost
  - Draft Master Plan and Summary Report
  - Presentation to Council
  - Public Feedback Period
  - Final Report
3. **STRATEGIC CONTEXT**

A number of important studies have preceded the development of this Master Plan for Walker Road Sport and Recreation Precinct. The research undertaken and recommendations made in these studies should influence the detailed work required to develop a master plan for the precinct. This section identifies the issues and subsequent recommendations which have particular relevance to the Walker Road Sport and Recreation Precinct.

Table 1: Analysis of strategic context

<table>
<thead>
<tr>
<th>Document</th>
<th>Issue/ Recommendation</th>
<th>Implications for Walker Rd S&amp;R Precinct</th>
</tr>
</thead>
</table>
| Cairns Parks & Recreation Strategic Plan 2010-2015 | **Council’s position:**  
- Advocate and lead the establishment of collaborative partnerships.  
- Partner with local communities in valuing and creating a sense of “place”  
- Negotiate with Council’s property custodians to manage the land and provide recreation opportunities that support the sustainability of Council.  
- Broker outcomes that deliver economic activity, support local employment and value the worth of the volunteer.  

**Key themes arising from consultation:**  
- Clubs concerned about equity of access to and charges for council land and facilities.  
- Lack of or poor access to land and facilities for sport and recreation.  
- Sport and recreation organisations struggling financially, with maintenance and with volunteer numbers.  
- Security and safety concerns in parks and as barriers to participation.  

**Recommendations:**  
- Commence staged implementation of the Edmonton Sports Precinct. |  
- Seek partnerships  
- Recommended to implement the Edmonton Sports Precinct, which this project will assist in doing.  
- Ensure community and community groups are involved in planning.  
- Protection of adjoining riparian corridor. |
<table>
<thead>
<tr>
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</table>
| Walker Road Sport and Recreation Precinct Master Plan Draft | - Encourage public art projects in parks as a way of defining local identity and creating more diversity in park settings.  
- Encourage community involvement in planning the development of individual district parks, sporting precincts and major destination parks and the implementation of plans.  
- Develop Facility Management Plans or Master Plans for multi-use sites and precincts currently needing an integrated vision and clear articulation of priorities.  
- The planning should be undertaken with user groups and led by the Sport and Recreation Officer for the service region. Planning should look at immediate (within 5 years) priorities and more longer term objectives for future improvement to the site. A budget for Landscape Architect/ Drafting services (internal or external) will be needed for some sites.  
- Riparian vegetation and natural water way corridors adjacent to or in district and higher level destination and sporting parks should be protected by ensuring appropriate use and landscape treatments of public spaces. | - Identification, purchase and master planning of the land at Walker Rd is a direct result of the recommendations in this study.  
- The Master Plan should consider the needs identified in the Edmonton Sport & Recreation Facility Needs Study. |
| Edmonton Sport & Recreation Facility Needs Study 2007 | Key Findings:  
- Need to acquire land for sport and recreation in the southern growth corridor.  
- Many sports in the southern suburbs are growing.  
- Most sports fields in Edmonton lack functionality i.e. too small, poor access, insufficient car parking, inadequate clubhouse/ amenities, floodlighting constrained by residential proximity.  
- The top three issues impacting on sport and recreation organisations in the southern growth corridor are:  
  - Inadequate land area or playing fields  
  - Poor standard or condition of facilities  
  - Cost of hiring/ leasing facilities |
A number of activities in the study area indicated an immediate need for new or upgraded facilities:
- Rugby League (additional playing fields)
- Rugby Union (additional playing fields)
- Tennis (additional courts)
- Gymnastics (expansion of existing centre)
- Basketball (multi-purpose indoor courts)
- Radio controlled cars (flat, serviced land, approx 1ha, for new headquarters)
- Model aero (flat, serviced land, approx 2ha, for new headquarters)
- Archery (land for archery disciplines)

Other activities indicated a need for additional land areas or facilities in the near future:
- Soccer (additional playing fields in line with population growth)
- Hockey (4 lit grass fields for centralised junior competition)
- Cricket (4 playing fields, including at least one turf in 3 to 5 years)
- AFL (additional playing fields)
- Touch (4 shared use playing fields for satellite competition)
- Futsal (access to multi-court indoor centre in 3 to 5 years)
- Netball (access to indoor courts for higher level competitions, possible training/social competitions, clinics)
- Swimming (new pool to service southern corridor)
- Softball (access to shared use floodlit oval for training)
- There is a growing demand for social competitions, evening competitions and floodlighting of facilities.
**Recommendations**

- Negotiate with existing landowner(s) to acquire a 20ha site in the vicinity of Thomson Rd, Edmonton to meet current & future demand for field sports in the White Rock–Edmonton area.
- Prepare a Master Plan for the selected site which incorporates provision for the following:
  - 1 x dedicated floodlit rugby league field, 1 x dedicated floodlit rugby union field, and 2 x adjacent fields (floodlit) which can be shared by rugby league and rugby union. All 4 fields to be made available for shared use by touch football.
  - Shared use of clubhouse/ amenities by rugby league, rugby union and touch football. 4 change rooms required.
  - 4 x hockey fields (floodlit) plus toilets/ change rooms
  - 3 cricket fields for junior and senior use (including at least one turf pitch)
  - Future AFL fields (floodlit)
  - Future soccer fields to accommodate possible new club
- Maximise utility of available land by designing cricket fields to enable shared use with AFL, hockey or soccer. Shared use with cricket will have implications for configuration of lighting towers for hockey or soccer. A lighting plan involving hockey and/ or soccer would need to be developed if cricket is shared with either of these sports
- Once it is resolved which sport(s) will share playing fields with cricket, locate clubhouse/ amenities/ change rooms so as to maximise shared use.
- Should the preferred sites not be able to be acquired or be deemed inappropriate after further examination, Council should utilise the following criteria in selecting alternative sites:
  - Minimum of 20ha area with regular shape
  - Within 5-10 km of Edmonton Town Centre
<table>
<thead>
<tr>
<th>Document</th>
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<th>Implications for Walker Rd S&amp;R Precinct</th>
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<tbody>
<tr>
<td></td>
<td>o On or close to an arterial road</td>
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<td></td>
<td>o Accessible by car, cycle or public transport</td>
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<td></td>
<td>o Buffered from residential areas</td>
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<td></td>
<td>o Road frontage of 25%-50%</td>
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<td></td>
<td>o Maximum slope 1: 50 for all field sport playing surfaces</td>
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<td></td>
<td>o Main sport areas above Q 50</td>
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<td>o Sufficient area above Q 100 for built facilities (e.g. clubhouses)</td>
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<td></td>
<td>o Free of hazards (e.g. steep slopes, high voltage electricity supply easement or any other infrastructure distribution network which</td>
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</table>

**Cairns Plan**

- Cairns Plan is divided into 12 districts with the Walker Road Sport and Recreation Precinct located in the White Rock - Edmonton district.
- Cairns is divided into 19 Planning Areas. Under the Cairns Plan, the Walker Road Sport and Recreation Precinct is zoned Residential 1, but the Lot has preliminary approval for sport and recreation uses.
- In a 2011 amendment to Council’s Planning Scheme, the Walker Road site was zoned Residential 1, however, a preliminary approval notice dated 10 January 2010, approves the following for the Walker Rd site:
  - Approval for uses consistent with the Sport & Recreation Planning Area to be reflected in a new Planning Code being the “Edmonton Sports Facilities Code”, over land described as Lot 304 SP 213782, located at 403L Walker Road, Edmonton subject to a range of conditions including a Traffic Impact Study and a local drainage study of the site.
  - Approval for a development application for Indoor Sport & Entertainment (Indoor Multi Purpose Centre) over land described as Lot 304 SP 213782, located at 304L Walker Road, Edmonton, subject to a range of conditions including building design, water and sewerage supply and parking parameters.
### Document: Planning approval - Amended decision notice under S3.5.15 Integrated Planning Act 1997: Development Application for 304L Walker Road Edmonton

<table>
<thead>
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<tr>
<td>- An amended Decision Notice dated 12th January approved (subject to conditions) an application for the following for the Walker Rd site:</td>
<td>- Drainage and traffic studies will need to be investigated in detail, and may need to be revised following completion of the master plan.</td>
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<tr>
<td>- Preliminary Approval for Uses Consistent with the Sport &amp; Recreation Planning Area</td>
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<tr>
<td>- That Council approve the application for a Preliminary Approval for Uses Consistent with the Sport &amp; Recreation Planning Area to be reflected in a new Planning Code being the &quot;Edmonton Sports Facilities Code&quot;, over land described as Lot 304 SP 213782, located at 304L Walker Road, Edmonton.</td>
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<tr>
<td>- Material Change of Use - Indoor Sport &amp; Entertainment</td>
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<td>- Relevant conditions of these approvals include the following:</td>
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<td>o Approved drawings and documents including 'Edmonton Sport &amp; Recreation land - Concept Plan &amp; Queensland Transport Buffer Zone Plan', 'Edmonton Sports Facilities Code' and 'Information Requirements for a Detailed Traffic Impact Report'.</td>
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<td>o A Traffic Impact Study be undertaken.</td>
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<td>o A local drainage study of the site must be undertaken, addressing:</td>
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<td>- The contributing catchment boundaries;</td>
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<tr>
<td>- The extent of the 100 year ARI flood event both pre and post development;</td>
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<td>- Primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events;</td>
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<tr>
<td>- Identify any requirements for drainage easements;</td>
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<td>- Identify the need and tenure for flood detention areas to ensure a no worsening impact on downstream properties for the entire development;</td>
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<tr>
<td>- Information on the proposed works and any impacts proposed at the drainage outlet from the proposed development; and</td>
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<td>- Lawful point of discharge.</td>
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<td>- This approval lapses four years from the day it takes effect.</td>
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<tr>
<td>Document</td>
<td>Issue/ Recommendation</td>
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| Edmonton Sports Precinct Preliminary Master Plan 2007 | ▪ This report was prepared as a preliminary master plan to identify the likely capacity of two potential sites, including the Walker Road site, to accommodate sport and recreation uses as identified by Council. It incorporated a brief site analysis and development of a concept plan. This study was not intended to be exhaustive, but rather just give an indication of the likely scale of uses.  
▪ The following constraints relate to the Walker Rd site:  
  o A major sewer line crossing the site requiring manholes to be sunken or for the line to be realigned to allow field development.  
  o Requirement for stormwater piping or surface drain on the eastern boundary  
  o Site contamination in the north-east (sunken) corner limiting building use (N.B. this refers to the detention basin in the north of the site)  
  o Flood management constraints on the creek corridor to the north which will require modelling to be able to fill.  
  o Possible future Transport Corridor along the eastern boundary  
  o Possible realignment of the road corridor on the eastern boundary  
  o Possible location of a transport hub adjacent to the south east corner of the site  
▪ Potential mix of facilities:  
  o Indoor centre  
  o 3 oval sports fields (one senior) & 11 rectangular sports fields (8 senior) [overlapping]  
  o Parking  
  o A number of club amenities buildings | N/A. |
| Edmonton Indoor Multi Purpose and Aquatic Centre Feasibility Study | ▪ This report investigated the feasibility of developing a multipurpose indoor sport and recreation facility in Edmonton and provided a range of information on the mix of facilities required, management, capital and operational costs and asset management. | The facilities to be contained within the Edmonton Leisure Centre will be complemented by the outdoor sport and recreation uses proposed on the Walker Rd site. The overall layout for the Walker Road site will |
### Walker Road Sport and Recreation Precinct Master Plan Draft

Cairns Regional Council

<table>
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<tr>
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</table>
| Blackfellows Creek Drainage Management Plan 2001, Part A - Flooding | ▪ The recommended design for the facility incorporates indoor sports courts, health and fitness studio, multipurpose spaces, boxing gym, aquatic centre, support services and administration including office space, kiosk/cafe, toilet & change, separate public toilets, crèche facility, storage, plan, and car parking.  
▪ This facility is under construction and will also double as a Category 5 cyclone shelter. The Edmonton Leisure Centre is due to be completed in 2013. | need to consider in detail the planned design and use of the Edmonton Leisure Centre. |
| Blackfellows Creek Drainage Management Plan 2001, Part A - Flooding | ▪ This document is a drainage management plan for Blackfellows Creek, which borders the Walker Road Sport and Recreation Precinct on its northern boundary.  
▪ Blackfellows Creek has a catchment of approximately 1800ha, running a distance of 11km from the Isley Hills to Trinity Inlet. An assessment of the Blackfellows Creek riparian corridor states that the Creek is highly disturbed and clearing has resulted in weed infestation and collapse of banks along the corridor.  
▪ Key outcomes of the study include:  
  o Proposed development in the catchment does not have a significant impact on the existing flood plain.  
  o Only minor future mitigation works are identified to prevent possible inundation of future blocks and roads. Two options are proposed in the plan  
  o Construction of a detention basin  
  o Acquisition of land for drainage reserves.  
  o An area identified as ‘just upstream of the Mulgrave Mill Tramway Bridge at Section 41 in the survey’ is proposed as the most suitable location for a detention basin. | It appears the detention basin referred to in this report is the one existing on the parcel adjacent to the Walker Rd Sport and Recreation Precinct Site. |
| Edmonton Town Centre Master Plan | ▪ The Walker Rd Sport and Recreation Precinct adjoins the future Edmonton Town Centre site. The Edmonton Town Centre Master Plan outlines a vision for the town centre:  
  o A vibrant, diverse and connected lifestyle development providing environmentally, economically and socially equitable and healthy pedestrian oriented streets, laneways, public realm and open spaces. | Edmonton Town Centre will be a major hub for the southern corridor of Cairns and is likely to attract large numbers of people with significant vehicle movement around the site.  
The nearby public transport station is an excellent opportunity to provide greater access. |
### Part 4: Not for Profit Community Groups

**Tenure Policy** (forms part of the Tenures Policy of Cairns Regional Council)

- **The fundamental principles of the policy state that Council will act in a way that:**
  - Provides an equitable approach to the use of Council land and community infrastructure
  - Maximises the versatility, long term use and sustainability of Council open spaces and associated improvements
  - Assist the long term sustainability of Not for Profit clubs/associations; and
  - Supports shared use of facilities as a means of achieving more efficient use of available resources.

- **Key guiding principles for the policy include:**
  - All prospective users are required to satisfy formal selection/review criteria;
  - Tenure arrangement/agreement to be negotiated in accordance with policy;
  - Existing users have the first right of occupation, subject to satisfaction of election/review criteria.
  - Multi-use and sharing of facilities is to be promoted.
  - Provision, by the applicant/user of specific information will be required to substantiate selection/review criteria.
  - The user(s) with the best fit against the selection criteria will be offered the tenure.
  - Facility classifications and corresponding responsibilities

### Implications for Walker Rd S&R Precinct

- Council prefers multi-use sport and recreation facilities to optimise access and use to public land. The site is sought to be promoted as a multi-use facility, so uses will need to comply with this intent where possible and tenure allocation and responsibilities will need to be considered.
The policy identifies four facility classifications:
- Buildings – indoor sports facilities, clubhouses, canteens, storage
- Special – golf clubs, horse sports, bowling greens, courts, synthetic turf
- Principal User – Full fenced facilities, high quality surfaces
- Multi Use

Tenure applicable to facility classification:
- Buildings – 10 yr lease
- Special – 10 yr lease
- Principal User – 3 yr lease standalone, 10yr lease if linked to a building
- Multi User – User agreement and Council seasonal allocation
4. CATCHMENT PROFILE

The Walker Road Sport and Recreation Precinct is located within the suburb of Edmonton. For the purposes of considering appropriate levels of demand for the WSRP this study will consider population characteristics for a catchment from White Rock to Gordonvale as outlined in Figure 1. All data for this population analysis was obtained from the Cairns Regional Council Area Community Profile¹.

The areas in the catchment area include:

- White Rock
- Mount Sheridan
- Bentley Park
- Edmonton
- Gordonvale-Goldsborough-Mount Peter


2. Source: Cairns Regional Council Community Profile
4.1.1. Population

The total population for this catchment area was estimated to be 37,141 persons as at 30 June 2011 with 9,932 of these people living in Edmonton. The population across each of areas within the catchment has grown steadily, particularly in Edmonton and Bentley Park.

Population forecasts anticipate a continuation of this growth. Population forecast groupings do not align neatly with areas defined earlier. The Gordonvale-Goldsborough-Mount Peter area has been modified to two areas: Gordonvale-Goldsborough, and Mount Peter-Wrights Creek. However, what is clear is that populations are expected to rise across all areas of the catchment to 2031.

The population for the catchment area, including Gordonvale-Goldsborough, and Mount Peter-Wrights Creek is anticipated to grow to 73,614 by 2031. Edmonton is projected to accommodate around an additional 2,700 residents and the main growth areas of Gordonvale–Goldsborough and Mount Peter–Wrights Creek are projected to accommodate around 14,600 and 13,700 additional residents respectively.

Population forecasts anticipate a continuation of this growth. Population forecast groupings do not align neatly with areas defined earlier. The Gordonvale-Goldsborough-Mount Peter area has been modified to two areas: Gordonvale-Goldsborough, and Mount Peter-Wrights Creek. However, what is clear is that populations are expected to rise across all areas of the catchment to 2031.

3 Wrights Creek is included in the ‘Babinda-Rural South’ area in the standard areas for the community profile, which is not included in the study area for this project.
4.1.2. Age Distribution

The largest single service age group in the catchment is parents and homebuilders aged 35-49 years (23%), followed by young workforce and primary schoolers (13%). However, in comparison with the Cairns local government area age distribution, it is evident that the catchment has a higher representation of babies and pre-schoolers (0-4), primary schoolers (5 to 11) and secondary schoolers (12 to 17) and lower representation of older workers & pre-retirees (50 to 59), empty nesters and retirees (60 to 69), seniors (70 to 84) and elderly aged (85 and over).

Figure 4: Age distribution – percentage of population comparison

The projected population age distribution demonstrates an ageing of the catchment population to 2031 with decreasing percentages of residents aged 0-49 and increasing percentages of residents aged 50 and over.

Figure 5: Projected age distribution - percentage of population in 2031
4.1.3. Income

Incomes in the catchment are comparable with Cairns as a whole, with equivalised household income quartiles showing similarities. The main differences are slightly higher percentage of catchment residents fitting into the ‘medium lowest’ income quartile, and a lower percentage of catchment residents in the ‘highest group’ income quartile.

However, the catchment also had a higher percentage of residents in the ‘medium highest’ income quartile in comparison to Cairns.

![Figure 6: Equivalised household income quartiles - study catchment and Cairns LGA](image)

4.1.4. Level of Relative Disadvantage

Based on Census data, the SEIFA Index of Disadvantage measures the level of relative socio-economic disadvantage considering attributes representing disadvantage such as low income, low educational attainment, unemployment and unskilled occupation. The higher the SEIFA score an area receives, the lower the level of disadvantage, and likewise, the lower the SEIFA score, the higher the level of relative disadvantage. Three areas within the catchment have higher relative disadvantage compared to Cairns as a whole, with White Rock the most disadvantaged in the catchment, followed by Edmonton.

![Figure 7: SEIFA Level of Disadvantage - catchment areas, Cairns & Queensland](image)

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4 *Equivalised Household Income puts all households on an equal footing independent of household size and composition to enable a true comparison between areas and over time. It is an indicator of the income resource available to a household of standard size and is the best measure of the changing economic fortunes of households living in Cairns Regional Council area.* Source: [http://profile.id.com.au/cairns/equivalised-household-income-quartiles](http://profile.id.com.au/cairns/equivalised-household-income-quartiles)
4.1.5. Implications for study

Population growth is projected to be considerable in Edmonton and the southern corridor of Cairns. The population profile is characterised by young families, and although population ageing will impact on the area in the future, those family-age characteristics are likely to remain. Further, although the income medians for Edmonton are similar to that of Cairns, there is a greater level of disadvantage in Edmonton according to SEIFA characteristics. This means that affordable sport and recreation opportunities which service families will be in demand in Edmonton into the future.
5. **Benchmarking Analysis**

In order to understand the options available to Council for the future tenure and management of the Precinct, research was undertaken and interviews conducted with several Local Government owned, multi-sport facilities, including:

- Ballinger Park Sports Complex, Sunshine Coast Council;
- Elizabeth Daniels Sports Complex, Sunshine Coast Council;
- Kuhls Road Sports Complex, Toowoomba Regional Council;
- South Pine Sports Complex, Moreton Bay Regional Council;
- Harris Avenue Sports Complex, Moreton Bay Regional Council; and
- Centennial Parklands, Moore Park, Centennial Park and Moore Park Trust.

A summary of the findings of this research and consultation is outlined below.

<table>
<thead>
<tr>
<th><strong>Facility Name, Owner &amp; Management Entity</strong></th>
<th><strong>Sports</strong></th>
<th><strong>Tenure Arrangements</strong></th>
<th><strong>Management Responsibilities</strong></th>
<th><strong>Recreation Considerations</strong></th>
<th><strong>Charges</strong></th>
<th><strong>Development Responsibilities</strong></th>
<th><strong>Facilities</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballinger Park Sports Complex, Queensland State Government Council acting as Trustee. Individual user groups manage own facilities.</td>
<td>Horse And Pony, Tennis, Football, Archery, Hockey, Square Dance, Cricket, Dog Obedience, Alcooinga/Fusion Youth Services</td>
<td>Lease – typically 10 year term</td>
<td>Council: Car parks, Internal road, Pathways User Groups: Mowing/turf maintenance, Lighting, Cleaning, Specialised facility needs (eg. line marking)</td>
<td>Majority of site is not fenced off to prevent informal community recreational use. User groups have priority access as required.</td>
<td>User groups pay a nominal annual lease fee to Council. All operating costs including electricity, lighting, maintenance, rates and other utilities are the responsibility.</td>
<td>Capital development is primarily the responsibility of the individual user groups. Council approval is required. Council funding is provided on occasions to support some developments.</td>
<td>Sand dressage arena with lighting, feed stalls, one grassed dressage arena, show jumping arena, round yard, open areas for gymkhana, horse agistment, horse trails, a clubhouse including amenities, meeting room, canteen and storage.</td>
</tr>
<tr>
<td>Facility Name, Owner &amp; Management Entity</td>
<td>Sports</td>
<td>Tenure Arrangements</td>
<td>Management Responsibilities</td>
<td>Recreation Considerations</td>
<td>Charges</td>
<td>Development Responsibilities</td>
<td>Facilities</td>
</tr>
<tr>
<td>------------------------------------------</td>
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<td>---------</td>
<td>-----------------------------</td>
<td>------------</td>
</tr>
</tbody>
</table>
| Elizabeth Daniels Sports Complex Queensland State Government Council acting as Trustee. Individual user groups manage own facilities | Cricket  
Lawn bowls  
Basketball  
Croquet  
Gem and fossicking  
Bridge  
Arts  
SES  
St Johns Ambulance | Lease – typically 10 year term | Council:  
- Car parks  
- Internal road  
- Pathways  
User Groups:  
- Mowing/ turf maintenance  
- Lighting  
- Cleaning  
Specialised facility needs (eg. line marking) | Majority of site is not fenced off to prevent informal community recreational use.  
User groups have priority access as required. | User groups pay a nominal annual lease fee to Council.  
All operating costs including electricity, lighting, maintenance, rates and other utilities are the responsibility of the user groups.  
Council provides funding through its Sports Field Maintenance Funding Program as a contribution towards field maintenance costs. | Capital development is primarily the responsibility of the individual user groups.  
Council approval is required.  
Council funding is provided on occasions to support some developments. | Kitchen and covered seating/viewing area, dugouts, shipping container store area and caretaker’s residence  
80 seat hall, workshop room, small children’s playground, office space, sheds and a low ropes course for youth services  
20x25m hardwood dance floor, large stage, fully-equipped kitchen and amenities for square dance  
Cricket nets, storage shed, large undeveloped area to south of nets and car park  
Dog obedience park and clubhouse |

**Sports**
- Cricket  
- Lawn bowls  
- Basketball  
- Croquet  
- Gem and fossicking  
- Bridge  
- Arts  
- SES  
- St Johns Ambulance

**Tenure Arrangements**
- Lease – typically 10 year term

**Management Responsibilities**
- Council:
  - Car parks
  - Internal road
  - Pathways
- User Groups:
  - Mowing/ turf maintenance
  - Lighting
  - Cleaning
  - Specialised facility needs (eg. line marking)

**Recreation Considerations**
- Majority of site is not fenced off to prevent informal community recreational use.
- User groups have priority access as required.

**Charges**
- User groups pay a nominal annual lease fee to Council.
- All operating costs including electricity, lighting, maintenance, rates and other utilities are the responsibility of the user groups.
- Council provides funding through its Sports Field Maintenance Funding Program as a contribution towards field maintenance costs.

**Development Responsibilities**
- Capital development is primarily the responsibility of the individual user groups.
- Council approval is required.
- Council funding is provided on occasions to support some developments.

**Facilities**
- Kitchen and covered seating/viewing area, dugouts, shipping container store area and caretaker’s residence
- 80 seat hall, workshop room, small children’s playground, office space, sheds and a low ropes course for youth services
- 20x25m hardwood dance floor, large stage, fully-equipped kitchen and amenities for square dance
- Cricket nets, storage shed, large undeveloped area to south of nets and car park
- Dog obedience park and clubhouse
<table>
<thead>
<tr>
<th>Facility Name, Owner &amp; Management Entity</th>
<th>Sports</th>
<th>Tenure Arrangements</th>
<th>Management Responsibilities</th>
<th>Recreation Considerations</th>
<th>Charges</th>
<th>Development Responsibilities</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kuhls Rd Sports Complex</td>
<td>Rugby Union, Rugby League, Touch Football</td>
<td>Sports provided seasonal access via a hire agreement. Access granted based on predetermined needs. Sports are allocated individual training days and alternate match weekends. Council: Replacement/repair of assets (excluding damage by users) Field irrigation, mowing, maintenance Lighting Synthetic wickets Sports: Asset replacement/repair when caused by user Equipment</td>
<td>Majority of site is not fenced off to prevent informal community recreational use. Sports have priority access as required. Sports are charged an hourly rate hire fee which takes into consideration lighting, electricity, maintenance and cleaning requirements.</td>
<td>contribution towards field maintenance costs.</td>
<td>Partnership between Council and Sports for capital development. Council approval is required for any capital improvements.</td>
<td>• 4 full-size cricket ovals • 1 junior cricket oval overlapping onto south east full size field • 4 turf wicket blocks • 1 synthetic wicket • Clubhouse, including change rooms, canteen/ bar • Practice nets • Storage sheds • Old netball clubhouse, change rooms • Dedicated buildings • Arts group building • Bridge club building • SES building • St John Ambulance building • Fire tower • Gem and fossicking club building</td>
<td></td>
</tr>
</tbody>
</table>

**Facility Name, Owner & Management Entity**
- Kuhls Rd Sports Complex
- Queensland Government
- Council acting as Trustee

**Sports**
- Rugby Union
- Rugby League
- Touch Football

**Tenure Arrangements**
- Sports provided seasonal access via a hire agreement.
- Access granted based on predetermined needs.
- Sports are allocated individual training days and alternate match weekends.

**Management Responsibilities**
- Council: Replacement/repair of assets (excluding damage by users)
- Field irrigation, mowing, maintenance
- Lighting
- Synthetic wickets

**Recreation Considerations**
- Majority of site is not fenced off to prevent informal community recreational use.
- Sports have priority access as required.

**Charges**
- Contribution towards field maintenance costs.

**Development Responsibilities**
- Partnership between Council and Sports for capital development.
- Council approval is required for any capital improvements.

**Facilities**
- 4 full-size cricket ovals
- 1 junior cricket oval overlapping onto south east full size field
- 4 turf wicket blocks
- 1 synthetic wicket
- Clubhouse, including change rooms, canteen/bar
- Practice nets
- Storage sheds
- Old netball clubhouse, change rooms
- Dedicated buildings
- Arts group building
- Bridge club building
- SES building
- St John Ambulance building
- Fire tower
- Gem and fossicking club building

**Strategic Leisure Group** | 24
<table>
<thead>
<tr>
<th>Facility Name, Owner &amp; Management Entity</th>
<th>Sports</th>
<th>Tenure Arrangements</th>
<th>Management Responsibilities</th>
<th>Recreation Considerations</th>
<th>Charges</th>
<th>Development Responsibilities</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Pine Sports Complex</td>
<td>Australian rules football, Basketball, Cricket, Dog obedience, Football (soccer), Futsal, Gymnastics, Hockey, Indoor beach volleyball, Model car drag racing, Netball, Roller derby, Rugby league, Rugby union, Softball, Tae kwon do, Touch football</td>
<td>Lease from Council to the Association, Association enters into license arrangements with clubs</td>
<td>Association fully responsible for maintenance and management of the Complex with the exception of User Groups clubhouses and change rooms</td>
<td>Majority of site is not fenced off to prevent informal community recreational use. Minimal recreational opportunities Sports have priority access as required.</td>
<td>Nominal lease fee charged by Council to Association, Council provides annual subsidisation as a contribution towards the maintenance costs of the Complex, Association responsible for all fees, charges and operating costs associated with the Complex Association charges user groups in consideration of frequency of use and</td>
<td>Partnership between Council and Sports for capital development, Council approval is required for any capital improvements</td>
<td>Soccer fields, Union fields, League fields, Hockey fields, AFL/ cricket fields, Cricket practice nets, Dog obedience course, Gymnastics building, Multi-purpose indoor court facility, Indoor beach volleyball courts, Softball fields, Several clubhouses, storage and amenity buildings</td>
</tr>
<tr>
<td>Facility Name, Owner &amp; Management Entity</td>
<td>Sports</td>
<td>Tenure Arrangements</td>
<td>Management Responsibilities</td>
<td>Recreation Considerations</td>
<td>Charges</td>
<td>Development Responsibilities</td>
<td>Facilities</td>
</tr>
<tr>
<td>-----------------------------------------</td>
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<td>-----------------------------</td>
<td>------------</td>
</tr>
</tbody>
</table>
| Harris Avenue Sports Complex Queensland Government | Baseball, softball, soccer | Licenses to baseball and softball to playing fields. Licenses to Clubhouse and playing fields to soccer. | Council:  
- Car parks  
- Internal road  
- Pathways  
- User Groups:  
  - Mowing/ turf maintenance  
  - Lighting  
  - Cleaning  
  - Specialised facility needs (eg. line marking)  
  - Repairs and maintenance to Clubhouse | Majority of site is not fenced off to prevent informal community recreational use.  
- User groups have priority access as required.  
- Surrounded by recreational walk/ cycle pathway network, residential and local school | User groups pay a nominal annual lease fee to Council.  
- All operating costs including electricity, lighting, maintenance, rates and other utilities are the responsibility of the user groups. | Partnership between Council and Sports for capital development.  
- Council approval is required for any capital improvements | Soccer fields  
- Shared baseball/ softball diamonds  
- Clubhouse and amenities |
| Moore Park New South Wales Government Centennial Park and Moore Park Trust | Athletics  
- Aussie Rules  
- Baseball  
- Basketball  
- Cricket  
- Cross Country Running  
- Golf  
- Hockey  
- Horse Riding  
- Lacrosse  
- Mini Soccer  
- Netball  
- Rugby League  
- Rugby Union | Sports enter into seasonal hire agreements for access to sporting facilities. | Trust responsible all management and maintenance responsibilities, including:  
- Mowing;  
- Turf maintenance;  
- Speciality facilities (eg. turf cricket wickets and softball diamonds);  
- Lighting;  
- Electricity;  
- Cleaning; | The sporting facilities at Moore Park are part of a large 360 ha site include recreational and sporting facilities.  
- Major community events have priority over sporting use, however sports are advised in advance of | Sports are charged an hourly rate hire fee which takes into consideration lighting, maintenance requirements and other specialised needs. | Trust is responsible for all capital development on site. | Summer/ winter sports access the same playing fields/ courts (cricket fields overlay on baseball/ softball diamonds)  
- 400m running track, main field and covered stand with seating for 1000 people  
- Two Aussie Rules football fields  
- Nine baseball / softball diamonds  
- Outdoor basketball courts  
- Centennial Park  
- 11 cricket fields of varying standard  
- Cross country tracks  
- Golf course  
- 3 grass hockey fields  
- Centennial Park Equestrian Centre  
- One grass lacrosse field  
- Soccer and mini soccer fields |
### Facility Name, Owner & Management Entity
- Soccer (Football)
- Softball
- Tennis
- Touch Football and OzTag

### Sports
- Rates and utility charges.
- Dates where access is restricted as part of hiring agreement.

### Tenure Arrangements
- Rates and utility charges.
- Dates where access is restricted as part of hiring agreement.

### Management Responsibilities
- Outdoor netball courts
- Rugby league/ rugby union fields
- Outdoor tennis courts
- Oz tag and touch football fields

### Recreation Considerations

#### 5.1. Learnings for Walker Rd
- Shared, multi-use of sport and recreation sites is widespread.
- A mixture of sport as well as other community organisations access multi-use sites.
- Playing surfaces are shared by a number of sports with overlaying/overlapping of playing areas to accommodate a great number of sports.
- Partnerships between Council and groups have been established to deliver capital improvements.
- Council approval of all capital projects is standard.
- Management arrangements generally align with Cairns Regional Council’s tenure approach.
6. **SITE ANALYSIS**

6.1. **OVERVIEW**

The Walker Road site is located in the southern Cairns suburb of Edmonton and is approximately 11km from Cairns city. The site is an irregular shape with single street frontage and adjoining a range of uses. A new leisure centre which also serves as a cyclone shelter is currently being constructed in the south west corner of the site. The topography is largely flat with no established vegetation apart from trees lining the creek corridor.

Figure 8: Walker Road Sport and Recreation Precinct

Figure 9 (right): Walker Road Sport and Recreation in a city-wide context
The Walker Road Site is surrounded by a diverse range of uses including residential, education, retail and commercial and a riparian creek corridor, as well as a nearby link to recreational gardens. An adjoining detention basin may also be considered for future use as a part of the site. The location of these land uses are shown in Figure 10. Of particular note is the location of the future Edmonton Town Centre to the east of the site. The Edmonton Town Centre will incorporate a mix of major retail, commercial, office, cultural, entertainment, leisure, higher density residential, health and government uses, including a future hospital.

Figure 10: Land uses surrounding Walker Road Sport and Recreation Precinct

A sub-arterial road accompanied by shared paths exists on the southern border of the site. A number of informal tracks traverse the Blackfellows Creek corridor. A cane railway line exists to the south and east of the site. In the future, a sub-arterial road incorporating a busway and station will adjoin the Walker Road Sport and Recreation Precinct, to the east of the site.

Figure 11: Movement around the Walker Road Sport and Recreation Precinct
6.2. **CONSTRAINTS AND OPPORTUNITIES**

Aside from the new Leisure Centre, the site is largely undeveloped. The site is predominantly flat and grassy. The adjoining creek corridor offers an appealing green edge to the site. The site is bound on the east by a large open drain and is infested with weeds.

The site’s major constraints are its irregular shape and proposed transport corridor in the east of the site. This proposal would reduce the size of the site and create a greater traffic influence around the site. The site has many opportunities, chief amongst these is the opportunity to create strong linkages between nearby residential, educational, commercial and parkland uses to enhance activation of the site. A list of constraints and opportunities is provided in the following sub-sections.

6.2.1. **Constraints**

- Proposed transport route through east of the site
- Drain to the east of the site
- Sub-arterial road between site and Sugarworld + nearby residents + retail node
- Designated buffer area around proposed bus station at Edmonton Town Centre.
- Proposed Edmonton Town Centre is likely to increase traffic around site.
- Area behind new Edmonton Leisure Centre is insufficient in size for a full-sized oval sports field.
- Interface with adjacent riparian corridor has areas of instability and large drop-offs, posing some risk.
- No connection across drain for existing residents to the east of the site.

6.2.2. **Opportunities**

- Improve/create formal linkages with:
  - Nearby residential areas to the east and south of the site
  - Sugarworld Gardens
  - Coles shopping centre
  - Isabella State School
  - Edmonton Town Centre site.
- Enhance interface with riparian corridor to strengthen the natural character of the site.
- Build on existing informal cycling/walking routes through Blackfellows creek.
- Duplicate natural character throughout the site, particularly in areas unable to be utilised for formal activity spaces in order to improve aesthetics and shade.
- Use designated ‘buffer’ area for more intensive built infrastructure in accordance with its purpose.
- Incorporate Detention Basin into design.
- Extensive street frontage.
- Connection with Edmonton Leisure Centre.
Figure 12: Constraints and Opportunities Plan for the Walker Rd site.
6.3. **Serial Vision**
WALKER ROAD SPORT AND RECREATION PRECINCT MASTER PLAN DRAFT
Cairns Regional Council
7. **STAKEHOLDER ENGAGEMENT**

7.1. **COMMUNITY WORKSHOP**

A community workshop was held to introduce the project, and seek input into the project. 22 people attended the workshop. Key discussion areas included ‘vision’ for the site, and required ‘spaces’ and ‘places’. The following summarises the information provided by community members during this workshop.

**Vision**

The following words/statements reflect attendee’s vision for the site:

- Accessibility
- Free spaces
- Inviting/attractive
- Visible
- Youth-friendly
- Multi-use
- Inclusive
- An activated space
- Community ownership
- A place to showcase sport/centre for excellence
- Acknowledgement of traditional owners
- Well maintained
- Welcoming
- All abilities
- A place for leisure
- Diverse activities e.g. community, sport, leisure
- Free or low cost facility hire for community groups
- Acknowledgement of local history
- Colourful
- Different user groups
- Healthy, active space, promotes physical activity
- Community-club-council partnerships
- Integration of built and natural assets
- Connections with nearby uses e.g. Sugarworld
- Alcohol and drug free
- Not look like fortress
- Not concrete jungle
- Local and district purpose
Spaces

The following spaces were identified as desirable for the site:

- Private and public spaces
- Transition zone between built areas and open space e.g. life size chess next to indoor centre.
- Shady play area
- ‘Chill out’ spaces
- Spaces for public art/ graffiti
- Flexible spaces
- Space for young people
- Play space for teenagers
- Shaded spaces
- Picnic areas with BBQ’s
- Active recreation and play e.g. hopscotch
- Bush food forest
- Event spaces e.g. weddings/ big families
- Dance & culture spaces
- Fruit trees

Places:

- Outdoor fitness stations
- Walking / bike tracks
- Dog off-leash/ fenced areas
- Teenagers playground
- Flying fox across creek
- Pool
- Skate park
- Community garden
- Sound-proof music practice space opening to performance space with free equipment
- Technology/ computer area e.g. x-box
- Dance space
- Indoor sports
- Health services
- Kiosk
- Ball/ sports equipment hire.
- Rock climbing
- Physiotherapy rooms
- Places named after historical elements
- Elders develop “history” places
- Camp fire pit
- Kitchen - cold room, utensils, equipment
- 400m athletics track
### 7.2. Club Expression of Interest

Expressions of Interest were called from community sport and recreation organisations for future use of the precinct. 16 Expressions of Interest were received from 13 sports:

- **AFL** – AFL Cairns, Manunda Hawks AFL
- **Archery** – Barrier Coast Archery Inc.
- **Baseball** – on behalf of Cairns Baseball League, Cairns Junior Baseball, NQ Baseball Association, NQ Baseball Academy
- **Cricket** – Mulgrave Combined Cricket Association
- **Football (Soccer)** – Far North Queensland Soccer Zone
- **Hockey** – Cairns Hockey Association
- **Netball** – Cairns Netball Association
- **Oztag** – FNQ Oztag
- **Rugby** – FNQ Rugby on behalf of Southside Crusaders Rugby
- **Softball** – Cairns and District Softball
- **Tennis** – Edmonton Tennis, Tennis Queensland
- **Touch** – Cairns Pirates Touch Football
- **Vigoro** – Cairns Vigoro Association

#### 7.2.1. Current Venue Location

<table>
<thead>
<tr>
<th>Sport</th>
<th>Current Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>AFL Cairns: 8 venues Gordonvale to Port Douglas; Manunda Hawks: Cazaly’s Stadium</td>
</tr>
<tr>
<td>Archery</td>
<td>Does not have grounds.</td>
</tr>
<tr>
<td>Baseball</td>
<td>Juniors: Martyn Street Reserve; Seniors: Trinity Beach Sports Complex</td>
</tr>
<tr>
<td>Cricket</td>
<td>Various – Fretwell Park, Fuller Park, Johnson Park, Gordonvale Primary School, Hambledon Primary School</td>
</tr>
<tr>
<td>Football (Soccer)</td>
<td>Far North Soccer Zone: Many locations from Cardwell to Weipa. Southside Fury Soccer: Fretwell Park.</td>
</tr>
<tr>
<td>Hockey</td>
<td>Cairns International Hockey Centre, North Cairns</td>
</tr>
<tr>
<td>Netball</td>
<td>Martyn Street Sports Reserve</td>
</tr>
<tr>
<td>Oztag</td>
<td>Barlow Park</td>
</tr>
<tr>
<td>Rugby</td>
<td>Various – mainly Barlow Park</td>
</tr>
<tr>
<td>Softball</td>
<td>Martyn Street Sports Reserve</td>
</tr>
<tr>
<td>Tennis</td>
<td>Tennis Queensland: Brisbane, but we service all of Queensland</td>
</tr>
<tr>
<td></td>
<td>Edmonton Tennis: Down Park, Edmonton</td>
</tr>
<tr>
<td>Touch</td>
<td>Aeroglen</td>
</tr>
<tr>
<td>Vigoro</td>
<td>Cairns North Fields</td>
</tr>
</tbody>
</table>
7.2.2. Club Membership

Clubs were asked to indicate what their membership figures were three years ago and what their current membership levels are now to provide an indication of recent membership trends.

<table>
<thead>
<tr>
<th>Sport</th>
<th>As at 3 years ago</th>
<th>Current</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>AFL Cairns:</td>
<td>Senior: 753</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Senior: 740</td>
<td>Junior: 1313</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior: 1143</td>
<td>Women’s: 180</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manunda Hawks:</td>
<td>Senior: 116</td>
<td></td>
</tr>
<tr>
<td>Archery</td>
<td>N/A</td>
<td>12 active, 100+</td>
<td></td>
</tr>
<tr>
<td></td>
<td>expressed interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Baseball</td>
<td>Senior: 105</td>
<td>Senior: 137</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior: 182</td>
<td>Junior: 207</td>
<td></td>
</tr>
<tr>
<td>Cricket</td>
<td>Senior: 48</td>
<td>Senior: 70</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior: 130</td>
<td>Junior: 127</td>
<td></td>
</tr>
<tr>
<td>Football</td>
<td>FNQ Soccer Zone:</td>
<td>Senior: 602</td>
<td></td>
</tr>
<tr>
<td>(Soccer)</td>
<td>Senior: 536</td>
<td>Junior: 2845</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior: 3125</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hockey</td>
<td>Senior: 380</td>
<td>Senior: 540</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Junior: 520</td>
<td>Junior: 710</td>
<td></td>
</tr>
<tr>
<td>Netball</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Oztag</td>
<td>Formal data not available. Increase indicated.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rugby</td>
<td>Formal data not available.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Softball</td>
<td>Formal data not available.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis</td>
<td>Senior: 9</td>
<td>Senior: 16</td>
<td></td>
</tr>
</tbody>
</table>
### 7.2.4. **Reason for Need**

Clubs were asked to indicate why they wished to move or expand to the Walker Rd precinct. The following table outlines the reasons for each of these clubs.

<table>
<thead>
<tr>
<th>Sport</th>
<th>Reason</th>
</tr>
</thead>
<tbody>
<tr>
<td>Netball</td>
<td>Junior netball participation and extra training facilities for the already congested Martyn Street Reserve. It is anticipated that these junior clubs would subsequently feed into Cairns Netball Association.</td>
</tr>
<tr>
<td>Oztag</td>
<td>Senior and junior training, senior and junior Oztag competition, regional and school Oztag competition.</td>
</tr>
<tr>
<td>Rugby</td>
<td>Senior and junior training and playing.</td>
</tr>
<tr>
<td>Softball</td>
<td>Softball junior and senior training and competition.</td>
</tr>
</tbody>
</table>
| Tennis | *Tennis Qld*: Tennis coaching, fixtures, tournaments, organised social play and public courts hire.  
*Edmonton Tennis*: Tennis coaching/training, cardio tennis.                           |
| Touch  | Touch football open and mixed competitions                                                                                                |
| Vigoro | Junior and senior competition and training (local, TNQ, State).                                                                           |

<table>
<thead>
<tr>
<th>Sport</th>
<th>Reason</th>
</tr>
</thead>
</table>
| AFL    | Manunda Hawks: Relocation by AFL Cairns to facilitate future North Queensland representative team;  
AFL Cairns: AFL participation continues to grow strongly. Currently 3 teams exist in the Cairns City area. The southern corridor is the high growth area and we only have one AFL club there. It is logical that short and long term growth will occur there. |
| Archery| BCA is currently looking for home grounds to use for our organisation as we currently do not have grounds to use.                        |
| Baseball| Juniors at Martyn St are restricted by the size of the grounds. Our U14 and U16 teams play on fields that are smaller than regulation size. In addition, Seniors in conjunction with Juniors would like to expand facilities in the south of the city. By expanding to two centres we hope to attract more inbound visiting teams from the USA, Japan and Guam in a bid to further promote sport tourism. |
| Cricket| It would be in our best interests to be able to have the bulk of our activities at one venue.                                           |
| Football (Soccer)| FNQ Football: The growth of our sport highlights the need for more fields and facilities;  
Southside Fury Soccer: To have our own home ground specific to our game.                             |
| Hockey | The southern corridor has been included in our Strategic Plan as the area most likely to expand substantially within the next several generations and thus is critically important to the future growth and expansion of our sport. |
| Netball| Whilst our headquarters will remain at Martyn Street Reserve, the growth of players numbers from the Southern Corridor suggests that future planning should incorporate a ‘satellite’ playing and training facility to cope with the expected growth in numbers |
7.2.5. Playing Facility Needs

The following playing facility needs were identified by these sports:

<table>
<thead>
<tr>
<th>Sport</th>
<th>Playing facility needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>1 x oval, 165m x 135m. Lighting minimum 150lux.</td>
</tr>
<tr>
<td>Archery</td>
<td>2 archery field 300m x 75m.</td>
</tr>
<tr>
<td>Baseball</td>
<td>2 x full size playing fields, 1 with lights for competition.</td>
</tr>
<tr>
<td>Cricket</td>
<td>4 x cricket fields (1 all year round use and 3 shared), lighting 1 field 500-750 lux. Refer Qld cricket standards. 6 x practice wickets near main field.</td>
</tr>
<tr>
<td>Football (Soccer)</td>
<td>Far North Soccer Zone: 2 full sized fields minimum 90m length (max 120m) x minimum 45m width (max 90m), lighting 120lux, 2 half sized fields for small sided football. Southside Fury Soccer: 2 x full size soccer fields; 2 x junior fields.</td>
</tr>
<tr>
<td>Hockey</td>
<td>2 x hockey fields (91.4m long x 55m wide + 5m safety along sides and 10m safety along ends. 2 x goal boxes (FIH standard) per playing surface and field lighting that affords a minimum of 300 lux at all datum points. Fields ideally should be aligned in a North/ South configuration.</td>
</tr>
<tr>
<td>Netball</td>
<td>6 x all weather netball courts. A netball court is 30.5 metres long and 15.5 meters wide and a further 3.6 metres is required between courts. Flood lighting would also be needed to accommodate evening training and fixtures.</td>
</tr>
<tr>
<td>Oztag</td>
<td>Half Rugby League field per game, as many fields as possible.</td>
</tr>
<tr>
<td>Rugby</td>
<td>2 x rugby fields, 120m x 70m each, lighting of field to 150lux.</td>
</tr>
<tr>
<td>Softball</td>
<td>6 x softball diamonds, 250ft x 250ft. At least 2 with field lighting</td>
</tr>
<tr>
<td>Tennis</td>
<td>Tennis Queensland: Ultimately 12 x ITF full sized tennis courts 36.6m x 18.3m with lighting to 500 lux on all courts + 4 x hot shots mini courts approximately 12m x 18m with 300 lux lighting + circulation space + player shade structures. Initial build to be min 8 ITF full sized courts + 4 H.S. mini courts. Edmonton Tennis: 4 x full-size tennis courts, lighting (later stated 8 courts in email).</td>
</tr>
</tbody>
</table>
### Sport Playing facility needs

- **Touch**: 4 touch fields which could be accommodated on 2 league or union fields in a multi-use facility.
- **Vigoro**: 4 x fields, pitch 17.68m in length (concrete or turf), field 45-72m from pitch.

#### 7.2.6. Supporting Facility Needs

The following playing facility needs were identified by these sports:

<table>
<thead>
<tr>
<th>Sport</th>
<th>Supporting facility needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>Home &amp; away team change rooms, umpire change and storeroom.</td>
</tr>
<tr>
<td>Archery</td>
<td>Toilets, storage area, shade.</td>
</tr>
<tr>
<td>Baseball</td>
<td>Toilets, change rooms, storage space, meeting room, canteen, scorer’s huts which are part of the playing fields.</td>
</tr>
<tr>
<td>Cricket</td>
<td>Toilets, change rooms, storage, meeting/office, umpires facilities.</td>
</tr>
<tr>
<td>Football (Soccer)</td>
<td>Changing rooms for home &amp; away teams, referees room, toilets, canteen, clubhouse, storage, shed.</td>
</tr>
<tr>
<td>Hockey</td>
<td>Toilets, change rooms, storage space, meeting room.</td>
</tr>
<tr>
<td>Netball</td>
<td>Toilets, changes rooms and showers, storage space, canteen.</td>
</tr>
<tr>
<td>Oztag</td>
<td>Toilets, change rooms, storage space, canteen, meeting room.</td>
</tr>
<tr>
<td>Rugby</td>
<td>Toilets, change rooms, storage space.</td>
</tr>
<tr>
<td>Softball</td>
<td>Toilets, change room, storage space, meeting room, and canteen.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sport</th>
<th>Supporting facility needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis</td>
<td>Tennis Qld: 400m2 clubhouse with clubroom, pro-shop/café, amenities, change rooms, meeting rooms, office for manager, storage spaces &amp; covered outdoor areas overlooking courts.</td>
</tr>
<tr>
<td>Edmonton Tennis: Storage, toilets, clubhouse.</td>
<td></td>
</tr>
<tr>
<td>Touch</td>
<td>Toilets (men's and women's); storage area for small equipment; canteen area.</td>
</tr>
<tr>
<td>Vigoro</td>
<td>Toilets, change room, storage space, meeting room, space for canteen.</td>
</tr>
</tbody>
</table>

#### 7.2.7. Shared Use Compatibility

Clubs were asked in indicate what other sports/activities are compatible for shared use of any facilities used by that club.

<table>
<thead>
<tr>
<th>Sport</th>
<th>Supporting facility needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>Home/away team change-rooms, umpire change, storeroom.</td>
</tr>
<tr>
<td>Archery</td>
<td>Toilets, storage area, shade.</td>
</tr>
<tr>
<td>Baseball</td>
<td>Toilets, change rooms, storage space, meeting room, canteen, scorer's huts which are part of the playing fields.</td>
</tr>
<tr>
<td>Cricket</td>
<td>Toilets, change rooms, storage, meeting/office, umpire facilities.</td>
</tr>
<tr>
<td>Football (Soccer)</td>
<td>Changing rooms for home &amp; away teams, referees room, toilets, canteen, clubhouse, storage, shed.</td>
</tr>
<tr>
<td>Hockey</td>
<td>Toilets, change rooms, storage space, meeting room.</td>
</tr>
<tr>
<td>Netball</td>
<td>The courts are netball specific but the facilities required could be shared by other user groups. Possibility that netball courts might also be used for other sports e.g. volleyball.</td>
</tr>
</tbody>
</table>
### 7.3. CLUB WORKSHOP

A workshop was held for clubs interested in using Walker Road Sport and Recreation Precinct in the future. 17 club representatives attended from nine different sports attended the workshop.

The workshop included a presentation about the project, an overview of the site’s characteristics, constraints and opportunities, as well as some key points on the basic principles of master planning. The major participation component of the workshop involved club representatives working in small groups to develop possible design scenarios for the precinct considering the variety of possible formal sport users, and the constraints and opportunities of the site.

This design exercise encouraged participants to think outside of the particular needs of their sport and consider how multiple needs could be met in the one precinct. Participants were eager and revealed unique perceptions of the site, identified important considerations for design, and unearthed many possibilities.

#### 7.3.1. Ideas and Opportunities

Following the design exercise, groups presented the results of their deliberations with other participants. The following points outline some of the key ideas, opportunities and concerns raised during these presentations:

- The site lends itself to oval field sports due to its shape.
- It is difficult to locate rectangular fields on the site.
- Light poles can be shared between fields/ sports rather than a set of lighting for individual fields.
- Cricket is easy to share with other field sports – it only needs a pitch in between other sports fields.
- Cricket and vigoro can share pitches, the concern is season clashes.
- Softball and baseball require a permanent mound, but the outfield areas can be shared with other sports.
- Softball and baseball suit location along the creek line.
- A boundary fence along the creek line can double up as foul ball fence for softball/ baseball.
- Sewer line might be an inhibitor to optimising use of space.
- Hockey field(s) or tennis courts located at the front of the site could provide a buffer between road and football sports (preventing balls from being kicked onto road).
Opportunity to place a recreation walking track around the perimeter of the site.

A central clubhouse in the centre of the site to service all activities.

Use of detention basin for rectangular fields or softball/baseball diamonds.

Parking along the proposed road/realigned drain.
Figure 13: Design ideas developed by workshop groups
8. **DEMAND ANALYSIS: DISCUSSION**

8.1. **RECREATION**

Walker Road Sport and Recreation Precinct is strategically positioned in a growth area. The proposed Edmonton Town Centre poised to be developed adjacent to the Precinct, comprising a mix of commercial, residential and community uses. In addition, residential housing is continuing to fill out remaining undeveloped land in the surrounding area.

The site is supported by a range of other recreation opportunities. It adjoins the new Edmonton Leisure Centre, is located within walking distance to Sugarworld Gardens, and adjoins the informal opportunities along the Blackfellows Creek corridor and shared paths to the south and east of the site. The site is also located approximately 1.7km to the Edmonton Swimming Pool and BMX track.

Research undertaken in the study suggests recreation spaces which complement, not duplicate nearby recreation opportunities, and spaces which support the formal sport intent for the site and activate the site outside of formal sport hours are the highest priorities. This includes shared path routes which connect with existing routes, a mixture of active and passive recreation nodes, and recreation space for young people.

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8.2. **SPORT**

Considering the comparative needs across sport and recreation activities proposed for the site, a set of criteria was established to distinguish between different levels of need and highlight the greatest areas of demand. Six criteria were considered in total:

- Club participation trends (membership)
- Sport participation trends (ERASS\(^5\) data)
- Existing facilities
- Share use opportunities
- Alternative facilities
- Capital contribution.

Of these criteria, the participation trend data was found to be unreliable due to some sports not being included in the ERASS data, and club membership figures being estimates. Further, the possibilities for capital contributions from clubs towards the development of the precinct were generally unclear or low. Given this, the supply of **existing facilities**, the opportunity for **shared use** of any new facilities and access to **alternative facilities** were viewed to be the criteria most important in determining which sports/clubs had the greatest need for access to Walker Road Sport and Recreation Precinct.

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Based on this determination, each of the sports that expressed interest in using the site were considered against these three priority criteria. These considerations are outlined in the following tables.

Table 2: Current sport access to existing facilities

<table>
<thead>
<tr>
<th>Sport</th>
<th>Discussion</th>
</tr>
</thead>
</table>
| AFL     | - Club currently uses Cazaly’s Stadium, relocation is sought to make way for future FNQ representative team. Other AFL facilities on the south-side include Fretwell Park, and Maher Road, Gordonvale.  
- Existing locations for AFL in Edmonton and Gordonvale, combined with the possibility to shuffle other Cairns clubs to alternative locations to free-up existing AFL grounds (e.g. Saints to Redlynch) suggest that although desirable, a new location isn’t an imperative at this stage. |
<p>| Archery | - Club currently has nowhere to operate, meaning finding a suitable location for this sport is a high priority.                               |
| Baseball| - Club is currently located at Martyn Street, behind netball courts. The Martyn Street site is unable to accommodate growth of baseball, softball or netball. There is a significant need for a new home for either baseball and softball or netball. Baseball have a home ground for seniors at Trinity Beach, which will continue to service competition for seniors. A need for junior training and competition and senior training is a priority for the sport. |
| Cricket | - Cricket currently use a number of grounds on the southside (Fretwell Park, Fuller Park, Johnson Park, Gordonvale Primary School, Hambledon Primary School) but these facilities do not provide optimal facilities. It is preferable to have a single consolidated home ground to service cricket needs on the southside to support senior competition and junior training to be held. |
| Football (Soccer) | - Southside Fury is currently based at Fretwell Park, sharing with AFL (who have a lease). Formal football is played at numerous locations across the region including Centenary Junior Soccer Club (operating at Petersen Park), Leichhardt Junior Soccer Club (White Rock), Souths Soccer Club (Gordonvale). Centenary Junior Soccer Club are experiencing shared-use issues with rugby league due to clashing seasons. In addition, less formal football competitions are played by a range of social and cultural groups throughout the southside. A designated home ground for football could service Southside Fury, Centenary Junior Soccer Club, and possibly other social/cultural groups. |
| Hockey  | - The main home of hockey is at North Cairns and there are two southside clubs located in Woree and Bayview. Although desirable, a new location for hockey would be addressing possible future demand, it would not necessarily be addressing an outstanding facility need given that two hockey facilities exist on the southside. |
| Netball | - Currently have a home ground at Martyn Street, which is in need of expansion to accommodate current and future participation. In addition to retaining this site as the main home for netball in Cairns, Netball also wish to acquire additional grounds for future demand. Three netball courts are located in Johnson Park, Gordonvale that are disused following closure of the Gordonvale Netball Club. Although desirable for netball to establish a base in the growth area of Netball, development of new courts are not imperative with existing and unused courts located in Gordonvale. |
| Oztag   | - Current location at Jones Park/ Mann Street. The sport is looking to expand to accommodate participation growth. The sport currently does not have an existing location in southern suburbs. |</p>
<table>
<thead>
<tr>
<th>Sport</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rugby</td>
<td>Rugby currently use Barlow Park and do not have access to any southside facilities. Providing a local training presence for the local club on the southside is desirable.</td>
</tr>
<tr>
<td>Softball</td>
<td>Currently located at Martyn St behind netball courts. The Martyn Street site is unable to accommodate growth of existing sports. There is a significant need for new home for either softball and baseball or netball. Softball do not have access to facilities on the southside.</td>
</tr>
<tr>
<td>Tennis</td>
<td>Club currently has a three court facility, but requires expansion to four courts. Total existing tennis facilities: Regional tennis facility in Cairns, 3 court facility in Edmonton, 6 courts in Norman Park Gordonvale. An additional number of courts in Edmonton is desirable to enable expansion of club activities to meet demand (including introduction of fixtures). Although club advises the existing site does not have room for expansion, Council investigations suggest expansion is possible by covering an existing drain.</td>
</tr>
<tr>
<td>Touch</td>
<td>This club has a permanent home ground at Aeroglen and touch football also has a permanent location in Gordonvale through Gordonvale Touch Association. New playing fields are desired to enable the creation of a new competition based in Edmonton.</td>
</tr>
<tr>
<td>Vigoro</td>
<td>Vigoro’s existing home ground at North Cairns has been reduced in size over time and also does not allow development of a clubhouse and lighting facilities due to close proximity to airport. A new permanent home ground is important for the sport.</td>
</tr>
</tbody>
</table>

### Table 3: Ability to share use of sport facilities

<table>
<thead>
<tr>
<th>Sport</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>Possible to share with Softball, baseball and both rectangular and round field sports. Can share with oval and rectangular sports, same season possible depending on training/competition use.</td>
</tr>
<tr>
<td>Archery</td>
<td>Shared use when not in use.</td>
</tr>
<tr>
<td>Baseball</td>
<td>Possible to share with Softball and both rectangular and round field sports.</td>
</tr>
<tr>
<td>Cricket</td>
<td>Can share with AFL and some field sports - mostly off-season, but possible on-season (e.g. touch/oztag). Prefer 1 field not shared.</td>
</tr>
<tr>
<td>Football (Soccer)</td>
<td>Can share with oval and rectangular field sports. Same season may be possible if main use is training.</td>
</tr>
<tr>
<td>Hockey</td>
<td>Can share with other rectangular and oval field sports.</td>
</tr>
<tr>
<td>Netball</td>
<td>Possibility of sharing with activities such as volleyball.</td>
</tr>
<tr>
<td>Oztag</td>
<td>Can share with oval and rectangular field sports both on and off-season.</td>
</tr>
<tr>
<td>Rugby</td>
<td>Can share with oval and rectangular sports both on and off-season for training.</td>
</tr>
<tr>
<td>Softball</td>
<td>Possible to share with baseball and both rectangular and round field sports</td>
</tr>
<tr>
<td>Tennis</td>
<td>It is difficult to share tennis courts with other sports.</td>
</tr>
<tr>
<td>Touch</td>
<td>Can share with rectangular and oval sports throughout the year.</td>
</tr>
<tr>
<td>Vigoro</td>
<td>Can share with oval and rectangular field sports.</td>
</tr>
</tbody>
</table>
Table 4: Opportunity for sport to use alternative facility nearby

<table>
<thead>
<tr>
<th>Sport</th>
<th>Discussion</th>
</tr>
</thead>
<tbody>
<tr>
<td>AFL</td>
<td>AFL have priority use of Fretwell Park use and a ground at Maher Road, Gordonvale. Manunda Hawks, the club proposed to be moved is a Cairns-based club. A possible alternative mooted is to move club to existing home ground of Cairns Saints at Westcourt, and move Cairns Saints to Redlynch.</td>
</tr>
<tr>
<td>Archery</td>
<td>Possibility to investigate use of unused land owned by AFL at Gordonvale, an existing shooting range or proposed difficult to locate venue in Edmonton.</td>
</tr>
<tr>
<td>Baseball</td>
<td>No existing suitable facility/land available in southern corridor</td>
</tr>
<tr>
<td>Cricket</td>
<td>Can use a number of other grounds, but these do not provide multiple fields needed.</td>
</tr>
<tr>
<td>Football</td>
<td>Possibility to expand usage of Petersen Park once expanded, but existing shared use arrangements between two winter sports are currently not optimal.</td>
</tr>
<tr>
<td>Hockey</td>
<td>Hockey have two clubs located in Woree and Bayview, but no alternative field space in Edmonton/Gordonvale. Hockey has previously been considered in planning for multi-sport facility in Gordonvale.</td>
</tr>
<tr>
<td>Netball</td>
<td>Three unused courts in Gordonvale. Two indoor courts at Edmonton Leisure Centre.</td>
</tr>
<tr>
<td>Oztag</td>
<td>Possibility to make use of proposed expanded rectangular fields at Petersen Park.</td>
</tr>
<tr>
<td>Rugby</td>
<td>Possibility to make use of proposed expanded rectangular fields at Petersen Park.</td>
</tr>
<tr>
<td>Softball</td>
<td>No existing suitable facility/land available in southern corridor</td>
</tr>
<tr>
<td>Tennis</td>
<td>Renewed possibility for expansion of existing facility at Down Park. Possible to locate multi-court facility in a number of park locations in Edmonton if needed.</td>
</tr>
</tbody>
</table>

In addition to these criteria, it is also helpful to consider the suitability of proposed activities to the site. In this regard, the only activity of particular concern is archery. Given the level of interest expressed in this site by formal sport, in combination with the proposed informal recreation role, a more difficult to locate activity such as archery is not ideal. Not only would it require a large footprint on the site, precluding other formal sport use, it represents a risk for informal park users. In this regard, it is proposed that archery is not suited to the Walker Rd Sport and Recreation Precinct.

The final consideration for allocation of future sport use of the site is the strategic benefit that may be gained by positioning particular sports on this site. The following points summary the strategic benefits evident:

- **Baseball and softball** – a reduction in the footprint at Martyn Street Reserve will free up this site for a much needed expansion by netball.
- **Vigoro** – a move from their existing sub-standard location will provide long term certainty for a club that has been disadvantaged by other facility developments.
- **Cricket** – consolidation of cricket fields into a single location will free up other sites such as Fuller Park.
- **AFL and hockey** – offer advanced management expertise, and possibly greater financial contribution than other sports.
8.2.1. Summary

In summary, the highest priority sports most suitable for future use at the Walker Road Sport and Recreation Precinct include:

- Baseball
- Softball
- Vigoro
- Cricket
- Football

N.B. Archery is also a high priority sport, but is not deemed suitable for the site. Another suitable permanent site should be sourced for archery as a priority.

These sports should be catered for as a priority on the site, bearing in mind the need to maximise shared use opportunities.

In addition, the following sports should also be accommodated as a second tier priority on shared-use fields:

- Oztag
- Touch Football
- Hockey
- AFL
- Netball

Owing to the shared use difficulties between Rugby League and Football at Petersen Park, it is proposed that Football be relocated from Petersen Park to Walker Road Sport and Recreation Precinct where both Centenary Comets and Southside Fury would be based. Further, it is proposed that Rugby Union should be located as a permanent tenant at Petersen Park when the planned expansion takes place. Finally, it has been assessed that the Edmonton Tennis Club are able to expand their facilities at Down Park and a move to WRSRP is not warranted.

Council officers have assessed the need for a sub-regional tennis facility in the context of the demand and supply of other facilities across the region. It is believed that a sub-regional tennis facility similar to that proposed by Tennis Queensland would put significant pressure on the local tennis clubs within the southern corridor providing unnecessarily competition. As such it is considered that the proposed Council investment in a sub-regional facility of this nature does not provide acceptable value for money and efforts would be best diverted to supporting the growth and development of the existing clubs.

It is important to highlight at this stage that the planned development of an expanded multi-sport precinct at Gordonvale could accommodate some of the second-tier sports into the future should Walker Road Sport and Recreation Precinct outgrow this use in the future.
9. **SITE DIRECTION**

9.1. **SITE VISION**

The Walker Road Sport and Recreation Precinct is intended to provide an important hub for formal sport in the growing southern corridor of Cairns, particularly for field sports. It is intended to fill a gap in sports land supply. The site is also intended to complement adjoining uses by providing valuable recreational opportunity for residents and other nearby land users.

9.1.1. **Vision**

The Walker Road Sport and Recreation Precinct will provide a multi-use location for formal sport for local and district catchments as well as recreation which complements the formal sport use.

9.1.2. **Design Principles**

The following principles underpin the future design and use of the Walker Rd Sport and Recreation Precinct:

- Multi-purpose
- Sustainable
- Accessible
- Locally connected

9.2. **PROPROSED SITE USAGE**

The site is proposed to accommodate a range of sport and recreational uses, outlined under the following sub-headings.

9.2.1. **Formal Sport**

The site’s design will need to incorporate formal sport, comprising a mix of sports fields and courts to service a number of sports. All courts would require lighting to maximise their usefulness both for formal sport and informal public hire.

Outdoor multipurpose sport courts would provide usage for netball, futsal, basketball and other activities as they expand into the area. These courts would ideally be located adjacent to the leisure centre to facilitate shared use of support infrastructure and shared management.

In order to optimise use of the land, the sports fields to be provided would service multiple sport uses throughout the year. This means that overlaid field configurations should be used where possible.

The following table outlines the sports fields to be provided, the activities they are proposed to service and the seasons applicable to each use.
9.2.2. Recreation

Recreation uses for the site are intended to complement adjoining uses and enhance the overall site. The following core recreational elements are proposed:

- Informal active zones for children, young people and the broader community. These zones could comprise:
  - A modular active play/parkour space – informal active play for older children/teenagers.
  - A combination outdoor fitness hub – a multipurpose court used for informal and programmed activities such as small sided football, basketball and netball and an outdoor gym area for informal and programmed fitness activities.
  - Small play elements for young children to complement, not duplicate play facilities at Sugarworld e.g. play sculpture.

Examples of these elements are provided in the ‘Design Images’ section of this report.

- Transitional recreational public space between leisure centre and sports facilities. This transition area would serve as both a ‘buffer’ and ‘connector’ between the leisure centre and the open space of the site. It is proposed it be furnished with seating, picnic facilities, public art, shade and activation component such as public ping pong. This could incorporate or adjoin informal active zone.

- Fenced dog exercise area adjoining other recreational space. In order to foster a culture of responsible dog management on the site so as to reduce the impact of dog exercise activities on the sports facilities, it is proposed a fenced dog exercise area be established on the site. The provision of a fenced dog exercise area could be used as a trade-off with dog-owners to discourage use of formal sport fields for dog exercise. It must be located close to other recreational facilities and along pedestrian routes.

### Table 5: Proposed Walker Road Sport and Recreation Precinct Sports Fields

<table>
<thead>
<tr>
<th>Field Type</th>
<th>Activities</th>
<th>Seasons</th>
</tr>
</thead>
</table>
| Diamond    | Primary: baseball, softball  
Secondary: oztag, touch, football, hockey (carnivals, training) | Primary: All year round - March to October, October to April  
Secondary: All year round |
| Oval       | Primary: Vigoro, cricket  
Secondary: AFL  
Other: Touch, Oztag | Primary: All year round – Aug to December, September to April  
Secondary: March to September (overlap March, April & September)  
Other: All year round |
| Rectangular| Primary: Football (soccer), Hockey  
Secondary: Oztag, touch | Primary: March to September, Feb – Sept and Oct – Dec  
Secondary: All year round |
9.2.3. Supporting Infrastructure

A range of infrastructure is required to support the sport and recreation activities proposed for the site. The following supporting infrastructure is proposed:

- Perimeter walking/riding/running circuit connecting to nearby recreational path network. An opportunity exists to encourage passive surveillance of the site by encouraging a flow of pedestrian traffic, linking with existing or new connections with adjoining uses on all sides of the site. The opportunity also exists to incorporate local historical interpretive installations as a part of this circuit, including Indigenous history and cultural information (e.g. bush food trail connecting with the Sugarworld Gardens), and cane farming and milling operations.

- Shaded seating nodes positioned throughout the precinct to facilitate spectator viewing and to accompany the recreational walking circuit.

- Public art and place making elements throughout the site to create a sense of place and emphasise local connection and representation. These elements should incorporate:
  - Expressions of the local history of the area and the past mill use.
  - Representation of local indigenous culture.
  - Revegetation and enhancement planting with locally relevant species.

- Water points, dog waste bags, rubbish receptacles placed at strategic locations throughout the site, particularly main entry/exit points.

9.2.4. Other Elements

The following is also proposed:

- Low chain-wire fencing between field areas and the open drain to the east of the site and bollards along the front of the site (adjoining with fencing) to restrict vehicular access.

- Stabilisation of the creek bank in a number of areas adjoining the site and revegetation along the creek corridor to protect the integrity of the corridor and enhance site amenity for users.
9.3. **Facility Needs**

A mix of facilities is proposed that incorporates formal provision for sport and informal recreation. The recommended preferred facility mix is detailed in the table below.

Table 6: Preferred Facility Mix

<table>
<thead>
<tr>
<th>Element</th>
<th>Details</th>
</tr>
</thead>
</table>
| Sports fields                | * 4 x diamond fields  
  o 2 x baseball diamonds (full size required 1.21 hectares or 3 acres) one with lighting  
  o 4 x softball diamonds (250ft x 250ft – a quarter circle with a radius of 76.20 metres using home plate as the centre + a foul ball area 8 metres wide surrounding the playing field), two with lighting.  
* 4 x oval fields (one with lights)  
  o 2 x senior ovals, 165m x 135m (to service Senior Cricket, Vigoro and AFL)  
  o 2 x junior fields 120 x 110m (to service Vigoro and junior cricket) (Sept-April), one of which is positioned behind the Leisure Centre. These fields could also be used for rectangular sports in winter  
  N.B. Vigoro would also use the primary school oval, bringing the total number of oval fields to 5.  
* 2 x rectangular fields  
  o 2 x minimum 91.4m x 55m, + minimum 5m (sides) and 10m (ends) safety areas (to service football and hockey + touch/oztag), one field with lighting  
  o 400m running track outline |
| Sports courts                | * 10 x multipurpose courts 36.6m x 18.3m with lighting (part of staged development)  
  N.B. These courts could be positioned where existing aquatic facility is drawn on preliminary leisure centre plans. |
| Practice Nets                | * 6 x cricket/vigoro practice nets 3.05m x 20.12m  
* 2 x baseball/softball batting cages 4m x 20.12m |
| Multiuse amenities buildings | * 3 x Multi-use amenities hubs positioned to service main using areas and incorporating:  
  o Toilets – public and sport  
  o 6 x change rooms with showers  
  o Canteen  
  o Operations room/rooms for competition management  
  o Storage with several individual compartments |
## Element Details

### Storage
- o Storage either inbuilt into amenities hubs or as separate sheds, equivalent to 8 bays of storage shed space.
- One of these hubs (centrally located) would be a ‘main hub’ with a larger footprint, and providing the opportunity for possible further development as a larger, two-storey ‘clubhouse’ if desired.

### Recreational Elements
- Informal active zone servicing children, youth and broader community e.g. “decision-based active play”, multi-use court/outdoor gym combination (area - 27.3 x 16.5m, 451m²) and play sculpture.
- Transitional recreational public space between leisure centre and sports facilities furnished with seating, picnic facilities, public art, shade and activation component such as public ping pong. Could incorporate or adjoin informal active zone.
- Fenced dog exercise area approximately 1000m².
- Perimeter walking circuit connecting to nearby recreational path network.
- Shaded seating nodes positioned throughout the precinct to facilitate spectator viewing and to accompany the recreational walking circuit. Several nodes should incorporate water points and rubbish receptacles.
- “Possible future” bouldering facility along the northern external wall of the Leisure Centre.

### Pedestrian & Cycling Infrastructure
- Shared path connections between:
  - o Amenities building and car parking
  - o Amenities building and leisure centre
  - o Amenities building and Walker Road street frontage pedestrian path
  - o Site and Sugarworld
  - o Site and Town Centre
  - o Site and Leisure Centre
  - o Site and residents to east, north and west (including behind the school).
- Designated cycle parking alongside built facilities.
- Formal connection between site and Isabella State School oval
- Informal access to the creek corridor at locations where the bank is stable.

### Parking & Traffic
- Internal road network connecting Walker Road with the shared amenities hubs and on-site car parking, characterised by traffic calming and site control signage.
- Internal service road network (does not have to be surfaced but needs to be designated and probably reinforced).
- 240 car parks should be provided on the site to service key nodes (40 for courts, 200 for fields) <<may be revised>>
<table>
<thead>
<tr>
<th>Element</th>
<th>Details</th>
</tr>
</thead>
</table>
| Public art, local culture and heritage      | ▪ Public art installations incorporated into the site design.  
▪ Historical/ cultural interpretive trail accompanying recreation path network and linking with Sugarworld Gardens. |
| Landscape and character                     | ▪ Stabilisation of the creek line in areas that have been undercut.  
▪ Buffering of the creek line where steep drop-offs exist with a combination of fencing and plantings.  
▪ General planting and revegetation along the creek line. |
| Commercial elements                         | ▪ A designated commercial hub on the south eastern corner of the site.  
▪ A possibility also exists to incorporate commercial space in the amenities hub.  
▪ A focus on allied services such as health consulting rooms or sale of sports equipment is desirable. |
| Site control                                | ▪ 1.2m high chain wire fence between playing fields and the open drain to the east of the site.  
▪ Bollards along the front, south-east and east of the site adjoining with chain wire fencing to control vehicular access to the site. Vehicle access gates allowing authorised vehicles to enter the site should be provided at each car park. |
9.4. **Design Images**

The following images depict examples of elements highlighted in this Design Brief.

Figure 14: Example of Active Play Space
Source: ’Apex Park Decision Based Active Play, presentation to Parks and Leisure Australia Conference 2012, Lucilla Marshall

Figure 15: Example of Parkour Play Space
Figure 16: Combination outdoor fitness space

Figure 17: Example of Play Sculpture.
www.wollongong.nsw.gov.au /services/artculture/Pages/ publicart.aspx
10. MANAGEMENT AND PARTNERSHIPS

10.1. OVERVIEW
Council has recently developed a new Not-for-Profit Tenures Policy which will guide the way in which Council land is accessed by community groups and how it is managed. A summary of this policy is contained within Section 3 of this report. Accordingly, this tenure policy will form the foundation of any management approach for WRSRP.

A critical consideration for WRSRP will be identifying a management approach that optimises partnership opportunities within this tenure policy framework to deliver sustainability and collective cohesion between Council and user groups. This management and partnerships section discusses a range of options in an effort achieve this.

10.2. NOT FOR PROFIT TENURES POLICY
The draft Not For Profit Tenures Policy (NFP policy) is underpinned by four core principles, which subsequently guide the way in which the WRSRP, as a multi-purpose precinct, will also be managed by Council. The four principles are as follows. Council will act in a way that:

- Provides an equitable approach to the use of Council land and community infrastructure
- Maximises the versatility, long term use and sustainability of Council open spaces and associated improvements.
- Assists the long term sustainability of Not for Profit clubs/associations; and
- Supports shared use of facilities as a means of achieving as a means of achieving more efficient use of available resources.

The NFP policy stipulates four facility classifications of facility as outlined in Section 3 of this report. It is anticipated that WRSRP will predominantly fit under the ‘multi-use’ category, with all spaces and buildings anticipated to be multi-use. Exceptions include:

- Baseball/softball diamonds which are sport-specific.
- Sports courts, depending on the use/management approach.

According to the policy, this facility classification will result in an offer of a User Agreement and seasonal allocation by Council for clubs. In return, Council would mow, top dress and aerate playing surfaces to a district level, maintain irrigation equipment, security lighting, car parks, toilets, and maintain improvements that are shared with other users e.g. grandstands, shade structures, storage sheds. Club responsibilities will include meeting sport-specific requirements such as turf pitches, field lighting, goal posts and line marking, paying fees, charges and insurances, paying share of outgoings, consumables, and additional costs for higher level of Council service, provision of an annual return and a development plan.

Council has prepared a ‘Management Model for Multi Use Facilities’ which applies the principles of the Not for Profit Tenures Policy. This management model will adopted for WRSRP.
10.3. **Club-Council Partnership**

Any management arrangement for WRSRP needs to seek a strong partnership with the community groups that will use it regularly. This will help to empower these groups, develop a sense of shared responsibility, and acknowledge the important role they have in activating the space for public benefit. Club partnership also ensures valuable information about the way the site functions is shared to enable management and development approaches to be adapted to suit. A common approach, which Council has implemented elsewhere, is to establish a ‘Precinct Coordination Group’ (PCG) for the precinct. This group would:

- Comprise a representative from each of the formal groups using the site.
- Be involved in key decision-making and address any issues arising for the site, in accordance with Council policies and approvals processes.
- Be bound by a clear terms of reference.
- Participate in a partnership with Council to implement this Master Plan and guide the overall management of WRSRP.

10.3.1. **Sports Club Potential**

It may also be possible to pursue a ‘Sports Trust’ or similar model which seeks to implement a more commercial approach to managing WRSRP. This model would be based on maximising revenue opportunities from activity on the site through creating a “sports club” as a central point for all users. The club would be a licensed venue and provide café and restaurant as well as function and meeting space.

Managing the facility would require a manager to work on engaging all the user groups as well as expanding market appeal to surrounding residents. Overall this approach could be established under a “Trust” comprised of users and council or it could be managed by Council directly with a clear agreement with the PCG regarding return of profits to the site and the clubs.

This option would require some further investigation and discussion with potential users to confirm its viability. A feasibility analysis is recommended before pursuing this approach and it is not thought that it would be a viable option until the site is developed to at least stage 2 and adjacent town centre has commenced development.

10.4. **Other Partnership Opportunities**

10.4.1. **PCYC**

PCYC are the venue managers of the adjoining Edmonton Leisure Centre. The complementary outdoor/indoor uses offers the potential to share use of facilities and maximise the viability of both venues. Opportunities arising from a partnership with PCYC could include:

- PCYC Managers will have extensive industry expertise which may be of benefit to the community organisations which will use WRSRP.
- PCYC may wish to deliver social competitions in partnership with or on behalf of user groups.
- PCYC may wish to deliver independent programs in the outdoor spaces of WRSP, which will assist to activate the precinct outside of formal sport uses.
PCYC should be considered to manage the outdoor courts to enable greater activation of these courts outside of sporting club use (particularly for social competitions).

Community organisations based at WRSRP may wish to access the services and facilities offered by PCYC through the Edmonton Leisure Centre.

It is recommended that PCYC be invited to join the WRSRP PCG to develop this partnership and provide the opportunity for shared expertise and use benefits. It is also recommended that significant effort be put into determining how a partnership between the Council and PCYC and clubs and PCYC can be developed and strengthened to deliver benefit.

10.4.2. School Partnerships

The close proximity of Isabella State School to the site, and the shared use arrangements that will result from this Master Plan means a formal partnership with Isabella State School should be sought via formal usage agreements. Isabella State School may seek a place on the PCG, and this involvement should be encouraged to foster a mutually beneficial partnership between the school, Council and community groups.

10.4.3. Community Partnerships

There are likely to be a number of opportunities to partner with community groups and community members to help carry out detailed planning for WRSRP and implementation of this Master Plan.

Key community partnership opportunities include:

- Work with local land care groups to facilitate revegetation the creek corridor with native species to enhance, shade, aesthetic and natural values of the site.
- Support traditional owners to deliver cultural heritage projects on the site, with a focus on interpretive features such as a ‘bush tucker’ trail which connects with other nearby public places such as Sugarworld Gardens.

10.4.4. Commercial and Revenue Opportunities

Council is seeking opportunities to assist the capital and operational funding of WRSRP. There is particular interest in commercial partnerships. However a few challenges may constrain this desire:

- The Edmonton Town Centre and surrounding uses have designated commercial purposes and it may be difficult for WRSRP to compete on a commercial basis in this regard.
- The Edmonton Leisure Centre will be seeking opportunities to generate revenue to ensure viability, and as such, the remainder of the WRSRP should not seek to compete on a commercial basis with the Leisure Centre.
- The site is intended for community sport and recreation uses, and commercial opportunities should not negatively impact on the optimal use of the site for this purpose e.g. occupy space that would otherwise be used for community sport and recreation purposes).
In order to assist in the development and ongoing management of WRSRP, commercial partnership opportunities may be sought provided the integrity of the intent of the site is retained. Such partnerships would seek to either finance capital development or contribute to recovery of operational costs.

The following opportunities have been identified:

- **Sponsorship opportunities such as naming rights.** This would need to consider user groups and their reliance on sponsorship. An integrated approach may achieve a revenue stream that can benefit all users or there could be definition of what sponsorship rights the clubs can sell and what rights are Councils to assist with operational costs.

- **Establishing a commercial node that is complementary to the site on the small portion in the south east corner (isolated by the drainage channel).** This space could be expanded with incorporation of the adjacent road reserve which will not be required with realignment of the road network. Additional land could possibly be incorporated into this node when the road realignment isolates a small portion of the current Town Centre site. The development of this commercial node could investigate office and possibly retail space and leasing to complementary commercial operators (e.g. sports therapy, personal trainers, health and fitness, or sport retail). Ongoing lease revenue could offer a strong income stream to subsidies the operational costs of the site.

- **Consideration of a whole of site approach to maintenance that has permanent grounds staff able to manage all aspects of site maintenance (including fields and recreation facilities) and provide increased service levels for those clubs requiring higher maintenance levels.** Funding the site based operation would come from council’s contribution and fees charged to the clubs (with some paying higher fees for higher maintenance).

- **Offering licences to exercise and fitness specialists to deliver fitness programming on the site.**

- **Supporting sports to identify any opportunities to generate revenue through Edmonton Town Centre e.g. deliver a service that would otherwise be delivered by a for-profit entity.** Some expertise within clubs may already exist.

- **Licensed Club operation – see Section 10.3.1.**

- **Seeking annual or recurrent “signature events” which deliver substantial revenue (e.g. outdoor music events, markets or sporting events).**

Any commercial projects would require detailed investigation, and would need to comply with allowable uses according to Council’s planning scheme. It is recommended that Council support the WRSRP PCG to obtain mentorship in the development of activities which would assist in financing capital development and ongoing operational costs for the precinct.
10.5. **MANAGING USES**

A balance between formal sport and other recreational and community uses will require careful management. This means:

- Formal sport uses will have priority for use of the playing areas of the site for their formal activities, however, this should not impede use of the site for general recreation.
- Designated public toilet facilities should be provided.
- Construction of fencing which prohibits public access would not be permitted. Should clubs wish to develop a high quality ‘show field’, fencing which separates use, this may be permitted, but should not incorporate multiple fields and should be developed in a manner in which does not adversely impact on general access to or the aesthetic amenity of the precinct.

Moreover, a multi-use precinct requires collaboration between all user groups to develop a place which is functional and fair for all user groups. Achieving this will require the following:

- Adoption of a PCG management approach which sees collective decision-making and partnership and enables regular communication.
- Shared vision for WRSRP, initiated by this Master Plan.
- Flexibility by each group in the conduct of club activities, including:
  - Agreed season timing including start and finish dates.

- Being prepared to break up competition over more days each week.
- Negotiating shared-use arrangements for running canteens.
- Collaboration in maintenance of the WRSRP and consideration of a “whole of site” approach.
- Clear leadership from Council in establishing the approach to site management and developing the capacity within the resident sports to operate effectively on the shared use basis.
- Consideration and determination (with the Precinct Coordination Group) of policy issues such as rights to space for sponsor advertising; negotiation for major events; responsibilities and rules for shared spaces; revenue opportunities and entitlements; establishing priorities for further investment in the site; and conflict resolution.
11. Concept Design

A larger version of this concept design is provided in Attachment A.

Figure 18: DRAFT Concept Plan
Figure 19: DRAFT Context Plan
Figure 20: DRAFT Staging Plan
Figure 21: DRAFT
Existing Contours
Underlay
12. COST ESTIMATES

Implementation of the proposed master plan is estimated to cost in the order of $15,827,830.03, broken down into the following stages:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Diamond sports field sub-precinct</td>
<td>$4,343,608.72</td>
</tr>
<tr>
<td>2</td>
<td>Oval sports field sub-precinct</td>
<td>$6,625,262.08</td>
</tr>
<tr>
<td>3</td>
<td>Rectangular sports field sub-precinct</td>
<td>$1,742,041.00</td>
</tr>
<tr>
<td>4</td>
<td>Picnic &amp; fitness sub-precinct</td>
<td>$1,082,645.19</td>
</tr>
<tr>
<td>5</td>
<td>Sports court sub-precinct</td>
<td>$1,050,922.03</td>
</tr>
<tr>
<td>6</td>
<td>Recreational elements</td>
<td>$989,351.02</td>
</tr>
<tr>
<td></td>
<td><strong>Total (excluding GST)</strong></td>
<td><strong>$15,827,830</strong></td>
</tr>
</tbody>
</table>

**Please Note:**
- The costs for each stage incorporate all associated items including playing fields, parking and access, adjoining amenities building, lighting, landscaping etc.
- The cost for each stage includes individual costs for contractor preliminaries, contingency provision and professional fees allowance.
- Please refer to the detailed Cost Estimate Report provided in Attachment B.

12.1 OPPORTUNITIES FOR SAVINGS

There may be opportunities to achieve savings on this cost estimate, for example:

- The proposed design for WRSRP requires the existing detention basin to be filled in order to accommodate two softball fields. $675,000 has been costed for fill in this regard. It may be possible for Council to obtain fill from other major projects happening across the city to satisfy part or all of this fill requirement, thus offering a substantial saving. In addition fill to surrounding level is not essential and having the fields on a slightly lower elevation will reduce fill needs.

- Fixed automatic irrigation has been costed for each sports field throughout the site. Combined, this irrigation is costed at $1,207,500. Providing for above-ground irrigation instead of fixed, automatic irrigation is likely to create a significant saving on this cost.

- Lighting costs have been included in the estimates. One option may be to delay lighting to future stages. Although reticulation of the power supply would still be required and lighting is considered essential by Baseball, Softball, Football (Soccer), Oztag and Touch for operations.

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6 Incorporates imported fill, laying of sewer piping, and perimeter fencing (items 7.1,7.2,7.3,7.4 in Cost Estimate)
13. Implementation

Implementation of the WRSRP Master Plan should be carried out in partnership between Council, clubs, the Queensland Government and other stakeholders as appropriate. Commercial partnerships should also be sought where possible to continue to reduce Council’s project costs.

Implementation of the various elements of this Master Plan should occur according to the most urgent sport placement priorities. In the first instance, playing spaces should be prioritised over other elements to activate the precinct and address immediate sport needs.

The following order of priority should be considered for implementation:

1. Playing fields:
   a. Baseball and softball diamonds
   b. Oval sports fields
   c. Rectangular fields
2. Amenities hubs:
   d. Eastern amenities hub
   e. Central amenities hub
   f. Western amenities hub
3. Sports courts
4. Recreational elements

Development of access infrastructure (paths, roads and parking) as well as required services (power, water, sewerage) should take place either upfront or throughout the staged implementation simultaneous to the element they support. Costs for services should be absorbed into costs for each stage.

The implementation plan on the following page should provide guidance for activation of this Master Plan.
Figure 22: Staged Implementation Plan
<table>
<thead>
<tr>
<th>Stage</th>
<th>Element</th>
<th>Funding Partnerships</th>
<th>Cost</th>
</tr>
</thead>
</table>
| Stage 1 | Diamond Sports Fields  
- sports fields + lighting  
- creek bank fencing + planting  
- services  
- eastern amenities hub  
- access & parking  
- landscaping | • Council  
• Queensland Government  
• Baseball and Softball  

*Council to seek a major funding partnership with Queensland Government with significant club contribution (proposed 20%) owing to the specialised nature of these facilities. Council to seek a major funding partnership with Queensland Government for amenities hub.* | $4,074,958 |
| Stage 2 | Oval sports fields  
- sports fields + lighting  
- creek bank fencing + planting  
- services  
- central amenities hub  
- access & parking  
- landscaping | • Council  
• Queensland Government  
• Cricket and vigoro clubs, AFL and hockey  

*Council to seek a major funding partnership with Queensland Government to develop fields to basic playing field standard. Clubs to finance development of field to higher standard (including turf wickets). Council to seek a major funding partnership with Queensland Government for amenities hub.* | $6,625,262.08 |
| Stage 3 | Rectangular sports fields  
- sports fields + lighting  
- services  
- access & parking  
- landscaping | • Council  
• Queensland Government  
• Football (soccer), touch football, oztag  

*Council seek major partnership funding from Queensland Government to develop fields to basic playing field standard. Clubs to finance development of field to higher standard.* | $1,742,041 |
<table>
<thead>
<tr>
<th>Stage</th>
<th>Element</th>
<th>Funding Partnerships</th>
<th>Cost</th>
</tr>
</thead>
</table>
| Stage 4 | Picnic & Fitness                      | - Play space  
- Fitness zone  
- Practice nets  
- Western amenities hub  
- access & parking + landscaping  
  ▪ Council  
  ▪ Queensland Government  
  *Council to seek major funding partnership with Queensland Government.* | $1,082,645.19   |
| Stage 5 | Sports courts                         | - sports courts + lighting  
- services  
- access & parking  
  ▪ Council  
  ▪ Queensland Government  
  ▪ PCYC  
  ▪ Netball  
  *Council to seek major funding contributions from PCYC, netball club and State Government. PCYC’s contribution is proposed on the premise that they would seek to conduct programs on these courts as an additional income stream for the Leisure Centre.* | $1,050,922.03   |
| Stage 6 | Recreational elements                 | - paths  
- picnic nodes  
- landscaping  
  ▪ Council  
  ▪ Queensland Government  
  *Council to seek major partnership funding from Queensland Government.* | $989,351.02     |
15. APPENDIX B – COST ESTIMATES