



# ANDOOM OVAL MASTER PLAN



**Final Report**  
**August 2012**

Weipa Town Authority

# ANDOOM OVAL MASTER PLAN

## Final Report

August 2012



Prepared by:

### STRATEGIC LEISURE GROUP

Planning for Spaces Places People

#### BRISBANE OFFICE

Suite 8, 29 Mount Cotton Road  
(PO Box 1358)  
CAPALABA QLD 4157  
Ph: (07) 3823 5688  
Fx: (07) 3823 5689  
E: [brisbane@strategicleisure.com.au](mailto:brisbane@strategicleisure.com.au)

#### CAIRNS OFFICE

PO Box 857  
SMITHFIELD QLD 4878  
Ph: (07) 3823 5688  
Fx: (07) 3823 5689  
E: [cairns@strategicleisure.com.au](mailto:cairns@strategicleisure.com.au)

#### TOOWOOMBA OFFICE

PO Box 3375  
Village Fair  
TOOWOOMBA QLD 4350  
Ph: 0437 334 375  
E: [toowoomba@strategicleisure.com.au](mailto:toowoomba@strategicleisure.com.au)

#### SOUTH BURNETT OFFICE

PO Box 736  
KINGAROY QLD 4610  
Ph: 0437 334 375  
E: [southburnett@strategicleisure.com.au](mailto:southburnett@strategicleisure.com.au)

© 2012 Strategic Leisure Pty Ltd t/a The Strategic Leisure Group. This document may only be used for the purposes for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

SPACES

PLACES

PEOPLE

# TABLE OF CONTENTS

|     |  |    |
|-----|--|----|
| 1.  | Introduction .....                           | 1  |
| 2.  | Strategic Context .....                      | 3  |
| 3.  | Catchment Analysis .....                     | 9  |
| 4.  | Site Investigation.....                      | 11 |
| 5.  | Consultation .....                           | 19 |
| 6.  | Andoom Oval in a Township Context.....       | 28 |
| 7.  | Facility Mix .....                           | 30 |
| 8.  | Master Plan Concept Design .....             | 40 |
| 9.  | Capital Cost .....                           | 41 |
| 10. | Resourcing Opportunities.....                | 43 |
| 11. | Operation and Management .....               | 46 |
| 12. | Appendix 1: Master Plan Concept Design ..... | 49 |

# 1. INTRODUCTION

## 1.1. PROJECT BACKGROUND

Andoom Oval has long played an integral role in the sport and recreation landscape in Weipa, particularly for its major event function. Andoom Oval has also been known as Eastern Oval.

Currently, the site services a number of field sports including rugby league and touch football and major events such as the Weipa Rodeo. The site is owned by Rio Tinto Alcan and managed by Weipa Town Authority (WTA) as community sport and recreation parkland. Community groups regularly use the site through hire agreements with WTA.

In 2010, WTA engaged Strategic Leisure Group to develop a Sport and Recreation Plan. One of the recommendations to arise from this study was to plan for the improvement of Andoom Oval (formerly referred to as Eastern Sports Field/ Eastern Oval), through Master Planning.

The facilities available at Andoom Oval are considered insufficient and the layout and development of activity areas do not make the best use of the space available. Subsequently, community groups and WTA have identified the need to pursue the improvement of Andoom Oval.

In September 2010 WTA internally prepared a draft Master Plan for Andoom Oval to provide an indicative direction for the site. Feedback from the community has since suggested a more formal master planning approach is required.

## 1.2. PURPOSE

In order to action this recommendation as a part of implementation of the Sport and Recreation Plan, WTA sought the following:

*Development of a Master Plan for Andoom Oval which determines the required mix and optimal layout of spaces and facilities at Andoom Oval to meet the needs of key user groups, the community and WTA.*

In undertaking this master planning study, WTA required the following specific outcomes:

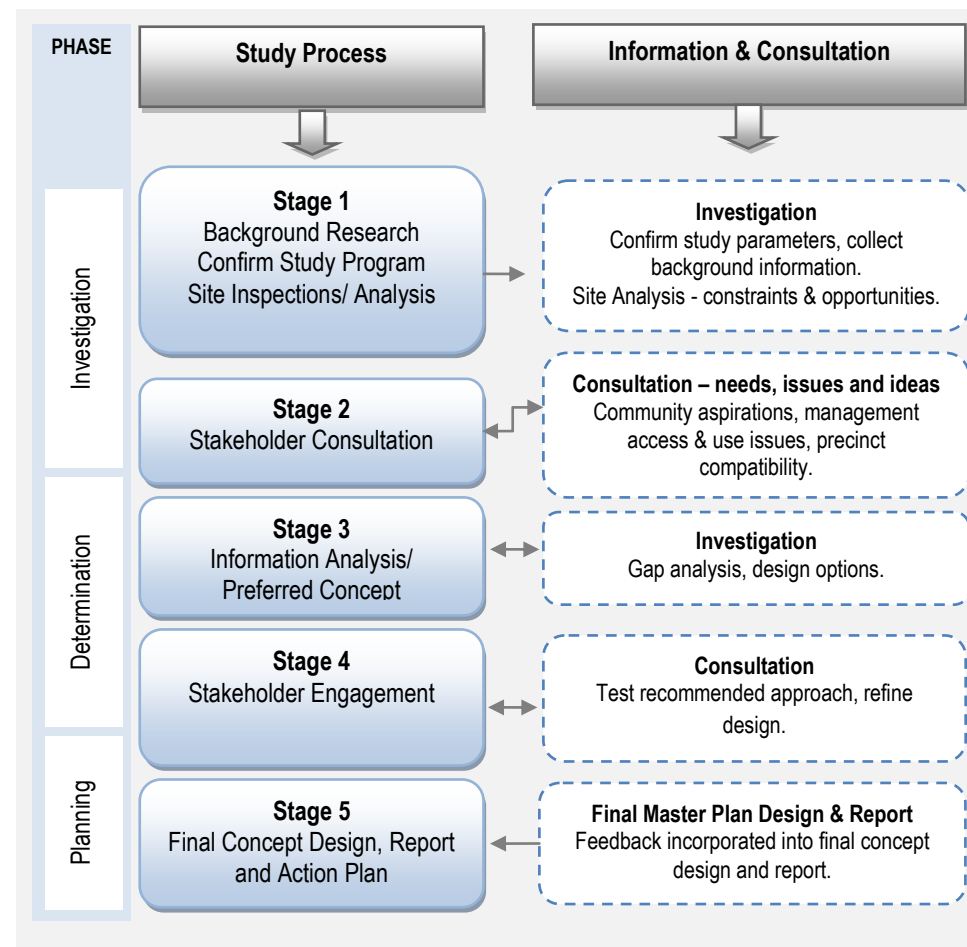
- Review of existing literature including Sport & Recreation Plan 2011, Weipa Urban Design Report 2004, Weipa Town Planning Policies and Advisory Development Plan; WTA Operational, Corporate Plans, Community Plan and presentations and notes from previous meetings.
- Consultation, particularly with specific interest groups.
- The Master Plan should consider: oval/s; lighting; traffic (roads, walking paths, foot bridges, transport and parking); fencing; staged facilities; amenities (to include change rooms); kiosk; public space; landscape design; and market stalls.
- Implementation Plan detailing short, medium and long term goals, timeframes and resource implications.

## 1.3. METHODOLOGY

The study methodology comprised five distinct stages:

- Stage 1: Background Research & Site Investigation
  - Project inception
  - Background research
  - Site inspection
- Stage 2: Stakeholder Engagement
  - Internal workshop
  - User group survey
  - Stakeholder workshop & interviews
  - Situation Analysis Report
- Stage 3: Master Plan Development
  - Preparation of design brief
  - Draft Concept Plan & Draft Master Plan Report
- Stage 4: Stakeholder Engagement Phase 2
  - Presentation of Draft Master Plan to Steering Committee
  - Presentation to stakeholders
  - Public comment period
- Stage 5: Master Plan Finalisation
  - Final Master Plan

Figure 1: Demonstration of Project Methodology



## 2. STRATEGIC CONTEXT

### 2.1. WEIPA COMMUNITY PLAN 2012 - 2022

The Weipa Community Plan outlines the community's vision for the future of the town over a ten year horizon. The Plan identifies a set of values which are unique to the Weipa community:

- **Optimism:** We believe that Weipa has a great future and we can help shape that future.
- **Community spirit:** We help our neighbours and friends if they need help.
- **Valuing our lifestyle:** We have a great lifestyle and want to preserve it for the future.
- **Self-reliant:** We try to solve our own problems rather than waiting for someone else to do it for us.
- **Resilience:** We can overcome adversity and adapt to our environment.

Goals are listed under a number of categories:

- Our Economy
- Our Community
- Our Environment
- Our Governance

Those goals and actions with particular relevance to master planning of Andoom Oval include the following.

#### *Key Community Goal 1: Community Spirit*

- Continue to develop signature community events - Continue to grow the annual fishing competition as a major community event that becomes known as the premier fishing competition in Australia.

#### *Key Community Goal 2: Community Facilities*

- Continue to support and grow our local sports - We should continue to support and grow our local sport facilities including... developing the sporting oval and showgrounds to be used as a sports precinct for the Cape.

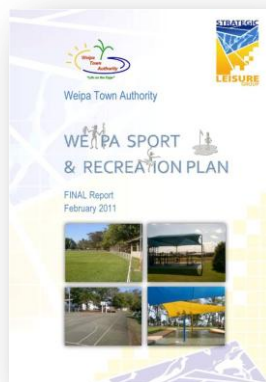
#### *Key Environment Goal 3 - Improve the Environment*

- Greening the town - Increase the amount of native trees and native landscaping in the town to create a green town and shady environment.
- Clean and Healthy Transport Options - Over time, increasing the length of cycle and walking paths in the town and in particular...linking sporting and recreational facilities...

## 2.2. WEIPA SPORT AND RECREATION PLAN 2011

The Weipa Sport and Recreation Plan 2011-2016 was prepared by Strategic Leisure Group. The vision identified for this plan was:

*To enable all residents of Weipa to access a wide range of sport and recreation opportunities which contribute to their wellbeing and for Weipa to develop as a sport and recreation hub for the Western Cape.*



The Plan also identified a set of key values and corresponding strategic goals for sport and recreation in Weipa:

**A Coordinated Approach:** To adopt a coordinated approach to the planning and delivery of sport and recreation services.

**Accessibility, Equity and Diversity of Opportunity:** To foster a diverse range of sport and recreation activities to meet the participation needs of all residents.

**A Strong Community Sport & Recreation Landscape:** To strengthen the network of community organisations that provide sport and recreation opportunities.

**Sustainability:** To adopt sustainable approaches to the delivery of sport and recreation facilities and services.

A number of 'Key Management Areas' (KMA) with desired outcomes were also provided, addressing the plan's goals.

| KMA                         | DESIRED OUTCOME  |
|-----------------------------|--|
| Management & Administration | Coordinated management of sport and recreation reflecting sound strategic planning, efficient delivery, and sustainable and collaborative approaches.  |
| Facilities & Spaces         | Provision of sport and active recreation facilities and spaces to meet diverse community need in a sustainable and innovative manner.  |
| Programs & Services         | Delivery of programs and services for sport and recreation which strengthen the community, provide equal opportunity, are accessible, and support the diverse leisure pursuits of Weipa's residents. |

A series of recommended actions were provided under each of these KMA's, with the following pertaining to this master planning study for Andoom Oval.

*Action: Work with community organisations to undertake a program of facility renewal by accessing grant funds.*

*Rationale: Eastern Sports Field - prepare and implement a master plan for the site to create a rectangular sports field precinct. Incorporate optimised field layout and an increased number of playing fields, upgraded field lighting, and new clubhouse/ amenities.*

The Plan also provides a 'Parks and Open Space Strategy' for Weipa which identifies specific 'parks actions'. The following is identified for Eastern Sports Field (Andoom Oval) as a recognised sports precinct:



*Develop the Eastern Oval as the “rectangular” field sports precinct catering to Rugby codes, Touch and Soccer. This would include:*

- *Provision of one main field and secondary field for juniors*
- *Lights for night use on the main field*
- *Improving the playing surface*
- *A single meeting, kiosk, storage and change facility*
- *Improved access and parking*
- *Designing for shared use to host other outdoor events.*

## 2.3. WEIPA TOWN AUTHORITY CORPORATE PLAN

The Weipa Town Authority (WTA) Corporate Plan was developed in 2009. It outlines the WTA's vision and long term strategic issues for action until 2012.

The Plan defines WTA's vision as:

*Weipa: a diverse and sustainable community, the hub of our unique Cape lifestyle.*

The Plan further identifies the WTA's mission as “*Working together to improve Weipa lifestyle*” and provides a series of guiding principles:

Service: Recognising that service to our community is our reason for being, and providing service in a courteous, timely, and responsive manner.

Integrity: Acting in an honest, impartial and trustworthy manner, and engendering a confidence both within our community and our organisation that this is the case.

Excellence: Delivering quality outcomes based on reliable information, a responsive approach, and the desire to continuously improve.

Valuing people: Valuing the contribution that people inside and outside the organisation make to achieve the town's vision. Acknowledging and appreciating the cultural diversity in our community.

Commitment: Ensuring our actions serve the people of Weipa and their long-term interests.

Value: Providing services and facilities that offer value for the community in terms of cost, quality and reliability, and that are economically and ecologically sustainable.

Participation & consultation: Providing genuine opportunities for informed community involvement in decision making, in a framework of local democracy.





The Plan identifies five core operational areas, under which key strategic issues and subsequent action are provided. The operational areas include:

- Chairperson
- Finance and Administration
- Community and Social
- Works and Engineering
- Planning and Development

The following Key Strategic Issues and Actions have most relevance to master planning for Andoom Oval.

| OPERATIONAL AREA         | KEY STRATEGIC ISSUES          | ACTIONS  |
|--------------------------|-------------------------------|--|
| Community and Social     | Sport & Recreation Facilities | Implement Stage 2 of Sport and Recreation Plan |
| Works and Engineering    | -                             | Improve town parks and gardens                 |
| Planning and Development | Town Plan and Urban Design    | Develop and Improve the Town Plan              |

## 2.4. WEIPA URBAN DESIGN STUDY (2004)

This study was undertaken to provide a guide for the future development of Weipa as an important hub for the Gulf of Carpentaria/ Cape York region.

The final study report encompasses a Structure Plan which:

*...presents a preferred strategy for consolidation around existing town centre functions along Central Avenue and at Nanum. The Evan's Landing area will support a separate smaller collection of land uses focussed on the existing cultural and industrial waterfront activities.*

The Structure Plan and Master Plan are based on a set of Environmentally Sustainable Development Principles. Those with particular relevance to master planning for Andoom Oval include:

### Social Principles

- Maintain a casual lifestyle focussed on easy access to recreational opportunities.
- Integrate recreational and cultural infrastructure into future development of the urban areas.

### Economic Principles

- Efficient provision of new infrastructure especially water and sewer.
- Reduce existing infrastructure maintenance costs as much as possible.
- Encourage growth as a regional centre.

### Environmental Principles

- Preserve and enhance environmental corridors.
- Expand bikeways and pedestrian links.
- Encourage good tropical design in housing and public buildings.

The study highlights key urban design issues, of which public open space and recreation is one. The following summarises particular points of interest discussed in this section:

- Green public open space has been integrated into Weipa’s design and development.
- In numerous areas, public open space areas coincide with surface drainage flow paths.
- Public use of open space has been encouraged by the incorporation of facilities i.e. bicycle path network and playgrounds.
- The Structure Plan and Streetscape Master Plan identify locations and nominate works and actions to improve and embellish the existing public open space, extend the existing recreational pathway system, linking into the foreshore areas and connecting to the Lakes Area, and identify further local recreational use and design opportunities as appropriate.
- To avoid infilling existing greenbelts through urban areas to address housing demand these areas identifying the existing green corridors and developing additional green links.
- The existing bikeway network is recommended for enhancement and extension to provide connections between major activity nodes
- Remaining pockets of remnant vegetation in Weipa will be preserved where viable.

The Structure Plan primarily focuses development within the Weipa Peninsula, on the coastal land to the western side of John Evans Drive and Andoom Road in order to “maintain the Town’s historical, recreational and economical connections with the sea and river estuary environment.”

The study outlines ‘Urban Design Guidelines’ and ‘Building Design Guidelines’, of which, the following are relevant to master planning for Andoom Oval.

|   |  |
|---|--|
| <i>Urban Design Guidelines</i>                          |  |
| Public open Space and Environmental Principles          | <ul style="list-style-type: none"> <li>■ The integrity of the bike/pedestrian path network should be maintained and where possible built upon.</li> <li>■ Park furniture shall be consistent throughout Weipa for ease of maintenance and landscape cohesiveness.</li> <li>■ Landscape design should aim to minimise landscape maintenance and optimise viability of the landscape treatment.</li> </ul>                   |
| <i>Building Design Guidelines</i>                       |  |
| Specific Design Recommendations: Recreational Buildings | <ul style="list-style-type: none"> <li>■ Future recreational buildings should be encouraged to be constructed to reflect the climatic realities of Weipa and resist the tendency to replicate the “block boxes”.</li> <li>■ It is recognised an air-conditioned environment is important for many activities during the wet, it is important to allow them to spill out to external areas during winter months.</li> </ul> |

## 2.5. ADVISORY DEVELOPMENT PLAN FOR WEIPA LOCAL GOVERNMENT AREA (1996)

The Advisory Development Plan for Weipa Local Government Area was produced under the authority of the Interim Development Control Regulation for the Weipa Local Government Area (LGA). The purpose of this plan is to “guide development in a manner consistent with the planning objectives of the Town Commission”. The Plan identifies major land use types and applies these across the Weipa township.

The principal **aim** of the Plan is:

*“To encourage and facilitate the proper use and management of the resources of the Town of Weipa and to ensure that development and re-development occurs in a manner which will most effectively promote health, safety and convenience and the economic, cultural, environmental and general welfare of the community and the amenity of every part of the town.”*

The Plan also identifies ‘supplementary’ aims:

- To promote a high standard of residential amenity.
- To secure proper health and sanitary conditions and ensure the safety and security of residents.
- To protect existing capital investment and create an environment conducive to further capital investment in the town.

- To provide passive open space and recreational opportunities for residents.
- To promote the tourism potential of the town and environs.
- To establish a clear retail hierarchy and prevent “leakage” of retail and commercial uses into areas not designated for such use.

Preferred dominant land uses include:

- Residential
- Industry
- Retail/ Commercial
- Tourist/ Commercial and Entertainment
- Community and Special Use
- Open Space

A definition for Recreation and Open Space is provided:

*“Recreation and Open Space means use of premises for sport or any other activity which affords interest or amusement. The term includes clubhouses and storage areas associated with a principal activity and the preparation and sale of food and beverages to persons attending the premises in connection with a primary activity. Without limiting the generality of the foregoing, recreation and open space includes but is not limited to... archery and shooting ranges; bowling greens; courts; cycle and motorcycle tracks; golf course; sports ovals; swimming pools (public); theatres.”*

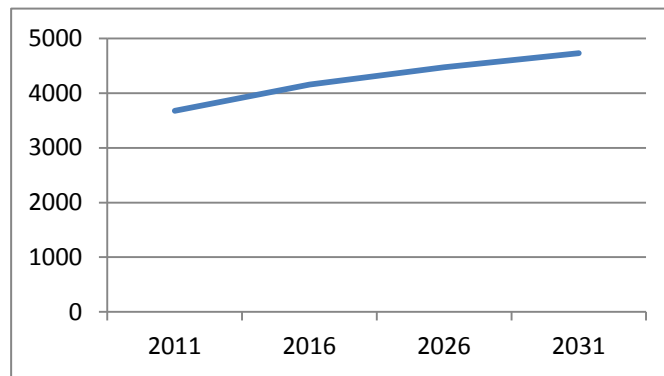
### 3. CATCHMENT ANALYSIS

#### 3.1. CURRENT AND FUTURE POPULATION

Weipa's population was estimated to be 3,340 as at 30 June 2010. This figure represents an increase of 0.6% from the previous year<sup>1</sup>.

Weipa's population is expected to increase to between 3,921 and 4,338 people by 2016 (4,157 is the medium series projection) and between 4,244 and 5,464 people by 2031<sup>2</sup> (4,244 is the medium series projection). The figure below shows the anticipated increase in residential population in Weipa to 2031.

Figure 2: Projected Population of Weipa 2011-2031 (Medium Series)



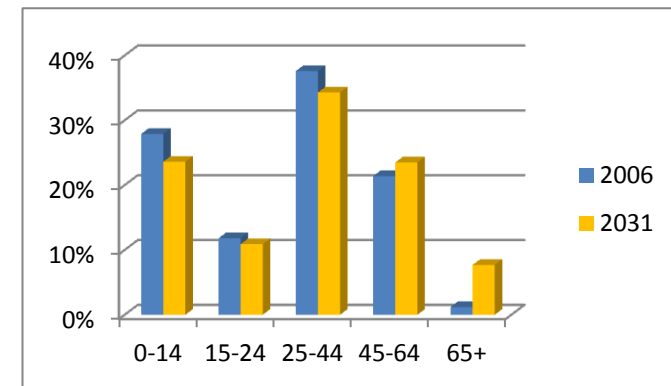
<sup>1</sup> Office of Economic and Statistical Research, Queensland Treasury (2011). *Population and Dwelling Profile, Weipa Town*. Brisbane. Queensland Government.

<sup>2</sup> Office of Economic and Statistical Research, Queensland Treasury (2011). *Population and Dwelling Profile, Weipa Town (medium series population projections)*. Brisbane. Queensland Government.

#### 3.2. AGE PROFILE

Weipa's population is most largely represented by residents aged 25-44 years (38%), followed by those aged 0-14 years (28%). The 65 and over category is the least represented age group in Weipa. The median age of residents in Weipa was estimated to be 31 as at 30 June 2006. This median is expected to increase to 34 by 2031. The following figure shows the anticipated 'ageing' of the Weipa population between 2006 and 2031.

Figure 3: Age Distribution in Weipa 2006 and 2031<sup>3</sup>.



<sup>3</sup> Office of Economic and Statistical Research, Queensland Treasury (2011). *Population and Dwelling Profile, Weipa Town*. Brisbane. Queensland Government.

### 3.3. FAMILY COMPOSITION

As at 30 June 2006, there were 672 families in Weipa, with 'couple family with children' the most common family type (370 families). There were 234 couple families with no children and 62 single parent families in Weipa.

### 3.4. CULTURAL DIVERSITY

Weipa is home to a large Indigenous population with 17% of the residential population (or 482 people) identifying as Aboriginal or Torres Strait Islander<sup>4</sup>. This compares with 3.3% of Queensland's population identifying as Aboriginal or Torres Strait Islander. Further, 10.2% (or 288 people) of Weipa's population were born overseas, which compares to 17.9% of the Queensland population.

### 3.5. INCOME

Weipa's median individual weekly income is significantly higher than that for the rest of Queensland. The median individual income for Weipa is \$1,013, the median family income is \$2,058 and the median household income is \$1,857 (compared to \$476, \$1,154 and \$1,033 respectively for Queensland<sup>5</sup>).

### 3.6. IMPLICATIONS OF DEMOGRAPHICS FOR THE MASTER PLAN

The relatively youthful population of Weipa, characterised largely by families with children and couple families suggests that the provision of active sport and recreation opportunities, particularly for families, will be an important part of meeting the needs of the community. Further, due to the prevalence of shift work in Weipa, activities such as touch football and oztag will particularly be popular due to their flexible approach to filling teams with 'available' players.

---

<sup>4</sup> Office of Economic and Statistical Research, Queensland Treasury (2011). Queensland Regional Profiles (Weipa). Brisbane. Queensland Government

<sup>5</sup> Australian Bureau of Statistics (2007). 2006 Census Basic Community Profile for the State of Queensland. Commonwealth of Australia.

## 4. SITE INVESTIGATION

### 4.1. SITE OVERVIEW

Andoom Oval, formerly known as Eastern Oval comprises a single parcel of land, Lot 473 WP36593 and is 4.227 hectares in size. The site is bound by:

- Western Cape College residential campus to the north;
- McLeod Drive, vacant land, golf course and future residential land to the south;
- Andoom Road, bushland and mining operations to the east; and
- Tamarind Street and residential housing to the west.

The following characteristics further assist to put the site in context of the surrounding area:

- The site is significantly lower than the land directly to the west.
- A drain runs the length of the western edge of the site.
- Above ground power lines run the length of the eastern side of the block.
- Andoom Road is a designated haul route for mine vehicles.

The site consists of two distinct areas:

1. Playing field area
2. Undeveloped open space

Figure 4: Andoom Oval Site Context<sup>6</sup>

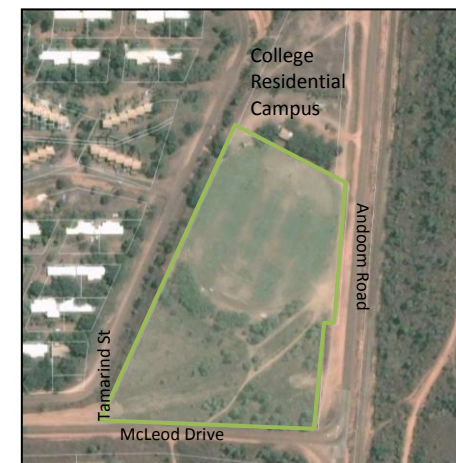


Figure 5: Andoom Oval Internal Areas<sup>7</sup>



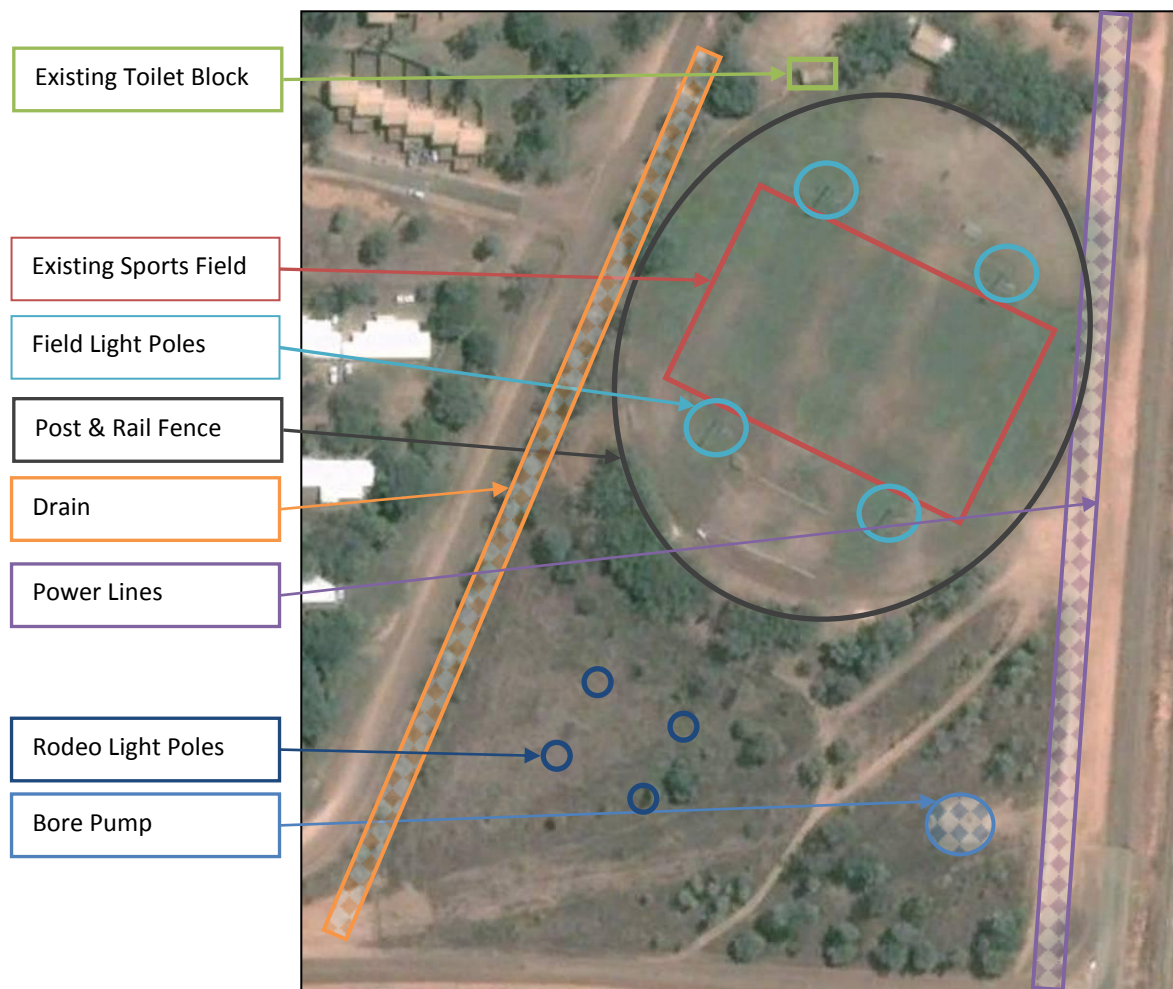
<sup>6</sup> Photo sourced from Google Earth

<sup>7</sup> Photo Sourced from Google Earth

The **playing field area** consists of an oval-shaped flat turfed area with underground irrigation. A rectangular playing field is located in the centre of the oval area in a roughly east-west orientation. The playing field has rugby league posts positioned at the eastern and western ends of the field and has field lighting. A steel post and rail fence is located on the perimeter of the entire oval area. Some portions of the oval perimeter are bound by shade trees, particularly the southern perimeter.

The **undeveloped open space** has some grass coverage and stands of trees to the east and north of the area. A bore pump is located on the eastern side of the site and lighting recently installed by Weipa Rodeo Association are located towards the centre of the area.




Figure 6: Detailed Site Characteristics<sup>8</sup>






<sup>8</sup> Photo sourced from Google Earth



## 4.2. SITE ASSESSMENT

|                                    |  |  |
|------------------------------------|--|--|
| <p><b>Site characteristics</b></p> | <ul style="list-style-type: none"> <li>▪ Two distinct areas: a sports playing field area and an undeveloped open space area.</li> <li>▪ A good standard playing field positioned in roughly an east-west alignment.</li> <li>▪ Existing lighting to enable night use in both the sports playing field area and the undeveloped open space area.</li> <li>▪ An ageing toilet block to the north west of the site.</li> <li>▪ Adjoins residential areas in the form of housing and the Western Cape College Residential Campus.</li> <li>▪ Three road frontages and a number of access points.</li> <li>▪ Good performance against CPTED<sup>9</sup> principles including visibility.</li> <li>▪ Informal parking arrangements.</li> <li>▪ Impacted by a drain down the western side, which experiences flash flooding in periods of high rainfall, encroaching on the site. Drainage on the remainder of the site is believed to be sound.</li> <li>▪ A significant level of tree shade, primarily through the centre of the site between the playing field area and undeveloped open space.</li> <li>▪ Above ground power lines on the east of the site which skim the site boundary.</li> <li>▪ Bore pump in the centre-east of the site.</li> <li>▪ Adjoins a haul route for mining trucks.</li> </ul> | <br> |
| <p><b>Site constraints</b></p>     | <ul style="list-style-type: none"> <li>▪ Tight boundaries to the east and west of the site with powerlines adjoining the east of the site and the drain on the west.</li> <li>▪ Drain on the western side of the site and associated flash flooding encroaching onto site will limit infrastructure opportunities on that side of the site.</li> <li>▪ The close proximity of the site to the haul route presents some safety risks, particularly for junior activities.</li> <li>▪ A ring of trees hugging the southern perimeter of the sports field area and separating this area from the undeveloped open space area and limiting expansion of sports field area in particular.</li> <li>▪ The bore pump encroaches slightly into the usable open space area of the site.</li> <li>▪ There are no formal pedestrian or cyclist links between the site and residential areas or community facilities.</li> </ul>   |   |

<sup>9</sup> Crime Prevention Through Environmental Design

|   |  |   |
|---|--|---|
| <p><b>Site condition</b></p>            | <ul style="list-style-type: none"> <li>▪ The sports field is currently in sound condition. During the dry season when inground irrigation is relied on, patches of turf outside of the catchment of existing sprinklers deteriorate significantly and thereby create a less than ideal playing surface.</li> <li>▪ The field lighting is of a fair standard and suitable for current uses. However, the lighting is ageing and a future upgrade will be required.</li> <li>▪ The existing toilet block is in a fair condition. It is ageing and will need to be upgraded/ replaced to meet current and future needs.</li> <li>▪ The undeveloped open space area is partially grassed with some shade trees. It is in a basic condition for which community events can be held, but needs further development in order to serve as a good quality community event space.</li> <li>▪ Parking and access points are currently informal and whilst they provide a basic level of service for existing activities, they will need to be improved to provide improve their functionality.</li> </ul> |    |
| <p><b>Functionality for purpose</b></p> | <ul style="list-style-type: none"> <li>▪ The land size and location of Andoom Oval meets the need for a multi-purpose community sport and recreation hub, however, design and development issues are currently restricting the overall functionality of the site.</li> <li>▪ The layout of the sports field area places significant restriction of the potential for field sports by limiting the site to a single field.</li> <li>▪ The undeveloped open space area provides a very simple base for community events, but in its current state, the site it is not meeting the higher order requirements to deliver quality events for residents.</li> <li>▪ Greater integration between the two main areas of the site are needed and the interface with nearby residents and linkages require improvement.</li> <li>▪ The playing field is currently aligned in an east-west orientation. Playing fields are generally desired to have a roughly north-south alignment to combat effects of sunlight interfering with the vision of players.</li> </ul>                                     |    |
| <p><b>Site opportunities</b></p>        | <ul style="list-style-type: none"> <li>▪ Improve the alignment of the sports playing field area to increase the capacity for field sport activities.</li> <li>▪ Development of shared-use facilities to service both field sports and community events in open space area.</li> <li>▪ Development of the open space area into a multi-use community events hub.</li> <li>▪ Enhance the site to facilitate greater informal use by residents.</li> </ul>  |  |

## 4.3. SITE UTILISATION

### 4.3.1. Weipa Touch Association

Weipa Touch Association (WTA) uses Andoom Oval for senior and junior competition. WTA currently have 150 registered senior players and 60 junior players.

Table 1: Weipa Touch Association usage of Andoom Oval

| Area Used    | Season          | Day       | Session Time | Type of Use        | No. of Participants | No. of Spectators |
|--------------|-----------------|-----------|--------------|--------------------|---------------------|-------------------|
| Sports Field | April - October | Wednesday |              | Junior Competition | 60                  |                   |
| Sports Field | April - October | Wednesday |              | Senior Competition | 150                 |                   |

### 4.3.2. Weipa Rugby League

Weipa Rugby League (WRL) uses Andoom Oval for both junior and senior training and competition. WRL currently have 300 members (120 juniors, 180 seniors).

Figure 7: Weipa Rugby League usage of Andoom Oval

| Area Used    | Season               | Day      | Session Time | Type of Use        | No. of Participants | No. of Spectators |
|--------------|----------------------|----------|--------------|--------------------|---------------------|-------------------|
| Sports Field | February - October   | Tuesday  | 4pm – 6pm    | Junior training    | 120                 | 100               |
| Sports Field | February – October   | Tuesday  | 6pm – 8pm    | Senior training    | 60                  |                   |
| Sports Field | February – October   | Thursday | 7pm – 9pm    | Senior training    | 60                  |                   |
| Sports Field | February – October   | Thursday | 4pm – 7pm    | Junior competition | 60                  |                   |
| Sports Field | February – September | Saturday | 2pm – 10pm   | Senior competition | 120                 | 500               |

### 4.3.3. Weipa Oztag Association

Weipa Oztag Association (WOA) uses Andoom Oval for senior training and competition. WOA currently has 230 members.

Table 2: Weipa Oztag Association's current usage of Andoom Oval

| Area Used    | Season      | Day       | Session Time | Type of Use        | No. of Participants | No. of Spectators |
|--------------|-------------|-----------|--------------|--------------------|---------------------|-------------------|
| Sports Field | Jan – April | Wednesday | 6pm – 9pm    | Senior competition | 140                 | 15                |
| Sports Field | Sept – Dec  | Wednesday | 6pm – 9pm    | Senior competition | 160                 | 20                |
| Sports Field | Jan – Dec   | Sunday    | 8am – 10am   | Senior training    |                     |                   |

#### 4.3.4. Weipa Rodeo Association

Weipa Rodeo Association (WRA) uses Andoom Oval once a year for the town's rodeo. The following table details the WRA's current use of Andoom Oval.

**Table 3: Weipa Rodeo Association's current usage of Andoom Oval**

| Area Used  | Season | Day                 | Session Time | Type of Use                | No. of Participants | No. of Spectators |
|------------|--------|---------------------|--------------|----------------------------|---------------------|-------------------|
| Open Space | August | 11th-23rd           | 7am-4pm      | Bump-In - Community Event  | -                   |                   |
| Open Space | August | Friday 24th         | 5pm-12am     | Community Event            |                     |                   |
| Open Space | August | Saturday 26th       | 3pm-12am     | Community Event            |                     | 4,000             |
| Open Space | August | 26th Aug - 2nd Sept | 7am - 7pm    | Bump-out - Community Event | -                   |                   |

#### 4.3.5. Western Cape College

Western Cape College uses Andoom Oval for its annual athletics carnival and for training leading up to the carnival. The following table details the College's current use of Andoom Oval.

**Table 4: Western Cape College's current usage of Andoom Oval**

| Area Used         | Season | Day       | Session Time | Type of Use                     | Number of Participants | Number of Spectators |
|-------------------|--------|-----------|--------------|---------------------------------|------------------------|----------------------|
| Sports field area | April  |           | 7am-7pm      | Training for athletics carnival | 100                    |                      |
| Sports field area | May    | 24th-25th | 7am-5pm      | Athletics carnival              | 200                    | 100                  |

### 4.3.6. Combined Use - Sports Fields

| Use       | Timeslot | Jan | Feb | Mar | April | May | June | Jul | Aug | Sept | Oct | Nov | Dec |
|-----------|----------|-----|-----|-----|-------|-----|------|-----|-----|------|-----|-----|-----|
| Monday    | 8am-5pm  |     |     |     | AT    | AT  |      |     |     |      |     |     |     |
|           | 4-5pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5-6pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 6-7pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 7-8pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 8-9pm    |     |     |     |       |     |      |     |     |      |     |     |     |
| Tuesday   | 8am-5pm  |     |     |     | AT    | AT  |      |     |     |      |     |     |     |
|           | 4-5pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 5-6pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 6-7pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 7-8pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 8-9pm    |     |     |     |       |     |      |     |     |      |     |     |     |
| Wednesday | 8am-5pm  |     |     |     | AT    | AT  |      |     |     |      |     |     |     |
|           | 4-5pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5-6pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 6-7pm    | OT  | OT  | OT  | TF    | TF  | TF   | TF  | TF  | TF   | TF  | OT  | OT  |
|           | 7-8pm    | OT  | OT  | OT  | TF    | TF  | TF   | TF  | TF  | TF   | TF  | OT  | OT  |
|           | 8-9pm    | OT  | OT  | OT  | TF    | TF  | TF   | TF  | TF  | TF   | TF  | OT  | OT  |
| Thursday  | 8am-5pm  |     |     |     | AT    | AT  |      |     |     |      |     |     |     |
|           | 4-5pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 5-6pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 6-7pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 7-8pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
|           | 8-9pm    |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   | RL  | RL  | RL  |
| Friday    | 8am-5pm  |     |     |     | AT    | AT  |      |     |     |      |     |     |     |
|           | 4-5pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5-6pm    |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 6-7pm    |     |     |     | OT    |     |      |     |     | OT   | OT  |     |     |
|           | 7-8pm    |     |     |     | OT    |     |      |     |     | OT   | OT  |     |     |
|           | 8-9pm    |     |     |     | OT    |     |      |     |     | OT   | OT  |     |     |
| Saturday  | 8am-12pm |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 12-6pm   |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   |     |     |     |
|           | 6pm-12am |     | RL  | RL  | RL    | RL  | RL   | RL  | RL  | RL   |     |     |     |
| Sunday    | 8am-12pm | OT  | OT  | OT  | OT    | OT  | OT   | OT  | OT  | OT   | OT  | OT  | OT  |
|           | 12-6pm   |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 6pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |

|                    |    |
|--------------------|----|
| Competition Junior | RL |
| Competition Senior | OT |
| Training Junior    | TF |
| Training Senior    | AT |
| Community Event    | CE |
| Rugby League       | RL |
| Oztag              | OT |
| Touch Football     | TF |
| School Athletics   | AT |
| Community Event    | CE |

### 4.3.7. Combined Use - Open Space

| Use       | Timeslot | Jan | Feb | Mar | April | May | June | Jul | Aug | Sept | Oct | Nov | Dec |
|-----------|----------|-----|-----|-----|-------|-----|------|-----|-----|------|-----|-----|-----|
| Monday    | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Tuesday   | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Wednesday | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Thursday  | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Friday    | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Saturday  | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |
| Sunday    | 8am-5pm  |     |     |     |       |     |      |     |     |      |     |     |     |
|           | 5pm-12am |     |     |     |       |     |      |     |     |      |     |     |     |

Weipa Rodeo

Western Cape College

## 5. CONSULTATION

### 5.1. OVERVIEW

The project had a tightly targeted consultation program involving the following:

- Community meeting targeting key user groups of Andoom Oval and any interested members of the public.
- Workshop with Weipa Town Authority Committee Members and staff members.
- Individual discussions with Weipa Town Authority staff members.

Further consultation was held on release of the Draft Report.

### 5.2. COMMUNITY MEETING

Attendees provided a range of information about Andoom Oval's current use and attributes and future opportunities and vision for Andoom Oval. The following provides an overview of key points raised.

#### 5.2.1. Existing Attributes

Attendees discussed what they like most about Andoom Oval in its current form:

- Most important open space in town.
- Multi-use.

- Used by community.
- It's accessible – free to use informally.
- Visually appealing.
- Location - slightly removed from residential areas so noise will be less of a nuisance to residents, but it's still within walking distance to town.
- Size.
- Shade.
- Parking.
- Easy access - multiple access points.
- Diverse group of users.
- Grass – playing surface.
- Night use – field lighting.
- Good rodeo lights.
- Good spectator space.
- Safe for fireworks.



### 5.2.2. Opportunities

Attendees discussed what potential / opportunities they could see for Andoom Oval in the future:

- Develop two full sized fields.
- Develop a multi-use clubhouse with function area, dressing rooms etc.
- Develop spectator mounds/ seating.
- Develop as Weipa Showground.
- A place to hold community functions.
- Improved facility will enable marketing for bigger events.
- Hold more diverse community events e.g. Weipa Fun Day, Ute Show, motocross demonstration, concerts.

### 5.2.3. Vision

Attendees discussed how they envision Andoom Oval in the future:

- Well maintained, visually appealing.
- Regional centre for sport.
- “Suncorp stadium of the Cape”.
- Grandstands named after sponsors.
- Stage area – events and concerts.
- Suitable amenities (toilets etc).
- Sufficient car parking.
- Irrigation.

- Potable water in several areas on southern side of oval.
- Landscaping.
- Showground with rides.
- Permanent bucking shoots and back yard area.

### 5.2.4. Other comments

A range of other comments include the following key points:

- Need for general community use - individual fitness and training as well as dog walking (dog waste bags needed).
- Concern about drain not able to cope with volume of water during periods of high rainfall.
- Concerns about the quality of irrigation and mowing standards. Travelling irrigator would be preferred.
- Pedestrian access needs to be improved.
- Field lighting needs upgrading.
- Greater separation needed between oval and road network.
- Seating capacity for spectators needs to be improved.
- Stage area should have acoustic design to improve functionality and limit impact on residents.
- Clubhouse - multi-use with function area, kitchen (with storage for each group), first aid room, dressing rooms, storage.
- Permanent fencing for rugby league games.
- Need permanent waste management system.
- Street lighting needed along McLeod Road.

### 5.2.5. Key Needs

Each group was asked to indicate what their key needs were for Andoom Oval. The following table summarises this information.

Table 5: Overview of user group key needs

| GROUP                   | PRIORITIES   |
|-------------------------|--|
| Weipa Oztag Association | <ul style="list-style-type: none"> <li>▪ 2 full sized fields (league) providing 4 oztag fields.</li> <li>▪ Field lighting</li> <li>▪ Viewing mound/ spectator seating</li> <li>▪ Scoreboard</li> <li>▪ Indoor Meeting/ function space with amenities</li> </ul>        |
| Weipa Rugby League      | <ul style="list-style-type: none"> <li>▪ 1 x full sized field</li> <li>▪ Field lighting</li> <li>▪ Clubhouse - office, toilets, 4 change rooms, storage</li> <li>▪ Full perimeter fencing</li> <li>▪ Spectator seating</li> </ul>                                      |
| Weipa Touch Association | <ul style="list-style-type: none"> <li>▪ 2 x full sized fields (league) providing 4 touch fields.</li> <li>▪ Field lighting</li> </ul>   |
| Weipa Rodeo Association | <ul style="list-style-type: none"> <li>▪ Stage</li> <li>▪ Perimeter fencing</li> <li>▪ Permanent stalls</li> <li>▪ Function space/ kitchen/ bbq area</li> <li>▪ Toilets - 9 each for male &amp; female</li> <li>▪ Verandas overlooking both activity areas.</li> </ul> |
| Western Cape College    | <ul style="list-style-type: none"> <li>▪ Minimum 4 lanes x 400m track</li> <li>▪ 2 x long jump pits</li> <li>▪ Toilets</li> </ul>  |
| Weipa Fishing Classic   | <ul style="list-style-type: none"> <li>▪ Stage</li> <li>▪ Function space</li> </ul>  |
| Weipa Lions Club        | <ul style="list-style-type: none"> <li>▪ Meeting space</li> <li>▪ Community event and function space</li> </ul>  |

### 5.3. WTA COMMITTEE & STAFF

A range of topics relating to Andoom Oval were discussed with the members of the WTA Committee and staff members. The following summarises the key points arising:

- *Ownership is a significant issue for Andoom Oval:* Enhancing community understanding of a 'multi-use' approach and the need for such an approach at this location.
- *Future demand:* An anticipated increase in population is likely to see new sports and activities emerging and an increase in demand for existing sports and activities.
- *Andoom Oval is an important community asset for informal use:* Andoom Oval serves nearby residents as well as formal activities, so there is a need to consider providing infrastructure to support non-structured use of Andoom Oval such as fitness stations and playground equipment. WTA has plans to install fitness stations throughout town and Andoom Oval has been highlighted as a potential location.
- *Balancing needs of major events with daily use will be key to maintaining the multi-use intent of Andoom Oval:* Consider a combination of permanent and temporary structures that can be used for multiple purposes. Consider creative options to providing infrastructure to service events e.g. hybrid fencing option - some permanent, some temporary.
- *Impact on nearby residents needs to be considered:* Even though Andoom Oval is on the edge of town, it is still in close proximity to residential neighbourhoods and considering the prevalence of shiftwork in Weipa, noise impacts and the number and timing of events is monitored.

- *Design suitability:* Considering WTA's resourcing limitations, it will be important to provide robust, low maintenance facilities and spaces.
- *Development and design considerations:*
  - Stage area needed.
  - Need to manage vehicle access. Vehicle access onto the playing field and open space needs to be controlled.
  - Parking allocation needs to be optimal - don't want to allocate valuable space to car parking to only service a small number of events. Need to find a balance between providing enough to service regular needs and developing a parking plan for major events. The undeveloped area over McLeod Road could be a potential parking overflow area for major events.
  - Pedestrian linkage across the drain from Tamarind Street needs to be cost-efficient and a simple design that is able to cope with water flowing over/ around it during flash flooding.
  - Flooding is an issue for the site, particularly the western edge. The playing field is used as overflow from the drain during periods of high rainfall.
  - Two fields should be pursued. There may be an opportunity to provide an A and a B field where A is more controlled and managed and B is allocated for greater community use.
  - Need to develop formal policies on use of Andoom Oval e.g. usage policy, sponsorship and signage policy etc.

## 5.4. KEY CONSIDERATIONS INFLUENCING ANDOOM OVAL MASTER PLAN

The investigations undertaken for this project have identified a number of key considerations that should be addressed as a part of the Master Plan for Andoom Oval:

- Population growth and the potential for an increase in demand for activities and space as well as possible changes in leisure preferences must be considered.
- The need to balance general community use needs with formal sport and major events is crucial.
- Improving the functionality of the space as a regional sports and events hub is highly desirable.
- The implications of flooding on the site will impact on design and future use.
- Resourcing limitations both in terms of capital expenditure and operational costs will influence the design and operation of Andoom Oval.

## 5.5. DRAFT MASTER PLAN FEEDBACK

A draft concept plan and master plan report were presented to the community in April 2012. This section provides a summary of the feedback received.

### 5.5.1. Community Meeting

The following bullet point summarise key feedback from the community meeting:

- General concern that the multi-purpose building is not of the scale expected of the groups.
  - A large enclosed meeting/function space is desired.
  - Weipa Lions would like their own space, not shared with other groups.
  - Weipa Lions would like to manage the building and sub-let to other community groups.
  - There is potential to enclose the proposed 'undercroft' area and make this the multi-purpose space and further extend the roof space.
  - Consider building footings sufficient to support a second storey to allow expansion of the building in the future.
- Playground positioned at the end of the field is an issue for spectators and for playground users. Should be positioned near the multiuse building.
- Storage shed should be placed near the multi use building in the south-east of the site.

- Weipa Rodeo Association doesn't need a permanent loading ramp and are satisfied with a temporary ramp to be set up each year.
- Some concerns about fencing:
  - representatives from rugby league and oztag request that permanent full perimeter fencing be included in the plan.
  - Bollards need to be installed on the perimeter wherever there is no permanent fencing to stop vehicular access.
- Some concerns over car parking:
  - Rugby league have indicated they have over 250 cars at the site every fortnight during football season and want to make sure there is enough provision for this level of regular use.

### 5.5.2. Feedback Form

Feedback was sought from the general community via a feedback form. Ten responses were received. The following summarises these results:

- 7 out of 10 respondents were 'very supportive' of the Master Plan and developments proposed, with a further 2 'supportive'.
- When asked what respondents liked most about the Draft Master Plan, the most popular response related to the multi-use nature of the Plan. Other responses included: informal access, event area, bridges, playground, potential for expansion, shared use building, provision of three fields, traffic control.

- When asked what respondents liked least about the Draft Master Plan, 'more toilets/ public access to toilets' was raised by three respondents, and other responses included the multi-use building being too small, shade/bbq's/tables needed for playground, fencing plan, and concern for private function restrictions.
- Respondents were asked whether they supported the proposed mix of permanent fencing and 'drop-in' fencing to support community events but also provide unrestricted access to the public. 5 of the 6 respondents to the question indicated they supported this approach. Comments on fencing included a request for fencing on the western/drain side of the oval (2 responses), a desire for permanent fencing (2 responses), a desire for the oval not to be fenced (1), a request to have the carpark fenced, and a general comment that the proposal is an improvement on the existing situation.
- The highest priorities for implementation as indicated by respondents are:
  - *Priority 1:* Building, storage and toilets (3 responses); shade over playground, fencing, 'access for all', and 'all' (1 response each)
  - *Combined Priorities:* building, storage & toilets (5 responses); fencing (4 responses); stage and irrigation/water taps (2 responses each); sports ground redevelopment, sealed car park, event area, shade over playground and gates on fences, and 'all' (1 response each).

- Respondents were invited to provide any additional comments, which are provided below.

*"The flooding issue to site was from construction, this has not happened in the past."*

*"7.3.1 Shared use and private functions, this is unclear."*

*"It's great, I'm excited and can't wait to see it finished."*

*"Would like the fields closer to the building; not sure how 50 carparks will fit along eastern side; would prefer higher fencing (1.5-1.8m)."*

*"It is a really great plan for oval as I do live across the road. To be able to use the area more would be great. It would be excellent if it does go ahead."*

*"Need more toilets and showers. Ladies at least 8 bowls and 2 showers. Men's at least 6 bowls + urinal + 3 showers. More parking area Bigger kiosk and store room. Pump water from sewerage plant"*

*"Great for Weipa."*

*"Lighting for pedestrian crossing on McLeod Drive."*

*"I believe the special events ground may assist in attracting family style entertainment to the town. I think the cost of maintaining all facilities at the oval needs to be kept in mind when designing the facilities to ensure it doesn't end up getting run down."*

*"More seating around event area"*

## 5.6. RESPONSE TO DRAFT MASTER PLAN FEEDBACK

### 5.6.1. Overview of changes

#### Overall design

Although the overall design received broad support, a number of elements will require modification to enhance their functionality. These include:

- Move playground next to multi-use building.
- Add an additional long jump pit in the north east of the site
- Retain existing toilet block.
- Position storage shed in south east corner of site, next to driveway and between the multi-use building and bore pump.
- Show position of water points, bins, dog waste bags and all seating.
- Increased parking in existing parking/ vehicle areas.
- Show bollards to control vehicle access to site.

#### Multi-use building

There was general consensus amongst Andoom Oval's user groups that the proposed multi-use building is not of the scale expected. Key concerns include:

- An expectation that indoor function space will be provided in this building.
- Insufficient toilet and change facilities to meet the need of regular and special event competition.

- Weipa Lions Club request their own private meeting/club space and management rights of the building.

The Master Plan was intended to provide a mix of preferred facilities and landscape concept design, not a detailed concept design for built facilities. Future stages of implementation of the plan will involve detailed architectural design for the building.

The proposed scale of facility sought to blend the requirements of user groups and the financial constraints of the Weipa Town Authority who will be the owner of any facilities built on the oval. Whilst the user groups may feel confident they can bear the construction and maintenance costs on their own, Weipa Town Authority will have ultimate responsibility for the facility and must be certain it can fund the ongoing maintenance and operation of the facility.

Considering this, the facility mix and Master Plan will be updated to:

- Reflect the need to design the building for future extension if required.
- Accommodate indoor function and office space, with further negotiation on the composition of this space to be conducted with groups during detailed design.
- An increase in the space allocated for toilets and change facilities.

#### Fencing

The issue of fencing has not been resolved. Some groups indicate fencing is imperative to raise funds and helps control functions. Although it has been difficult to achieve wider community input for the draft plan, indications through individual discussions and the feedback process suggest that full permanent fencing may be undesirable for the broader community.

Some clubs/ individuals were unhappy and others were happy with the proposed permanent/drop-in fencing compromise. From an urban design perspective, it is still recommended that full permanent fencing not be installed. However the extent of permanent sections and the heights of these will be reviewed. The following changes are recommended:

- The section along Andoom Road to be increased to 1.5m and three pedestrian gates provided.
- Add drop-in fencing sockets along the lower banks of the gully on the west of the site.
- Add drop-in fencing sockets along the truck access/ loading bay/ hardstand area to meet up with fencing in south-east corner of site.
- Extend fencing in the south east corner of the site to meet up with truck exit.
- Incorporate bollards into the fencing network to manage vehicle access.

As indicated earlier, we recommend permanent high fencing is not installed around the site. However, should Weipa Town Authority decide to proceed with permanent, the following is recommended:

- Ensure generous and welcoming pedestrian access is maintained through the use of large gates, signage and landscaping.
- Choose fencing with higher aesthetic appeal
- Maintain high quality interface with the residential area to the west of the site by placing fencing at the base of the gully slope, not on top of the gully.

### Summary of Changes

The following table provides a list of the changes made to the Draft Master Plan.

| Change No. | Change  |
|------------|---|
| 1          | Reposition playground to south-east corner of playing field area, next to multi-use building.   |
| 2          | Add additional long jump pit in north east of the playing field area, adjacent to pit already shown.  |
| 3          | Retain existing toilet block on master plan (subject to review as plan implementation progresses).  |
| 4          | Position storage shed in south east corner of site next to driveway, between the multi-use building and bore pump.  |
| 5          | Show four water points on site: two on either side of multi use building, on near fitness station and picnic area.  |
| 6          | Show three dog waste bag units: Next to playground/ multi-use building and near pedestrian access gates 1 and 2.  |
| 7          | Show picnic tables: near playground, under trees and near fitness stations.   |
| 8          | Add additional car parks in existing parking area, in the loading bay and hardstand area, off driveway (south of new playground location) and investigate double row parking along Andoom Road. |
| 9          | Show bench seating in a number of locations around sports field area.   |
| 10         | Move portable spectator seating so these are not positioned on athletics track.   |
| 11         | Expand multi-use building footprint to incorporate an additional toilet each for males and females, larger change   |



| Change No. | Change   |
|------------|--|
|            | rooms, and an indoor function/ office/ meeting space.  |
| 12         | Remove two internal pathways to event area to increase flexibility of this space.                                  |
| 13         | Show sewer access for temporary amenities in event area along sewer line servicing multi-use building.             |
| 14         | Show drop-in fence sockets along western/drain side of site  |
| 15         | Show bollards along southern and eastern edges of event area, including along carpark, driveway and drop-off area. |
| 16         | Show vehicle control gates at loading bay, between truck access and car park proper, and at end of drop-off area.  |
| 17         | Extend 1.8m fencing along southern edge of site to meet up with truck exit, with pedestrian gate.                  |
| 18         | Show pedestrian link to new residential development.   |
| 19         | Remove loading ramp  |
| 20         | Change 1.2m fence along Andoom Rd to 1.5m fence  |

## 6. ANDOOM OVAL IN A TOWNSHIP CONTEXT

### 6.1. CURRENT LEVEL OF SUPPLY

Whilst the construction of an appropriate standard of facilities at Andoom Oval is desirable, there are different views in the community as to what is needed on the site. It is important to consider the financial implications of adding to the supply of community infrastructure in Weipa. The 2011 Weipa Sport and Recreation Plan identified a need to “rationalise and improve the quality of facilities and spaces” for community sport and recreation. That is, before new facilities are developed, a plan for the decommissioning or transfer of unsuitable or unused facilities should be developed and their uses incorporated into any new facilities.

#### 6.1.1. Built Facilities

The following community facilities in Weipa have elements which may serve purposes similar to those to be considered for the built facility at Andoom Oval:

- Assembly Hall - meeting and function space
- House on the Hill - meeting space and activity spaces
- Convention Centre - meeting facilities and function space
- New cyclone shelter – indoor sport, meetings, community use (to be completed in late 2012)

- WTA Council Chambers
- Indoor sports centre at Western Cape College<sup>10</sup>

These facilities provide a combination of both meeting and function space and have significant capacity to accommodate further use. Decisions to add new facilities and increase the financial burden associated with maintaining built facilities need to consider what is already available. A new built facility at Andoom Oval should seek to complement existing provision rather than duplicate it.

#### 6.1.2. Sports Field and Court Spaces

Weipa has limited resources for outdoor sport. The existing spaces are:

- Central Oval and Rocky Point Precinct
- Weipa Sport and Recreation Association facilities at Nannum
- Andoom (eastern) Oval

There is no additional land identified in the town plan so it is critical that planning for the areas controlled by WTA allows for the community's growth and for changes in future sporting and active recreation preferences. In addition planning should seek to build on existing strengths and ensure sites provide complementary opportunities.

---

<sup>10</sup> While the sports centre is not currently being well utilised by the community, community use is a condition of the funding program and future negotiations between the school and WTA will seek to resolve this.

## 6.2. FINANCIAL CONSIDERATIONS

When developing infrastructure, it is important to consider not only the capital cost of development, but the ongoing operational cost of maintaining the infrastructure. Given that any development at Andoom Oval will be community infrastructure to be managed by WTA, there is a need to ensure WTA is able to access suitable resources to maintain the infrastructure into the future through user fees and its limited rates-based income stream.

In other words, any investment in new facilities should not exceed the community's ability to fund operation and maintenance of the facilities.

This has significant implications for the scale of developments at Andoom Oval, particularly for any building. Whilst there is no doubt that some Andoom Oval user groups desire a large clubhouse incorporating sizeable function and meeting areas and extensive change room and toilet facilities, the scale of this development has substantial upfront and ongoing cost implications for WTA and the community.

In addition, the inclusion of significant space for large meetings or indoor functions would appear to duplicate that already available in existing underused facilities.

A development model that included a licensed clubhouse style of development is not considered appropriate for the site and is unlikely to be financially sustainable. Weipa is a small community with established licensed clubs (Golf and Bowls Clubs) plus two commercial premises (Albatross Bay and The Heritage) already operating in the licensed venue market. In addition, a licensed club model would require a single entity to operate the venue and this would also run contrary to intention to establish Andoom Oval as a multi-user community event and sporting facility.

The development of Andoom Oval should be considered in the context of Weipa's existing facilities, maximising multiple uses, minimising duplication and keeping facilities to a scale appropriate for the town's resources.

## 7. FACILITY MIX

### 7.1. FACILITY OVERVIEW

The proposed 'redeveloped' Andoom Oval will be a multipurpose community sport, recreation and events precinct. It will service a range of formal and informal activities. The following sections detail the upgrades and new additions recommended for Andoom Oval. Detailed design for implementation of the project should reflect the following principles:

- Design in accordance with CPTED<sup>11</sup> principles.
- Design principles which encourage active living.
- Environmentally sustainable design including solar energy, ventilation, lighting, water re-use etc.
- Accessibility for people with a disability.
- Designing for multiple use and for both formal sport and informal recreation.

#### 7.1.1. Sports Fields

Key actions for the redevelopment of the sports field area of Andoom Oval include:

- Reconfiguration of the sports field space to maximise use of the space available and create additional playing surface.

- Repositioning of field lighting to suit reconfigured layout.
- Adoption of a travelling irrigation system rather than in ground irrigation.
- Development of a built facility to provide a central amenities hub.
- Repositioned and upgraded field lighting
- Improved separation between Andoom Oval and Andoom Road haul route.
- New formalised car parking to improve safety, limit impact on use areas and provide better use of space



---

<sup>11</sup> Crime Prevention Through Environmental Design  
<http://www.police.qld.gov.au/programs/cscp/safetyPublic/>

### 7.1.2. Undeveloped Open Space/ Event Area

Key actions for the redevelopment of the sports field area of Andoom Oval include:

- Designation of an 'event area' - a designated area of open space to be used for community events.
- Permanent lighting for the event area.
- Small stage for community events.
- New formalised parking.
- Retain option for future shared use with a junior field
- Hard stand for stalls to support events.
- Dedicated site for temporary ablutions block (for larger events).



### 7.1.3. Shared Spaces

Key actions for the redevelopment of the shared spaces of Andoom Oval include:

- Multi-use Club Facility- a utility building comprising of: covered general use and function space; meeting room; small shared office space; kiosk and toilets/ change rooms.
- Two or Three-bay storage shed adjoining the clubhouse.
- Formalised car parking - including overflow event parking. Car parks should be sealed in intensive use areas.
- A fencing system comprising of a mixture of fixed panels and in-ground sockets to allow temporary fencing to be erected for events.
- Playground.
- Picnic and bench seating.
- Fitness area (fitness stations).
- Planting of shade trees and plants to improve the aesthetics of the site. Plantings to consider functional use of the space and CPTED principles.
- Installation of water taps throughout the site (water efficient taps)
- Walking and cycling linkages connecting the site with residential areas and other community destinations.

## 7.2. KEY ELEMENTS

### 7.2.1. Sports field area

| ELEMENTS          | DETAIL   |
|-------------------|--|
| 2 x sports fields | <ul style="list-style-type: none"><li>▪ Ideally, each field would be a full sized rugby league field to enable the incorporation of two touch fields per field. However, this is not possible on this site; therefore one full sized main field and one smaller-sized secondary field are provided for.</li><li>▪ Dimensions for each of the sports involved include:<ul style="list-style-type: none"><li>○ <i>Rugby League:</i><ul style="list-style-type: none"><li>– 68m wide.</li><li>– 100m long.</li><li>– In-goal area of at least 6m and maximum 10m.</li><li>– Minimum 'run off' space 3-5m around the field.</li></ul></li><li>○ <i>Touch football field dimensions:</i><ul style="list-style-type: none"><li>– 70m long.</li><li>– 50m wide.</li><li>– approx half a rugby league field, played sideways</li><li>– Touchdown zones are 5-10m deep.</li></ul></li><li>○ <i>Oztag dimensions:</i><ul style="list-style-type: none"><li>– 70m long.</li><li>– 50m wide.</li><li>– approx half a rugby league field, played sideways.</li></ul></li></ul></li><li>▪ Further information on sports field dimensions can be found at <a href="http://www.dsr.wa.gov.au/sportsdimensions">http://www.dsr.wa.gov.au/sportsdimensions</a></li></ul> |

| ELEMENTS | DETAIL  |
|----------|---|
|          | <ul style="list-style-type: none"><li>▪ Therefore, <b>optimal dimensions</b> are as follows:<ul style="list-style-type: none"><li>○ Rectangular field</li><li>○ Total footprint 120m x 80m</li><li>○ 70m wide</li><li>○ 100m long</li><li>○ In goal areas at either end of the field are between 6-11m deep.</li><li>○ Minimum 'run off' space around the field is 3m, preferably 5m.</li></ul></li><li>▪ 1 full sized and one reduced-size field have been able to be accommodated.</li><li>▪ In order to provide a safer environment, the minimum run-off space must be retained regardless of field sizes.</li><li>▪ Ideally, rectangular sports fields should be oriented approximately north-south. However, the Andoom Oval clubs have indicated the field orientation is not of principle concern. Therefore, key considerations for the orientation include:<ul style="list-style-type: none"><li>○ Space available and which orientation provides optimal conditions for the provision of two playing fields.</li><li>○ The positioning and optimal use of a shared clubhouse to service both the playing fields and the undeveloped open space (community event area) and how this relates to the sports field.</li></ul></li><li>▪ Further information on orientation of sports grounds can be found here: <a href="http://www.dsr.wa.gov.au/outdoorplayingareas">http://www.dsr.wa.gov.au/outdoorplayingareas</a></li></ul> |

| ELEMENTS                            | DETAIL  |                                 |                         |                                 |             |                             |        |         |         |              |         |         |         |
|-------------------------------------|---|---------------------------------|-------------------------|---------------------------------|-------------|-----------------------------|--------|---------|---------|--------------|---------|---------|---------|
| Field lighting on one sports field. | <ul style="list-style-type: none"> <li>▪ Australian standards for field lighting for all football codes are as follows<sup>12</sup>: <table border="1" data-bbox="600 368 1733 523"> <thead> <tr> <th></th> <th>Ball, physical training</th> <th>Club competition match practice</th> <th>Competition</th> </tr> </thead> <tbody> <tr> <td>Amateur &amp; semi professional</td> <td>50 lux</td> <td>100 lux</td> <td>200 lux</td> </tr> <tr> <td>Professional</td> <td>100 lux</td> <td>200 lux</td> <td>500 lux</td> </tr> </tbody> </table> </li> <li>▪ Considering the intent of this facility as an amateur training and competition venue, with higher level (regional) competition generally taking place during the day, a minimum of 100 lux is required for the 'main' field.</li> <li>▪ Lighting towers should be placed in a position so as not to impede use of the secondary field.</li> </ul> |                                 | Ball, physical training | Club competition match practice | Competition | Amateur & semi professional | 50 lux | 100 lux | 200 lux | Professional | 100 lux | 200 lux | 500 lux |
|                                     | Ball, physical training   | Club competition match practice | Competition             |                                 |             |                             |        |         |         |              |         |         |         |
| Amateur & semi professional         | 50 lux  | 100 lux                         | 200 lux                 |                                 |             |                             |        |         |         |              |         |         |         |
| Professional                        | 100 lux   | 200 lux                         | 500 lux                 |                                 |             |                             |        |         |         |              |         |         |         |
| Athletics track.                    | <ul style="list-style-type: none"> <li>▪ Positioned around the sports field.</li> <li>▪ Oval track with at least four lanes with at least one of the four lanes should be 400m in length.</li> <li>▪ A 100m straight with minimum of four lanes.</li> <li>▪ Safety zone measuring no less than 1m on the inside and outside of the track (including straight).</li> <li>▪ A configuration as close to a standard athletics oval should be sought, given the constraints such as the sports fields lighting. Official athletics field dimensions can be found at <a href="http://www.dsr.wa.gov.au/athleticstrackeventdimensions">http://www.dsr.wa.gov.au/athleticstrackeventdimensions</a></li> </ul>  |                                 |                         |                                 |             |                             |        |         |         |              |         |         |         |
| Spectator Seating                   | <ul style="list-style-type: none"> <li>▪ Sufficient space should be allowed for modest spectator seating (portable) along the side of the main field. 5m in depth should be allowed from the run-off area and approximately 40m in length.</li> <li>▪ Spectator seating must not be located within the designated 'run off' area surrounding the field.</li> <li>▪ Examples of the scale of grandstand likely to be considered can be found at: <a href="http://www.felton.net.au/products/product.php?id=30">http://www.felton.net.au/products/product.php?id=30</a> and <a href="http://www.felton.net.au/products/product.php?id=31">http://www.felton.net.au/products/product.php?id=31</a>; <a href="http://www.moodie.com.au/products/product.php?prod_id=19435">http://www.moodie.com.au/products/product.php?prod_id=19435</a></li> </ul>   |                                 |                         |                                 |             |                             |        |         |         |              |         |         |         |

<sup>12</sup> Source: Department of Sport and Recreation Western Australia <http://www.dsr.wa.gov.au/rugbyleaguedimensions>



### 7.2.2. Undeveloped open space

| ELEMENTS       | DETAIL  |
|----------------|---|
| Stage          | <ul style="list-style-type: none"><li>▪ Simple design - raised mound with concrete pad</li><li>▪ 5x10m</li><li>▪ Located on Western side of site,</li><li>▪ Located a sufficient distance from drain to limit impact of flash flooding.</li></ul>   |
| Event Area     | <ul style="list-style-type: none"><li>▪ Event area 70m x 60m.</li><li>▪ Light poles spaced 60m apart in each corner.</li><li>▪ If possible, event area off-set from the stage area which would enable stage and event area to be operating simultaneously.</li><li>▪ Grass surface.</li></ul> |
| Hardstand area | <ul style="list-style-type: none"><li>▪ A multi-use area compacted for intensive use for events.</li><li>▪ Linear layout for multiple stalls.</li><li>▪ 50m long x 5-8m wide.</li></ul>   |

### 7.2.3. Shared Spaces

| ELEMENTS                                   | DETAIL  |
|--|---|
| Multi-use club hub                         | <p>Simple utility building comprising:</p> <ul style="list-style-type: none"> <li>▪ Multi functional space - for meetings, functions and viewing. 100 - 150m<sup>2</sup></li> <li>▪ Shared office space</li> <li>▪ Kiosk - 30m<sup>2</sup></li> <li>▪ Toilets and change rooms comprising: <ul style="list-style-type: none"> <li>○ public toilets -6 female pedestals, 5 male pedestals + 1 urinal</li> <li>○ 2 change rooms (one male, one female) with 6 cubicles in each for a combination of showers, toilets and change.</li> </ul> </li> <li>▪ Storage – a store room as part of the “hub”.</li> </ul> |
| Storage Shed                               | <ul style="list-style-type: none"> <li>▪ A 3 bay shed located alongside or close to clubhouse.</li> </ul>   |
| Playground, picnic and physical activity   | <ul style="list-style-type: none"> <li>▪ Public playground, picnic and fitness area (fitness stations)</li> <li>▪ Located in an area easily accessible to general public and residents to the west</li> <li>▪ Located away from flood prone areas</li> <li>▪ Connected to walk and cycle linkages</li> <li>▪ Located under/near shade.</li> <li>▪ Serviced with seating &amp; tables, water, bins and dog waste disposal bags.</li> </ul>   |
| Walking/cycling linkages & infrastructure. | <ul style="list-style-type: none"> <li>▪ Connectivity to adjacent residents, town, golf course estate, residential college.</li> <li>▪ Internal connections linking heavy-use activity areas within the site.</li> </ul>  |

| ELEMENTS                   | DETAIL   |
|----------------------------|--|
| Parking and traffic access | <ul style="list-style-type: none"><li>▪ Formalised parking for 200 cars.</li><li>▪ A mix of sealed and gravel/ road base parking areas.</li><li>▪ Parking to be located along McLeod Drive and Andoom Road, and sealed parking near to clubhouse.</li><li>▪ Designated heavy vehicle route enabling unloading of cattle and equipment to event arena area.</li><li>▪ Formal entry and exit points leading from car parking areas to activity spaces.</li><li>▪ Overflow parking across McLeod Drive (ensure linkages to site are shown).</li></ul> |
| Fencing                    | <ul style="list-style-type: none"><li>▪ A mix of permanent fencing and provision for temporary fencing enabling temporary fencing of the events area separately to the whole site.</li><li>▪ A large section of proposed fencing is sited under powerlines. As such, specialist advice will need to be sought to ensure appropriate design methods are applied to prevent the fencing system around the site from becoming electrified should these powerlines come in contact with the fencing.</li></ul>   |

## 7.3. DESIGN ELEMENTS NEEDING DISCUSSION

There are three important elements which have generated particular discussion and the recommendations in this report are not necessarily commensurate with the desires expressed by some of the user groups and individuals involved in the project to date. It is important to outline the rationale behind the recommendations to enable WTA to make informed decisions on the directions they wish to pursue.

### 7.3.1. Shared Use and Private Functions

There has been discussion around providing function facilities and permanent fencing at Andoom Oval to allow hire for private parties. While the use of the site for community events is part of the planned outcome it should be remembered that the park will be a shared space for general public use and formal sport and community event uses. Most local government authorities do not permit the use of public parkland for private functions (but do have provisions for weddings or special event uses). There are a number of issues concerning alcohol, licensing, safety, public nuisance, insurance and site management that arise when private uses are considered. As a public park and shared use area, WTA has given preliminary indications that this is not the intended use of Andoom Oval. Design of the “Hub” building has therefore focused on providing for the regular users of the site and creating flexible space which can support sporting or community event uses.

### 7.3.2. Perimeter Fencing

Weipa Rugby League has requested the installation of 2 metre high fencing around the perimeter of Andoom Oval to enable them to charge entry to games and to assist in managing spectator behaviour. Further, some people have expressed a desire to have fencing in place to manage private functions serving alcohol. The issue of fencing was also raised as a way of minimising vandalism within the park.

Whilst fencing is a practice widely employed by rugby league and other field sports where a single use lease exists, the conditions associated with this usually mean the club has control (via a lease) over the whole site and is responsible for field and facility maintenance.

The proposed community events area is currently used by the Bull Ride. They install temporary fencing for their event. The organisers of this event have indicated that permanent fencing would reduce their set up and pull down time and would help make it easier for other community events to be planned at the site. However they are comfortable with any option that assists in reducing set up effort (such as providing in ground sockets for fence panel placement when needed). Given that community events will occur on the site perhaps three or four times per year permanent fencing would be an over investment and it would be preferable to leave the site unfenced so that community use is encouraged.

Many Councils in Queensland are removing fencing of sports areas to encourage more multiple use and more general community use for active recreation. Fencing of public spaces has been shown to generate the impression the space is not for public use regardless of there being open gates. In addition the aesthetics of having public parkland fenced off creates a visual and perceptual barrier to the sense of public ownership that should accompany public parklands.

Fencing does not prevent vandalism and the proposal to fence but leave gates open for the community and then close them at night raises issues around who will be responsible for locking and unlocking and the public safety and CPTED issues around creating barriers to free movement across a public space. WTA has already noted that fencing at other locations does not prevent vandalism and that fences are regularly damaged or cut (e.g. the pool).

The capital cost of fencing the site is estimated at around \$130,000<sup>13</sup> and there will be ongoing costs in maintaining the fence.

From a design perspective, high fencing does create a barrier to public use and generates a perception that it is not public parkland. As a park that is to be used by a number of different users and will provide public park functions for recreation, play and other informal activity, the security fencing will be a barrier to use and is unlikely to resolve vandalism issues. The “highly fortified” aesthetic of fencing effectively turns an otherwise welcoming, open and attractive public park into a barricaded compound, perceived to be ‘private’ space.

To address this complex issue and in consideration of the points above, it is proposed that a mix of permanent and temporary fencing be used on the site. This mix will allow for permanent sockets (in ground) to be established so that the process of fencing some or all of the site will be far quicker and a range of configurations can be achieved to suit the event. Leaving strategic sections of the site unfenced (but able to be temporarily fenced) retains a sense of community access and open parkland while allowing for full fencing when needed for a competition or community event. This will also reduce ongoing maintenance costs for the site.

---

<sup>13</sup> Based on a perimeter of 730 metres and an estimated \$180/ lin m for chainwire security fencing.

### **7.3.3. Multi-purpose Club Facility**

The multi-purpose club facility building has been proposed as a basic building and does not include all the elements requested by some of the user groups. This scale has been influenced by the following:

- The existing supply of community facilities (indoor spaces) in Weipa is substantial and there is considerable capacity for further use (see Section 6.1.1). Developing more built facilities which need to be operated and maintained has resource implications for WTA. It would be irresponsible to add to the supply of community facilities without considering existing capacity and ongoing cost impacts for the community.
- WTA is restricted by its limited rates-based income stream and subsequently, supply of community facilities must occur in a responsible manner to ensure the best use of WTA funds and the ability of WTA to maintain these facilities in the future. The ideal outcome is to have well used facilities serving multiple needs and groups.

The club facility has been designed as a ‘hub’ to serve the user group needs of conducting their events or activities on the site. The master plan has identified a notional footprint for the facility and the key elements that should be included. It will be subject to detailed design in the future. It is suggested that a number of stages be considered depending on the availability of resources to develop and importantly, maintain the facility. The base standard for the facility should include toilets, change rooms, kiosk, meeting room and storage.



# 8. MASTER PLAN CONCEPT DESIGN



## 9. CAPITAL COST

### 9.1. COST ESTIMATE FOR CONSTRUCTION AND PROPOSED STAGING PRIORITIES

The following provides some broad indicative cost estimates for implementation of this Master Plan. These estimates are based on comparison with recent works (2011) proposed for Darwin as costed by a Quantity Surveyor. The figures below have not been prepared by a Quantity Surveyor and are estimated costs only intended to provide an idea of potential cost. They should be revised in detail following further design work and site investigations.

| ELEMENT                      | SUB-CATEGORY                                 | ESTIMATE BASIS  | TOTAL              |
|------------------------------|--|---|--------------------|
| <b>Multipurpose building</b> | Function area and storage                    | Estimated 83m <sup>2</sup> @ average of \$3000m <sup>2</sup>  | \$249,000          |
|                              | Kiosk and office (basic fit out only)        | Estimated 68m <sup>2</sup> @ average of \$4,300m <sup>2</sup> | \$292,000          |
|                              | Toilets                                      | Estimated 34m <sup>2</sup> @ average \$6,000m <sup>2</sup>    | \$204,000          |
|                              | Change rooms                                 | Estimated 34m <sup>2</sup> @ average \$3,000m <sup>2</sup>    | \$102,000          |
|                              | Roofed outdoor area                          | Estimated 200m <sup>2</sup> @ average \$1,000m <sup>2</sup>   | \$200,000          |
|                              |  | <i>Subtotal</i>   | <i>\$1,047,400</i> |
| <b>Sports Fields</b>         | Field realignment & creation of junior field | Allowance   | \$180,000          |
|                              | Relocation and upgrade of lights             | Retain existing poles, new lights - \$40,000 per pole         | \$160,000          |
|                              | Field miscellaneous                          | Goal posts etc - allowance                                    | \$20,000           |
|                              |  | <i>Subtotal</i>   | <i>\$360,000</i>   |
| <b>Parkland Elements</b>     | Picnic tables, BBQ shelter, bench seats      | Allowance   | \$65,000           |
|                              | Playground with shade                        | Allowance   | \$100,000          |
|                              | Exercise stations                            | Allowance   | \$70,000           |
|                              | Landscaping                                  | Allowance   | \$150,000          |
|                              |  | <i>Subtotal</i>   | <i>\$385,000</i>   |
| <b>Event area</b>            | Lighting upgrade                             | Estimated \$10,000 per pole x 6 poles                         | \$60,000           |
|                              | Earthworks and landscaping                   | Allowance   | \$40,000           |
|                              | Stage mound with slab and power              | 50m <sup>2</sup> concrete at \$200m <sup>2</sup> + allowance  | \$25,000           |
|                              |  | <i>Subtotal</i>   | <i>\$125,000</i>   |

| ELEMENT                                    | SUB-CATEGORY                             | ESTIMATE BASIS   | TOTAL              |
|--|--|--|--------------------|
| <b>Services, access and parking</b>        | Bollards and drop in fence sockets       | Estimated 700m @\$60/m + \$50 per 2.4m fencing panel x 291 panels. | \$56,550           |
|  | 1.8m chain wire fencing                  | Estimated 730m x \$180/m   | \$131,400          |
|  | Pedestrian bridges                       | Estimated \$20,000 each x 2  | \$40,000           |
|  | 3 bay storage shed                       | Allowance  | \$26,000           |
|  | Earthworks, parking, driveway (unsealed) | Estimated 1100m <sup>2</sup> x \$50/m <sup>2</sup>                 | \$55,000           |
|  | Water, taps, reticulation                | Allowance  | \$70,000           |
|  | Sewerage, services, externals            | Allowance  | \$50,000           |
|  |  | <i>Subtotal</i>  | \$428,950          |
| <b>Subtotal</b>                            |  |  | \$2,346,350        |
| <b>Design and construction contingency</b> |  | \$10%  | \$234,635          |
| <b>TOTAL ESTIMATE</b>                      |  |  | <b>\$2,580,985</b> |



## 10. RESOURCING OPPORTUNITIES

A summary of major potential funding sources available to support implementation of the XYZ Shire Sport & Recreation Plan is provided in the table below. Prior to developing an application, it is recommended that:

- The information below be checked for currency, as grant schemes are reviewed on a regular basis; and
- Full grant scheme guidelines are reviewed to ascertain whether a co-contribution applies to the applicant.

| GRANT SCHEME   | FUNDING AGENCY  | DESCRIPTION   | MAXIMUM AMOUNT AVAILABLE  |
|--|---|---|---|
| <b>Sport &amp; Recreation Infrastructure Program</b> | Department of National Parks, Recreation, Sport and Racing  | <p>Provides contributions towards the development or construction of infrastructure for participation in structured and unstructured sport or recreation. Eligible organisations include Councils, not for profit organisations, incorporated university sports clubs, schools.</p> <p>High priority projects:</p> <ul style="list-style-type: none"> <li>▪ new spaces and places for sport and/or recreation participation</li> <li>▪ essential player and official's amenities</li> <li>▪ shade structures over participation spaces</li> <li>▪ new multipurpose facilities</li> </ul> <p>Last round closed 25 July 2011. It is unknown when the program will re-open.<br/>Ph: 1300 656 191; <a href="http://www.srq.qld.gov.au/funding">www.srq.qld.gov.au/funding</a></p> | <p>Minor - Up to \$400,000 (Max funding contribution: 60% Councils, 75% other orgs).</p> <p>Medium - \$400,001 to \$1.25 million (60% max funding contribution)</p> |
| <b>Regional Development Australia Fund</b>           | Australian Government - Department of Regional Australia, Regional Development and Local Government | <p>Provides funding for capital infrastructure projects which are identified as priorities by local communities in regional Australia. Aims to 'support localism, and to leverage and better coordinate state, commonwealth, local government and private (including not-for-profit) investments for the long term benefit of communities.</p> <p>Program Objective: to fund projects that support the infrastructure needs and economic and community growth of Australia's regions</p> <p>Priorities:</p> <ul style="list-style-type: none"> <li>▪ Skilling Australia;</li> <li>▪ Lifting productivity;</li> <li>▪ Maximising the opportunity of broadband;</li> </ul>  | <p>Between \$500,000 and \$ 25 million.</p> <p>Contributions of more than \$5 million are required to be matched on at least a dollar-for-dollar basis.</p>         |

| GRANT SCHEME                   | FUNDING AGENCY                      | DESCRIPTION   | MAXIMUM AMOUNT AVAILABLE  |
|--------------------------------|-------------------------------------|---|---|
|                                |                                     | <ul style="list-style-type: none"> <li>▪ Sustaining our environment;</li> <li>▪ Social inclusion; and</li> <li>▪ Water and energy efficiency.</li> </ul> <p>Key points:</p> <ul style="list-style-type: none"> <li>▪ Program is open to local government bodies and incorporated not-for-profit groups</li> <li>▪ Funding only available for 'investment ready' projects.</li> <li>▪ Supports partnership projects e.g. public, private, non-profit</li> <li>▪ Supports integrated projects supporting a range of activities e.g. broadband, health, education and social inclusion.</li> </ul> <p>No information available on next round of funding.<br/>Email: <a href="mailto:RDAF@regional.gov.au">RDAF@regional.gov.au</a>; Infoline: 1800 005 494 ; Mail: GPO Box 803 Canberra ACT 2601</p>   |   |
| <b>Sport Incentive Program</b> | Australian Sports Foundation        | <p>The project aims to increase opportunities for Australians to participated in sport and/ or excel in sports performance.</p> <p>Eligible organisations can apply to register sport related projects in either of the following categories under the program:</p> <ul style="list-style-type: none"> <li>▪ Category 1 – to collect donations using the ASF's tax deductible status and to receive consideration for discretionary grants from the ASF, OR</li> <li>▪ Category 2 – to receive consideration for a discretionary grant from the ASF.</li> </ul> <p>The types of projects that may be eligible are:</p> <ul style="list-style-type: none"> <li>▪ Facility development or refurbishment</li> <li>▪ Facility feasibility studies</li> <li>▪ Equipment</li> <li>▪ Team Travel</li> <li>▪ Major events</li> <li>▪ Sport development</li> </ul> <p>Eligible organisations include sporting clubs and organisations, schools, government organisations, and community groups.<br/>Ph: (02) 6214 7868 Email: <a href="mailto:info@asf.org.au">info@asf.org.au</a></p> | <p>Minimum \$500 to \$1,000,000+</p> <p>Up to \$50,000 for feasibility studies.</p> |
| <b>Reef Hotel Casino</b>       | Reef Hotel Casino Community Benefit | Provides grants to non-profit community organisations (within the RHCCBF geographical jurisdiction) for projects which will be  | Up to \$15,000 including GST, but   |

| GRANT SCHEME                           | FUNDING AGENCY      | DESCRIPTION  | MAXIMUM AMOUNT AVAILABLE   |
|--|---------------------|--|--|
| <b>Community Benefit Fund</b>          | Fund                | of benefit to the community. Eligible projects are limited to: <ul style="list-style-type: none"> <li>▪ Capital expenditure</li> <li>▪ Fixed assets</li> </ul> Two annual funding rounds: 31 <sup>st</sup> August and 28 <sup>th</sup> February.   | applications for larger grants may be considered.                      |
| <b>Gambling Community Benefit Fund</b> | Queensland Treasury | Fund assists not-for-profit community groups to provide services and activities through the provision of a one-off grant. Funding may be provided for the following purposes: <ul style="list-style-type: none"> <li>▪ Equipment needed to carry out activities</li> <li>▪ Special one-off events</li> <li>▪ Community and organisational development projects</li> <li>▪ Minor capital works</li> <li>▪ Motor vehicle purchase costs</li> </ul> Four annual funding rounds: 28 February, 31 May, 31 August and 30 November. | Up to \$35,000, but applications for larger grants will be considered. |

## 11. OPERATION AND MANAGEMENT

### 11.1. OVERARCHING PRINCIPLES

The site is an important community asset and it is imperative that the site is preserved as a multi-use community sport, recreation and events precinct. Considering this, a number of **principles** are proposed to guide the management and operation of Andoom Oval.

1. Andoom Oval is a multi-purpose community facility and must remain available for public use, with no exclusive rights granted to any one group or purpose.
2. The responsibility for managing Andoom Oval remains with WTA, and should be carried out in accordance with the best interests of the Weipa community and within the capacity of WTA.
3. WTA have a responsibility to support the continued use of Andoom Oval by user groups for the benefit of the Weipa community.
4. User groups have a responsibility to respect the community purpose of Andoom Oval and the rights of other formal and informal sport and recreation uses taking place on the site.
5. The implementation of this Master Plan and the ongoing development and maintenance of Andoom Oval is to be achieved through a partnership between WTA, user groups, and government and private sector support.

### 11.2. INFLUENCES

The following influencing factors should be considered in relation to the management options for Andoom Oval. These are discussed below.

*Responsibility for managing community use:* Given the limited availability of land dedicated for formal sport and recreation use in Weipa, it is apparent that Andoom Oval must service multiple purposes to meet diverse community needs. In this regard, WTA must seek to balance the needs of the wider community whilst supporting the specialised needs of current and regular user groups.

*Providing certainty for regular users:* Andoom Oval acts as a home base for a number of regular user groups that endow substantial benefit to the Weipa community through the provision of important community sport and recreation activities. In order to ensure the contribution of these groups is recognised and to provide assurance to their future as key users of Andoom Oval, it is suggested that greater certainty be afforded these groups regarding the nature of their use of Andoom Oval.

*Limited financial capacity:* WTA has very constrained financial resources and many competing priorities for the management and development of the Weipa community. Subsequently, WTA has limited ability to invest vast amounts of resources into the development or operational requirements of Andoom oval.

*Funding requirements:* Securing capital funding through government departments will often require security of tenure demonstrating future use of the funded infrastructure by the community for the intended purposes (primarily sport and recreation). The following excerpt from the Department of Communities website exhibits this:

*“Land tenure: Your organisation must have a legal right to conduct works on the proposed site. If your project is not on a property owned or held in trust by Council, you should have a registered lease which secures your tenure for at least a three year recurrent lease for a Category 1 project or a five year recurrent lease for a Category 2 project.”*

### 11.3. RECOMMENDATIONS

Considering these issues and the overarching principles, the following **recommendations** are tendered for the future Andoom Oval management approach.

- WTA should actively facilitate broader community involvement and representation (outside of the main formal user groups) in the development and operation of Andoom Oval.
- An Andoom Oval Community Committee should be established to guide the implementation of this Master Plan and the ongoing operation of Andoom Oval. It is recommended one representative from each user group would sit on this committee in addition to a community member not associated with any of the user groups. This committee’s role would be to: (a) resolve any day to day user conflicts; (b) discuss and resolve scheduling and usage matters; and (c) to

actively support WTA in the implementation of this Master Plan.

- Develop multi-year, annual, and seasonal or event specific usage agreements with each of the regular user groups in order to (a) give more certainty around use of Andoom Oval (b) formalise usage conditions and agreements (c) detail respective responsibilities relating to maintenance and operations.
- Adopt a partnership approach between WTA, each of the key user groups and commercial sponsors to sourcing finance to implement this Master Plan.
- WTA should charge user groups fees to help cover the cost of maintenance of Andoom Oval.

### 11.4. MANAGEMENT POLICY

In order to provide clear direction on the way in which Andoom Oval is to be managed in the future, it is useful to develop a set of specific approaches which collectively form the framework for a ‘management policy’. Whilst the management of Andoom Oval should align with Council’s overall tenure policy, the table on the following page provides recommended approaches in a number of specific areas which may help guide future not-for-profit tenure approaches for Weipa following proposed normalisation.

### 11.4.1. Andoom Oval Not-for-profit Tenure Policy Principles

| Policy area                  | Suggested Approach   |
|------------------------------|--|
| Tenure                       | Develop multi-year, annual, seasonal or event specific usage agreements with user groups.  |
|                              | Do not allocate exclusive rights use to either activity areas (e.g. playing fields) or built facilities (e.g. clubhouse).  |
| WTA/ tenant responsibilities | <p>WTA responsibilities:</p> <ul style="list-style-type: none"> <li>- Mowing of activity areas - a set number of cuts per year (12-16 recommended).</li> <li>- Irrigation of activity areas via above ground travelling irrigators</li> <li>- Aeration and top dressing of playing fields once per year.</li> <li>- All maintenance and repair of shared built facilities (clubhouse, shared light towers etc)</li> </ul>  |
|                              | <p>Tenant responsibilities</p> <ul style="list-style-type: none"> <li>- Payment of WTA fees e.g. tenancy fees, waste charges for events (including carnivals), share of outgoings (e.g. power, water)</li> <li>- Mowing and other preparation of activity surface areas in addition to the standard services provided by WTA to meet specific sport or event requirements</li> <li>- Restoration of activity area surfaces if damaged by events/ carnivals/ activities.</li> <li>- Repair of breakages caused by tenant activities.</li> <li>- Contribution to infrastructure developments</li> <li>- Maintenance of activity specific improvements (e.g. goal posts)</li> </ul> |

## **12. APPENDIX 1: MASTER PLAN CONCEPT DESIGN**





# ANDOOM OVAL MASTER PLAN

WEIPA, QUEENSLAND  
 MPH36593 LOT 473 : 4.227 HA  
 PARISH FIFE, COUNTY WEIPA

**NOT FOR CONSTRUCTION**

PLAN PREPARED BY GGI ARCHITECTS CAIRNS AUGUST 2012  
 MASTERPLAN ISSUE - SCALE 1:500 @ A1

