



# ROCKHAMPTON SPORTS PRECINCT – MASTER PLAN

Final Report - September 2023



Prepared by Otium Planning Group Pty Ltd  
in association with Greenedge Design, Liquid Blu, Stantec and Johnson & Cumming





## HEAD OFFICE

PO Box 6115

Wantirna VIC 3152

p (03) 9046 2316

e [info@otiumplanning.com.au](mailto:info@otiumplanning.com.au)

w [www.otiumplanning.com.au](http://www.otiumplanning.com.au)

ABN: 30 605 962 169

ACN: 605 962 169

## LOCAL OFFICE

Level 1, 470 St Pauls Terrace

Fortitude Valley QLD 4006

## CONTACT

Jason Leslie | Director

p 0437 334 375

e [info@otiumplanning.com.au](mailto:info@otiumplanning.com.au)

## OTIUM PLANNING GROUP OFFICES

- « Brisbane
- « Cairns
- « Melbourne
- « New Zealand
- « Perth
- « Sunshine Coast
- « Sydney

*Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.*

*We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.*

*Otium is committed to national reconciliation and respect for Indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.*

# TABLE OF CONTENTS

|   |           |
|---|-----------|
| <b>1. ROCKHAMPTON SPORTS PRECINCT</b>           | <b>1</b>  |
| 1.1. Vision                                     | 3         |
| 1.2. Guiding Principles                         | 4         |
| <b>2. STRATEGIC ALIGNMENT</b>                   | <b>5</b>  |
| 2.1. Strategic Considerations                   | 8         |
| <b>3. SITE ANALYSIS</b>                         | <b>9</b>  |
| 3.1. Situational Analysis                       | 9         |
| 3.2. Engineering Analysis                       | 10        |
| 3.3. Access Strategy and Principles             | 11        |
| <b>4. OPPORTUNITIES &amp; CONSTRAINTS</b>       | <b>12</b> |
| 4.1. Alignment to Central Queensland University | 13        |
| 4.2. Future Direction                           | 14        |
| <b>5. CONCEPT DESIGN</b>                        | <b>15</b> |
| 5.1. Component Delivery Plan                    | 29        |
| <b>6. WARRANTIES AND DISCLAIMERS</b>            | <b>30</b> |

# 1. ROCKHAMPTON SPORTS PRECINCT

The Rockhampton Sports Precinct (the Precinct) Master Plan by Rockhampton Regional Council (Council) is for a contemporary, regional scale, multipurpose sports precinct, that will meet the sport and recreation needs of the Rockhampton Region. The Master Plan informs and supports budget planning, advocacy and subsequent design development.

The Precinct will be a significant facility for the region and provide the community with the contemporary sporting facilities that are currently lacking. It will benefit the health and wellbeing of the community and support:



Current and future regional sport demand



Maximisation of development and operational synergies through shared use outcomes



The long-term maximised use and viability of the Precinct



A flexible facility mix, design and layout to adapt to changing participation trends



Opportunities for ongoing visitor economy and tourism outcomes



Community-focused facilities, open space and activities



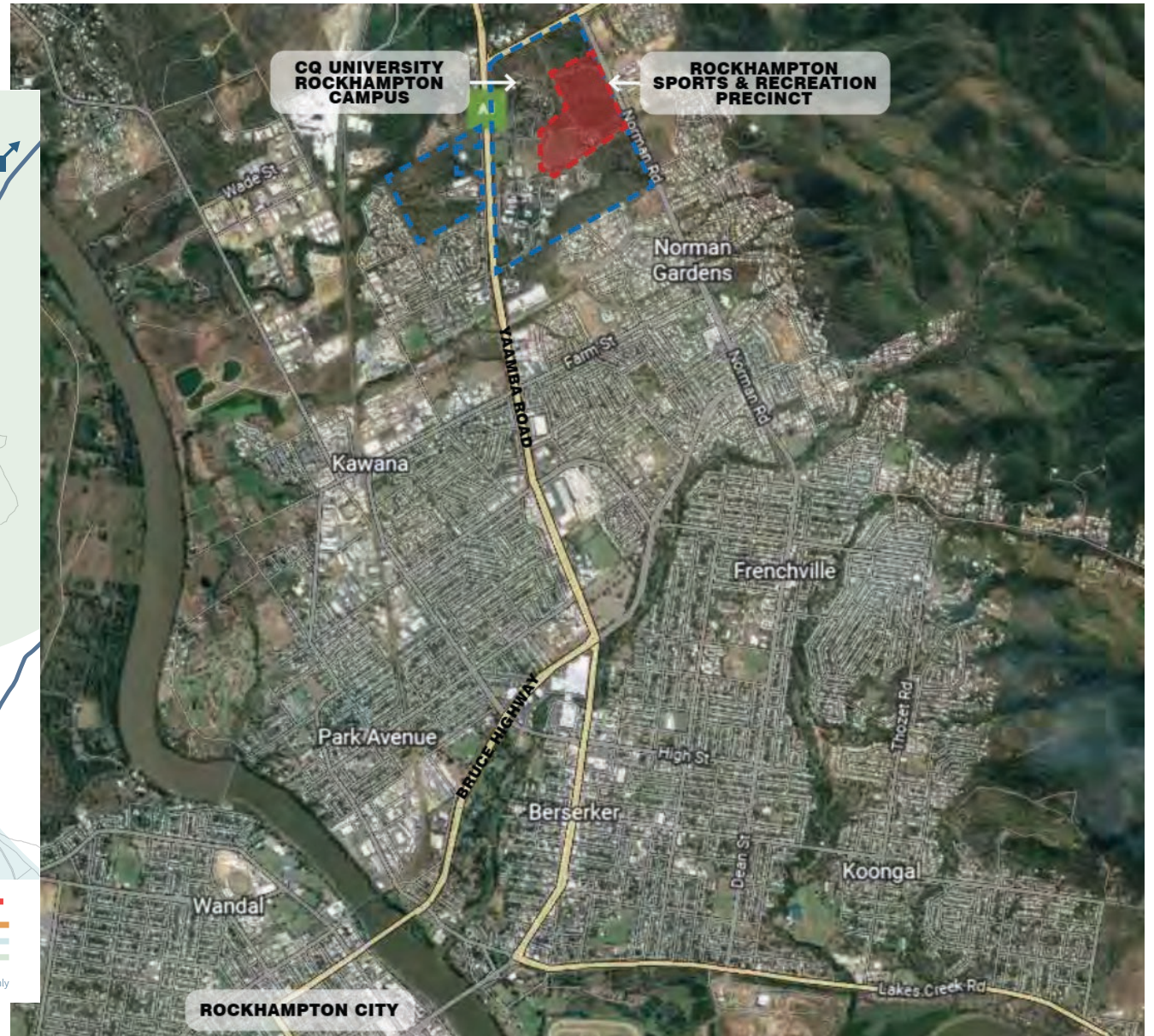
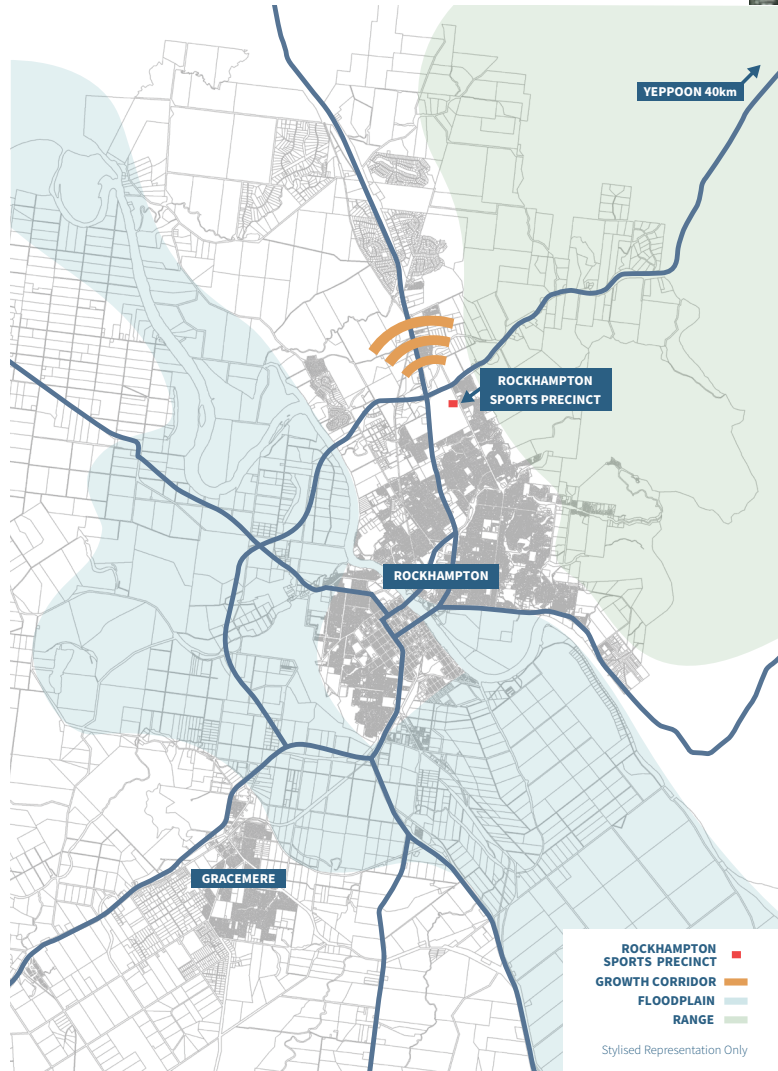
Opportunities to leverage off the 2032 Olympic and Paralympic Games

Further detailed analysis can be found in Rockhampton Sport Precinct Master Plan - Preliminary Report, November 2022.



**The Precinct is located adjacent to the Central Queensland University (University), Rockhampton Campus. Essential to the Master Plan is the efficient integration between community and regional sport and recreation use, with the day-to-day use by University students and staff.**

The site is approximately 26 hectares in size:



## 1.1. VISION

The Precinct will:



Support the region's current and future **demand** for sport and active recreation.



Enhance the University as a **destination for education and lifestyle**.



Provide enhanced opportunities for **major sporting events** to be held within the region.



Support the residents of the region to be **healthy and physically active**.



Support **development pathways** to elite sport.



Leverage opportunities associated with the **2032 Olympic and Paralympic Games**



## 1.2. GUIDING PRINCIPLES

The Guiding Principles for the planning, development, use and management of the Precinct are:



### UNIQUELY CENTRAL QUEENSLAND

The Precinct will recognise the unique geographic, climatic and culture of the Rockhampton Region and Central Queensland, through its design, materials and signage.

It will provide a destination to celebrate the strong First Nations cultural history of the region, through sport and recreation.



### DIVERSITY

The Precinct will be adaptable and will support a diverse range of sport and active recreation opportunities for local and regional events and high performance activities. The visibility of sports activity will increase awareness and participation in differing activities, thereby promoting the facilities standing as a 'magnet for activity' within the community. It will showcase the University as a destination for education and lifestyle.



### ATTRACTOR

The Precinct will position the Rockhampton Region to secure major sporting events. It will provide opportunities to leverage off the 2032 Olympic and Paralympic Games pre-climatisation events and training. The Precinct will enhance the liveability qualities of the Rockhampton Region.



### SUSTAINABILITY

The Precinct will incorporate contemporary, environmentally sustainable design features to support protecting the environment and to enhance the financial sustainability of the site. The facilities will support maximised use and viability.

## 2. STRATEGIC ALIGNMENT

Sport is ingrained in the community and culture of the Rockhampton Region. The development of the Master Plan for the Rockhampton Sports Precinct has come from the identified need to cater for the growth of our region in its northern growth corridor. It is a long-term Plan to deliver the required modern sporting facilities to the region.

The Precinct will deliver a standard of sporting facility that will cater for regional, state and national level sporting competition, that will look to attract sporting carnivals and events, giving our sports community and participants the opportunity to compete in and watch these events.

The Precinct is not impacted by environmental constraints, such as flooding, that burdens most of our current facilities and will be located centrally and be accessible to the region, especially once the development of the ring road is realised.

The following demonstrates the strategic alignment to the Precinct development.

### Rockhampton Regional Council Corporate Plan 2022 - 2027



#### Alignment

The Plan outlines the Vision for Rockhampton Regional Council as “One Great Region. Live. Visit. Invest.”

- « Goal 2.1 is for “our places and spaces enhance the liveability and diversity of our communities.” Efforts include “We provide facilities for sports and the arts that encourage community participation and attract elite sporting and cultural events.”

### Rockhampton Regional Council Operational Plan 2022 - 2023



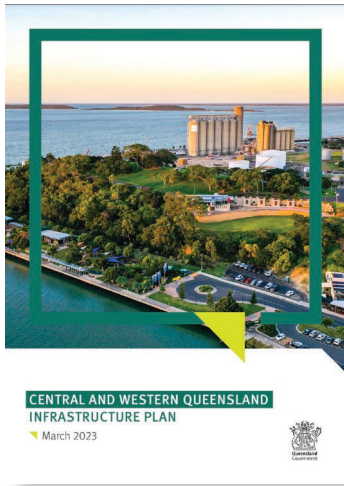
#### Alignment

Sport is captured within the Community Needs Key Focus Area - It is important for Council to understand community needs, in order to effectively plan for and deliver facilities that are well utilised and of an appropriate standard to service those needs. Understanding current and future community needs is also essential for effective asset management and in supporting advocacy for external funding of projects. Council will continue to advance planning of sports and events precincts, as well as key community facilities. Relevant actions include:

- « Continue open space and community assets planning
- « Undertake planning for major sports and events precincts.



## Central and Western Queensland Infrastructure Plan – 2023



### Alignment

The Plan is a long-term, 20-year outlook, identifying strategic economic and social priorities, and infrastructure priorities for the region to guide State infrastructure planning and investments in partnership with other levels of government and industry, where possible.

Relevant priorities include:

- « Investigate options for multi-use or shared use facilities, for the delivery of public, private and not-for-profit services in the one location, to improve access and support for the community
- « Inclusive and sustainable arts, culture and recreation infrastructure is supported through targeted investment, to enhance community access.

## Rockhampton Sustainability Strategy – Towards 2030



### Alignment

The Strategy seeks to deliver local initiatives that help to align with the evolving policy landscape, whilst simultaneously strengthening community, environmental and economic resilience. The Strategy outlines key strategic priorities which inform planning, guide decision-making and drive action and investment.

The Master Plan has been developed to align to the Strategy's key priorities.

## Rockhampton Region Economic Development Strategy 2023-2028



### Alignment

The Strategy sets out a plan to realise the future growth opportunities based on key industries, regional strengths, overcoming challenges and leveraging from growth opportunities.

The Strategy includes the following relevant action and outcome:

- « Action – Attract and Retain Residents to Live in Rockhampton
- « Outcome - Community infrastructure that supports a vibrant social environment, that enables a positive perception of the Region.

## Activate! Queensland 2019 - 2022



### Alignment

Activate! Queensland 2019–2029 is the Queensland Government's 10-year strategy, outlining the new collaborative direction for physical activity and movement in Queensland.

The Strategy includes the following relevant priority area:

- « Active Environments - Inspire activity with places and spaces that invite an active lifestyle.

## Rockhampton Business Events Guide



### Alignment

The Guide showcases the regional event venues, funding opportunities and accommodation offerings. The Guide summarises the following sports venues:

- « 2nd World War Memorial Swimming Pool
- « Bravus Arena Basketball Court
- « Browne Park Football Stadium
- « Callaghan Park Racecourse
- « Ryan Park Playing Fields
- « Jardine Park Netball Courts
- « Kalka Shades Hockey Fields
- « Kenrick Tucker Velodrome
- « Rockhampton Golf Club
- « Rockhampton Regional Tennis Centre
- « Rockhampton Ski Gardens
- « Jardine Park Soccer Fields.

There are no medium-large scale, multi-sports field venues, identified in the Guide that could assist to attract regional and state level sporting events.

## Infrastructure Australia – Assessment Framework



### Alignment

The Framework is designed to help proponents to develop high-quality infrastructure proposals for submission to Infrastructure Australia. It provides a national standard for best-practice infrastructure development and explains requirements and process for assessing proposals.

The Precinct will be delivered in line with the framework's four stages.

- « Stage 1: Defining problems and opportunities
- « Stage 2: Identifying and analysing options
- « Stage 3: Developing a business case
- « Stage 4: Post completion review.

## Rockhampton Ring Road – Department of Transport and Main Roads

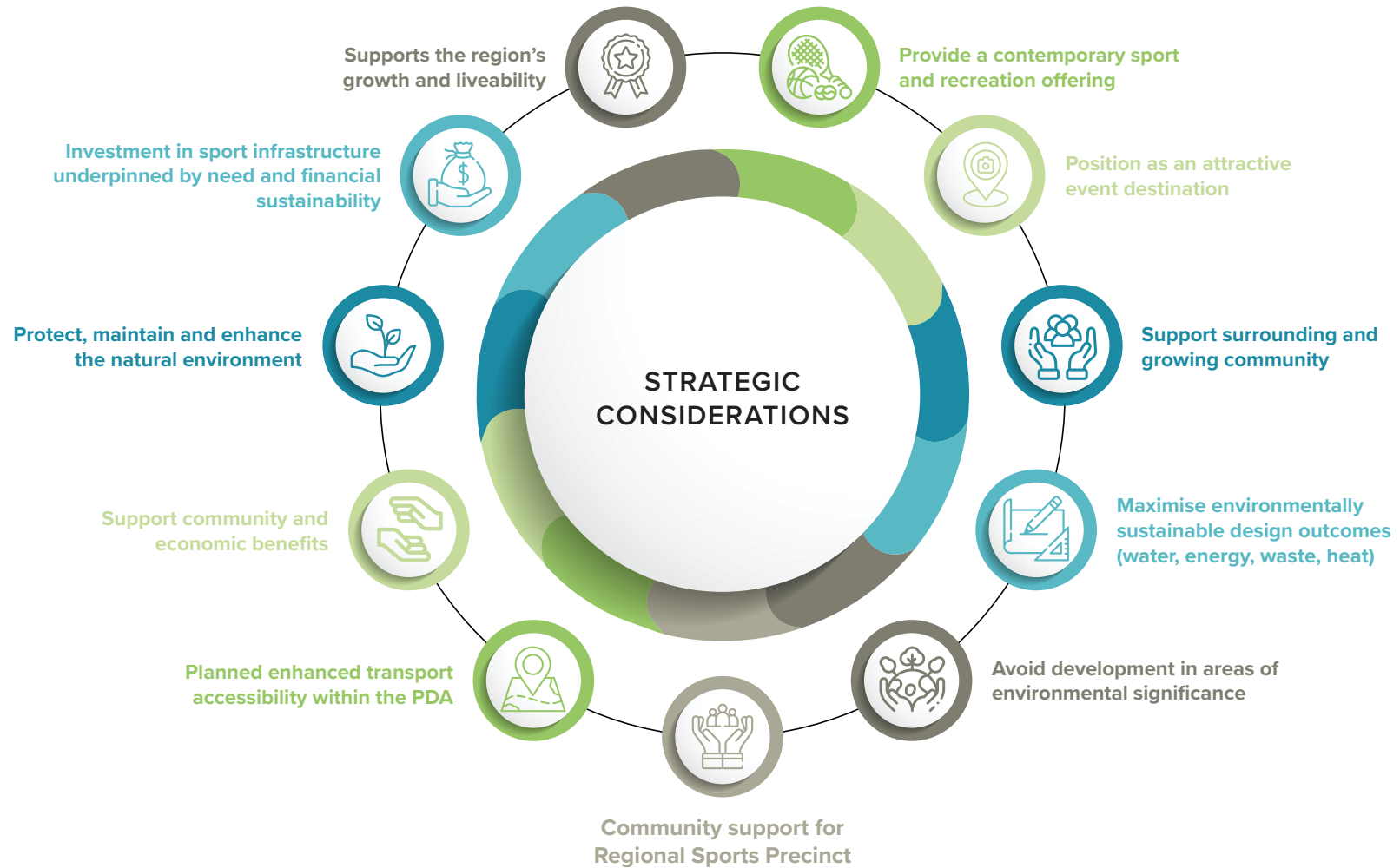


### Alignment

The Rockhampton Ring Road has been funded by the Queensland and Federal Governments and will provide a western link of the Bruce Highway through Rockhampton, extending from the Capricorn Highway between Rockhampton and Gracemere in the south, to Rockhampton-Yeppoon Road/ Bruce Highway intersection in the north and will include a new crossing of the Fitzroy River between Pink Lily and Kawana. The impacts of the Rockhampton Ring Road have been taken into consideration when planning the Precinct. The proximity of the Ring Road places the Precinct in a central location within the region in terms of access.

## 2.1. STRATEGIC CONSIDERATIONS

The key strategic considerations for the Precinct are:



## 3. SITE ANALYSIS

### 3.1. SITUATIONAL ANALYSIS

A situational analysis of the Precinct site was undertaken. A summary of the key considerations for the Precinct are outlined below:

- « The site is situated on state land that the Central Queensland University has tenure over for educational purposes
- « The site sits within a Priority Development Area<sup>4</sup>
- « Building height limit of 8.5m (2 storeys)
- « The site is in an urban developed area, with low-density residential houses, currently to the east of the Precinct
- « With the exception of a small parcel area on the central-western fringe of the site, the Precinct site is largely free of flood constraints
- « The site is outside of any bushfire hazard area
- « The site is void of significant slope areas
- « The site is free of Bajool & Port Alma - Acid Sulphate Soil
- « The site has obstacle limitations up to 45 metres above ground level, based on its proximity to the flight path
- « The full Central Queensland University site is bordered by state controlled roads to the north and west and a local road to the east. The Precinct will connect to Norman Road to the east (local road) and Darambal Road (internal campus road) to the south
- « Cycling arterial routes are at the western, northern and eastern boundaries of the site
- « There are protected plants in the very north-eastern corner of the site
- « The biodiversity status of the site is acknowledged and will be managed throughout the development of the precinct
- « There is a Protected Plant Trigger in the north-east of the site, necessitating the future preparation of protected flora survey, before any clearing within 100m of the high-risk area can commence

<sup>4</sup> Priority Development Areas (PDAs) are parcels of land within Queensland identified for development to deliver significant benefits to the community



## 3.2. ENGINEERING ANALYSIS

An analysis of engineering implications for the Precinct site was undertaken to inform the master planning. A principle in the development of the Precinct, is for it to be designed and developed with the intent to not burden, or rely on, the University's current services capacity and civil infrastructure. A summary of the key considerations for the Precinct are outlined below:

### Stormwater

- « The site is located within the Limestone Creek and Splitters Creek there are flood models and design event outputs available for both local catchments.
- « The site sits across the catchment boundary and generally slopes from east to west. Overland flow and run off will need to be accommodated and changes made to the current drainage system throughout the development of the Precinct.
- « It is expected that the current stormwater network infrastructure is sized to service the existing developed areas only, with no drainage infrastructure in place on the site.

### Earthworks

- « During the the design and development of the Precinct there should be an objective to ensure as much as possible, the balance of the cut and fill across the Precinct.
- « Generally, the slope grades from east to west, with levels varying from 40 metres to 28 metres AHD, with the average grade on the site being approximately 2-3%.
- « It is expected that bulk earthworks will be necessary to achieve the required grades for the proposed grass fields, hard courts, building pads and road works.

### Water

- « There is an existing Council 375mm diameter AC trunk water main that runs across the CQ University site from Yaamba Road to Norman Road that is within an easement.
- « Internally, there is an existing private (University) water main that runs along Darambal Road to the C&K Gundanoo Imbabee Community Childcare Centre.
- « Within the Council network, there is a 300mm MPVC trunk main that runs along the eastern side of Norman Road, between Nagel Drive and Foulkes Street, which could be a potential connection point.
- « The capacity of the Norman Road trunk water network will need to be assessed to accommodate loading from the proposed sports precinct.

### Wastewater

- « Internally, there is an existing private (University) sewer main located adjacent to the C&K Gundanoo Imbabee Community Childcare Centre and an existing private sewer main that services the buildings at Tweedie Avenue.
- « Within the Council network there is a 225mm PVC gravity sewer that runs along the western side of Norman Road, from the general vicinity of Foulkes Street, to the Chancellors Estate Sewage Pump Station adjacent to Yeppoon Road. This could be a potential connection point.
- « The existing site grades east to west and is potentially serviced by conventional gravity sewer network or a combination of gravity sewer and sewage pump station.
- « The capacity of the Norman Road trunk sewer network will need to be assessed to accommodate loading from the proposed sports Precinct.

### Power

- « Service capacity and potential connect point need to be identified and documented.

### Telecommunication

- « Service capacity and potential connect point need to be identified and documented.

### 3.3. ACCESS STRATEGY AND PRINCIPLES

The Access Strategy and Principles below have guided how the Precinct is to be accessed by pedestrian, active transport and cars. These strategies and principles will need to be considered during the staging and development of the Precinct:

- « The Precinct is to have direct access to higher order roads (Norman Road) and be linked to and accessible from future and nearby residential estates (links to external footpath and cycle network).
- « The potential conflict between vehicles and pedestrians is to be minimised through physical separation where possible.
- « The Ring Road development has been considered and is a factor in the site selection for the Precinct in supporting access to the Precinct and potential future development on adjacent land.
- « The Precinct has adequate provision for bus routes and bus stops, as well as chartered coaches.
- « The Precinct is to have adequate provision of car parking, including disabled/universal car parking.
- « The Precinct is to have an internal pedestrian pathway network that provides easy and direct access through the site, caters for all abilities and caters for active transport and passive recreation.

The following process will need to be completed during the further planning and development of the Precinct:

- « A **Traffic Impact Assessment (TIA)** is required to estimate the traffic volumes expected to be generated by the site - the assessment will determine the infrastructure upgrades required to cater for changes in capacity and performance of surrounding intersections.
- « A **Road Safety Audit and Safe System Assessment** will complement the TIA, by identifying potential existing and expected risks of accidents, wherein road users may be involved.
- « While the surrounding roads appear to feature footpaths and on-road cycle lanes, opportunities to incorporate segregated routes to improve safety to pedestrians and cyclists, particularly within campus and with special attention to micro mobility, should be considered.



## 4. OPPORTUNITIES & CONSTRAINTS

In consideration of the research outlined above in the report, the key opportunities and constraints for the Precinct are summarised below.

### Consistent Vision

- « The Precinct must be developed consistent with its **Vision** to:
  - Support the regions, current and future demands for sport and active recreation
  - Enhance the University as a destination for education and lifestyle
  - Provide enhanced opportunities for major sporting events to be held within the region
  - Support the residents of the region to be healthy and physically active.
  - Support a pathway for local athletes to elite sport
  - Act as a catalyst to leverage opportunities associated with the 2032 Olympic and Paralympic Games
- « The Precinct must be consistent with its **guiding principles** of:
  - Uniquely Central Queensland
  - Diversity
  - Attractor
  - Sustainability
- « The Precinct is to be co-located within the Central Queensland University, Rockhampton campus and must **integrate** with the 'college' life and activities.
- « The Precinct is consistent with broader **Council policy and planning** and will provide significant benefit to the Rockhampton Region and its community.

### Regional Considerations

- « The Precinct is in a high-growth area of Rockhampton. More broadly, the catchment area (Rockhampton LGA and Livingstone Shire LGA) of the Precinct is **projected to increase by more than 20%** by 2046.
- « The region has a **higher percentage of people under 24 years** of age and a higher proportion of households with children, than the state average. The Precinct will provide a much-needed facility for team sports and sporting events.
- « The **region's population is ageing**. This suggests there will be increasing demand for facilities that support older adult activities (gentle exercise, pickleball).
- « The region has some areas of higher-than-average disadvantage, which suggests that **user-pay activities should be sensitively priced** and that the Precinct should incorporate opportunities for free-to use sport, recreation and fitness opportunities.

### Sport and Active Recreation Trends

- « Participation in sport and active recreation is growing within technology supported, self-regulated activities and pay-play-away sports (i.e. touch football, indoor sports). In order to adapt to trends, Precinct spaces must be **multi-use and adaptable** for changed use over time and include accessibility to telecommunications. IT solutions are also necessary to support the future positioning of the site as a high-performance sporting destination.
- « **Multi-use sport and recreation hubs** maximise capital and operating economies of scale savings and management synergies.
- « Multi-use indoor courts are most successful where there are **multiple courts and co-location** with other aligned facilities programs and services, such as allied health, health & fitness, retail, food & beverage and multi-use activity spaces.
- « There are several **emerging sports** that should be considered for the Precinct to ensure it is meeting the contemporary needs of its community.
- « The current and changing climatic conditions of the region suggest that the facility should incorporate elements such as **lighting, drainage and irrigation, water harvesting and natural and built shading solutions**.
- « There are strong synergies between **co-location of recreation and sports parks** to encourage maximised activation of the park by the community and in recognition of the growing trends towards self-regulated fitness.

### Current Needs Within the Region

- « There are several current and planned major sports venues in the region, including tennis, aquatic, hockey and outdoor rectangular facilities. The Precinct should **avoid unnecessary duplication** and competition with major venues.
- « While there are currently adequate outdoor open space and hard courts that cater for playing and sports fields in the Rockhampton Region, these spaces are **burdened by existing issues** such as flooding, aging infrastructure and poor-quality drainage and soil.
- « There is a **shortage of multi-use fields and venues** throughout the region to support hosting large scale multi-field and court events
- « There is a **current need for an athletics track**.
- « There is an increasing need for the **provision of multi-purpose indoor courts**.
- « There is an increasing need for the provision of **indoor specialty facilities**.

### Development Requirements for the University Site

- « The University plans to develop an **internal loop road** that will further enhance the accessibility and safety to/ from the Precinct.
- « Whilst the site has some **lower level environmental constraints**, there aren't any of significance that would prevent the intended development of the Precinct from occurring.
- « There are **raised power lines** at the south-eastern end of the Precinct site, that will need to be undergrounded upon development of the playing fields in this area.
- « Further investigation is required as to whether the current **stormwater network infrastructure** is only sized to service the existing developed area.
- « While the site does have slope and it is expected that bulk earthworks will be required, there are **no significantly steep slope areas**.
- « There are **no known water or sewerage infrastructure constraints** that will adversely impact the development of the Precinct.
- « A traffic assessment will be needed in future planning and development to ensure the Precinct **accessibility** functions and that there is minimal adverse impact on the surrounding network.
- « While the surrounding roads feature footpaths and on-road cycle lanes, it is recommended to consider opportunities to incorporate segregated routes to **improve safety to pedestrians and cyclists**, particularly within campus and with special attention to micro mobility users.

## 4.1. ALIGNMENT TO CENTRAL QUEENSLAND UNIVERSITY

The Rockhampton Sporting Precinct will be an addition to the Central Queensland University Campus. As such, the relationship between the Precinct and the current Campus configuration has been a major consideration throughout the Master Planning process. With the University having tenure and control over the land, Council approached the University with the concept for a sporting precinct in the proposed location. The University understood the potential community benefit that the Precinct would have for the community and has worked with Rockhampton Regional Council, throughout the development of the Master Plan.

During the development of the Master Plan, key factors have been taken into consideration to ensure the Precinct aligns with the University campus. These include:

- « The Precinct is to align with the Universities Master Plan
- « The Precinct grounds and pathways must integrate and be accessible to students
- « The Precinct must not adversely affect or congest the campus internal road networks
- « The development of the Precinct should look to align with the University's values
- « Consideration be given to align Precinct facilities with current and future education needs

While the Precinct will be the community's asset under the care and control of Council, the University will be a strong advocate for the project. The University supports the development of this much needed community asset that will help promote the health and wellbeing of the region.



## 4.2. FUTURE DIRECTION

In consideration of the Precinct opportunities and constraints, the following facility components are proposed:

1. Multi-purpose Indoor Sports Centre
  - a. Minimum 3 courts, including 1 show court
  - b. Health & fitness centre
  - c. Allied health and recovery science facilities
  - d. Multiple purpose indoor activity spaces to support specialist indoor sport and emerging virtual sport opportunities
  - e. Café
  - f. Sports science research area
  - g. Changerooms that support indoor and outdoor facility needs
2. Outdoor Courts
  - a. 16 lit hardcourts
3. Recreation Park
  - a. Playground
  - b. Youth space
  - c. Picnic areas
  - d. Outdoor fitness hub
  - e. Pickleball courts
4. Multi-use Playing Fields
  - a. 3 x oval/ 6 x rectangular
5. Athletics Precinct
6. Emerging Sports Areas
  - a. Support emerging sports such as disc golf, foot golf and ultimate frisbee
7. Natural and Artificial Shading Solutions
8. Car Parking
  - a. Standard car parks
  - b. Universal car parks
  - c. Buses
  - d. E-charging
  - e. Drop-off/ pick-up area
9. Environmentally Sustainable Water and Electricity Solutions
10. Active Transport and Pedestrian Connectivity
  - a. Safe and universal accessible movement for students and local residents



# 5. CONCEPT DESIGN

## OVERALL SITE PLAN

### LEGEND

- ① **Main Precinct Hub:** Entry/Foyer, Administration, Retail/Cafe, Specialised Indoor Sports Rooms, Community Spaces & Meeting Rooms, University Sports Science Area, Health & Fitness Centre and Allied Health Recovery Centre (FFL 36.5m AHD) - Refer Architect's Plans
- ② **Main Precinct Hub:** Indoor Multi-Purpose Courts x 6 with 1 Show Court Included, Changing, Spectator Areas and Amenities (FFL 36.5m AHD) - Refer Architect's Plans
- ③ **Outdoor Courts:** 16 Courts
- ④ **Outdoor Courts:** Amenities Building with Outdoor Covered Area (FFL 33.5m AHD)
- ⑤ **Athletics Precinct:** Track with Jumping and Throwing Event Spaces
- ⑥ **Athletics Precinct:** Amenities Building with Timing at Finish Line (FFL 30.5m AHD)
- ⑦ **Athletics Precinct:** Covered Seating Spectator Area on Embankment
- ⑧ **Athletics Precinct:** Storage Shed (FFL 28.5m AHD)
- ⑨ **Playing Fields:** Rectangular Fields 1 & 2 with Oval Overlay - To include Ball Control Nets Where Required
- ⑩ **Playing Fields:** Rectangular Fields 3 & 4 with Oval Overlay - To include Ball Control Nets Where Required
- ⑪ **Playing Fields:** Rectangular Fields 5 & 6 with Oval Overlay - To include Ball Control Nets Where Required
- ⑫ **Playing Fields:** Amenities Building 1 (Fields 3 & 4) (FFL 36.5m AHD)
- ⑬ **Playing Fields:** Amenities Building 2 (Fields 5 & 6) (FFL 35m AHD)
- ⑭ **Emerging Sports:** Area for Future Sports Use
- ⑮ **Recreation:** Playground - Fenced with Shade Shelters and Park Furniture Facilities
- ⑯ **Recreation:** Youth Space with Shade Shelters and Park Furniture Facilities
- ⑰ **Recreation:** Fitness & Parkour with Shade Shelters and Park Furniture Facilities
- ⑱ **Recreation:** Pickleball / Multi-Use Courts
- ⑲ **Recreation:** Passive Park Areas
- ⑳ **Recreation:** Kick-about Space (Within Fenced Playground Area)
- ㉑ **Recreation:** Public Amenities (FFL 33.5m AHD)
- ㉒ **Green Buffer -** Vegetated 2-3m High Linear Bund
- ㉓ **Maintenance Compound** (including machinery storage, chemical storage, water tanks, irrigation pumps, staff amenities)
- ㉔ **Vehicle Parking:** Sealed Spaces - Refer Numbers on the Plan
- ㉕ **Vehicle Parking:** Overflow (Unsealed) Spaces - Refer Numbers on the Plan
- ㉖ **Bus Setdown & Parking**
- ㉗ **Possible Public Bus Stop**
- ㉘ **Main Precinct Hub Drop Off**
- ㉙ **Main Precinct Hub PWD Parking**
- ㉚ **Collector Road -** 12m Wide Pavement in a 22m Reserve: To service Through Traffic, Potential Connection to Adjoining Lands and Public Transport Route (Subject to Discussions with Translink).
- ㉛ **Internal Road -** 7m Wide Pavement with Traffic Calming
- ㉜ **Upgrade to Norman Road Intersection** with Right Turn Lane into Site - Subject to Detailed Traffic Assessment.
- ㉝ **Upgrade to Norman Road Intersection** at Darambal Road - Subject to Detailed Traffic Assessment
- ㉞ **New Intersection on Darambal Road (East)** including Potential for Future Connection to Lands South of Darambal Road - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- ㉟ **New Intersection on Darambal Road (Mid)** including Connection to University Areas South of Darambal Road - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- ㊱ **New Intersection on Darambal Road (West)** including Improvements for Traffic Circulation within the University - Implementation of this Intersection is by COU and Subject to Detailed Traffic Assessment
- ㊲ **Possible Roundabout** for Future Potential Connection to University Lands to the North of the Sports Precinct - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- ㊳ **Raised Table Intersection / Traffic Calming** - Refer Traffic Report
- ㊴ **Raised Table Pedestrian Crossing Location** and Traffic Calming
- ㊵ **Existing Childcare Centre**
- ㊶ **Existing Covered Seating Stadium** with Improved Amenities below.
- ㊷ **Existing Graduation Store** to be Retained Until Implementation of Rectangular Fields 5 & 6.
- ㊸ **Raised Mounding** for Spectator Viewing
- ㊹ **Main Precinct Hub Plaza** with Shade Trees, Seating, Planters and Water Feature
- ㊺ **Existing Footpath**



## ROCKHAMPTON REGIONAL SPORTS PRECINCT

### DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 03

ISSUE: F

## DETAILED PLAN - NORTH PRECINCT

### LEGEND

- ① **Main Precinct Hub:** Entry/Foyer, Administration, Retail/Cafe, Specialised Indoor Sports Rooms, Community Spaces & Meeting Rooms, University Sports Science Area, Health & Fitness Centre and Allied Health Recovery Centre (FFL 36.5m AHD) - Refer Architect's Plans
- ② **Main Precinct Hub:** Indoor Multi-Purpose Courts x 6 with 1 Show Court Included, Changing, Spectator Areas and Amenities (FFL 36.5m AHD) - Refer Architect's Plans
- ③ **Outdoor Courts:** 16 Courts
- ④ **Outdoor Courts:** Amenities Building with Outdoor Covered Area (FFL 33.5m AHD)
- ⑨ **Playing Fields:** Rectangular Fields 1 & 2 with Oval Overlay - To Include Ball Control Nets Where Required
- ⑩ **Playing Fields:** Rectangular Fields 3 & 4 with Oval Overlay - To Include Ball Control Nets Where Required
- ⑫ **Playing Fields:** Amenities Building 1 (Fields 3 & 4) (FFL 36.5m AHD)
- ⑮ **Recreation:** Playground - Fenced with Shade Shelters and Park Furniture Facilities
- ⑰ **Recreation:** Youth Space with Shade Shelters and Park Furniture Facilities
- ⑰ **Recreation:** Fitness & Parkour with Shade Shelters and Park Furniture Facilities
- ⑱ **Recreation:** Pickleball / Multi-Use Courts
- ⑲ **Recreation:** Passive Park Areas
- ⑳ **Recreation:** Kick-about Space (Within Fenced Playground Area)
- ㉑ **Recreation:** Public Amenities (FFL 33.5m AHD)
- ㉒ **Green Buffer:** - Vegetated 2.3m High Linear Bund
- ㉔ **Vehicle Parking:** - Sealed Spaces - Refer Numbers on the Plan
- ㉕ **Vehicle Parking:** - Overflow (Unsealed) Spaces - Refer Numbers on the Plan
- ㉖ **Bus Setdown & Parking**
- ㉗ **Possible Public Bus Stop**
- ㉘ **Main Precinct Hub Drop Off**
- ㉙ **Main Precinct Hub PWD Parking**
- ⑳ **Collector Road:** - 12m Wide Pavement in a 22m Reserve - To service Through Traffic; Potential Connection to Adjoining Lands and Public Transport Route (Subject to Discussions with Translink)
- ㉑ **Internal Road:** - 7m Wide Pavement with Traffic Calming
- ㉒ **Upgrade to Norman Road Intersection with Right Turn Lane into Site** - Subject to Detailed Traffic Assessment.
- ㉓ **Possible Roundabout for Future Potential Connection to University Lands to the North of the Sports Precinct** - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- ㉔ **Raised Table Intersection / Traffic Calming** - Refer Traffic Report
- ㉕ **Raised Table Pedestrian Crossing Location and Traffic Calming**
- ㉖ **Raised Mounding for Spectator Viewing**
- ㉗ **Main Precinct Hub Plaza with Shade Trees, Seating, Planters and Water Feature**



## ROCKHAMPTON REGIONAL SPORTS PRECINCT DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 04  
ISSUE: F

## DETAILED PLAN - SOUTH PRECINCT

### LEGEND

- 5 **Athletics Precinct:** Track with Jumping and Throwing Event Spaces
- 6 **Athletics Precinct:** Amenities Building with Timing at Finish Line (FFL 30.5m AHD)
- 7 **Athletics Precinct:** Covered Seating Spectator Area on Embankment
- 8 **Athletics Precinct:** Storage Shed (FFL 28.5m AHD)
- 9 **Playing Fields:** Rectangular Fields 1 & 2 with Oval Overlay - To Include Ball Control Nets Where Required
- 10 **Playing Fields:** Rectangular Fields 3 & 4 with Oval Overlay - To Include Ball Control Nets Where Required
- 11 **Playing Fields:** Rectangular Fields 5 & 6 with Oval Overlay - To Include Ball Control Nets Where Required
- 12 **Playing Fields:** Amenities Building 1 (Fields 3 & 4) (FFL 35.5m AHD)
- 13 **Playing Fields:** Amenities Building 2 (Fields 5 & 6) (FFL 35m AHD)
- 14 **Emerging Sports:** Area for Future Sports Use
- 22 Green Buffer - Vegetated 2-3m High Linear Bund
- 23 Maintenance Compound (including machinery storage, chemical storage, water tanks, irrigation pumps, staff amenities)
- 24 Vehicle Parking - Sealed Spaces - Refer Numbers on the Plan
- 25 Vehicle Parking - Unsealed (Unsealed) Spaces - Refer Numbers on the Plan
- 26 Bus Setdown & Parking
- 30 Collector Road - 12m Wide Pavement in a 22m Reserve - To service Through Traffic, Potential Connection to Adjoining Lands and Public Transport Route (Subject to Discussion with Translink)
- 31 Internal Road - 7m Wide Pavement with Traffic Calming
- 33 Upgrade to Norman Road Intersection at Darambal Road - Subject to Detailed Traffic Assessment
- 34 New Intersection on Darambal Road (East) including Potential for Future Connection to Lands South of Darambal Road - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- 35 New Intersection on Darambal Road (Mid) including Connection to University Areas South of Darambal Road - Implementation of this Intersection is an Ultimate Configuration and Subject to Detailed Traffic Assessment
- 36 New Intersection on Darambal Road (West) including Improvements for Traffic Circulation within the University - Implementation of this Intersection is by OQU and Subject to Detailed Traffic Assessment
- 39 Raised Table Pedestrian Crossing Location and Traffic Calming
- 40 Existing Childcare Centre
- 41 Existing Covered Seating Stadium with Improved Amenities below.
- 42 Existing Graduation Store to be Retained Until Implementation of Rectangular Fields 5 & 6.
- 43 Raised Mounding for Spectator Viewing
- 45 Existing Footpath
- 46 Existing Amenities Building to be Demolished when new Amenities Building (13) is developed.



## ROCKHAMPTON REGIONAL SPORTS PRECINCT DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



CLIENT:  
**Rockhampton Regional Council**

PARTNERS:  
**OTUM** SPORT · LEISURE · COMMUNITIES  
**Cardno** NOW  
**Open Architecture Studio**  
**Stantec**

**GREENEDGE DESIGN**  
creative thinking | design edge  
landscape architecture | master planning | playground design | sports planning  
DATE: 20-07-2023 PROJECT: 20012 FINAL ISSUE

MP: 05  
ISSUE: F

ARTIST IMPRESSION RENDER NO. 1



VIEW OF PRECINCT MAIN ENTRANCE ON NORMAN ROAD LOOKING IN A WEST DIRECTION

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4557 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 06  
ISSUE: F

ARTIST IMPRESSION RENDER NO. 2



VIEW OF THE RECREATION PRECINCT WITH THE PLAYGROUND IN THE FOREGROUND AND THE MULTI-USE COURT AND YOUTH PRECINCT BEHIND.

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 1610, Buddina, Sunshine Coast, QLD 4575 T. 07 5493 4677 E. admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 07  
ISSUE: F

ARTIST IMPRESSION RENDER NO. 3



VIEW OF ATHLETICS PRECINCT LOOKING IN A NORTH WEST DIRECTION

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 16-10, Buddina, Sunshine Coast, QLD 4555 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 08  
ISSUE: F

ARTIST IMPRESSION RENDER NO. 4



VIEW OF THE HARDCOURT PRECINCT WITH THE HARDCOURT AMENITIES BUILDING ON THE RIGHT.

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 1610, Buddina, Sunshine Coast, QLD 4557 T. 07 5493 4677 E. admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 09  
ISSUE: F



ARTIST IMPRESSION RENDER NO. 5



VIEW OF THE INDOOR CENTRE AND FORECOURT FROM THE NORTHERN ACCESS ROAD CROSSING.

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4557 T. 07 5493 4677 E. admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP: 10  
ISSUE: F

ARTIST IMPRESSION RENDER NO. 6



VIEW OF THE PLAYING FIELDS PRECINCT SOUTH OF THE INDOOR CENTRE LOOKING NORTH.

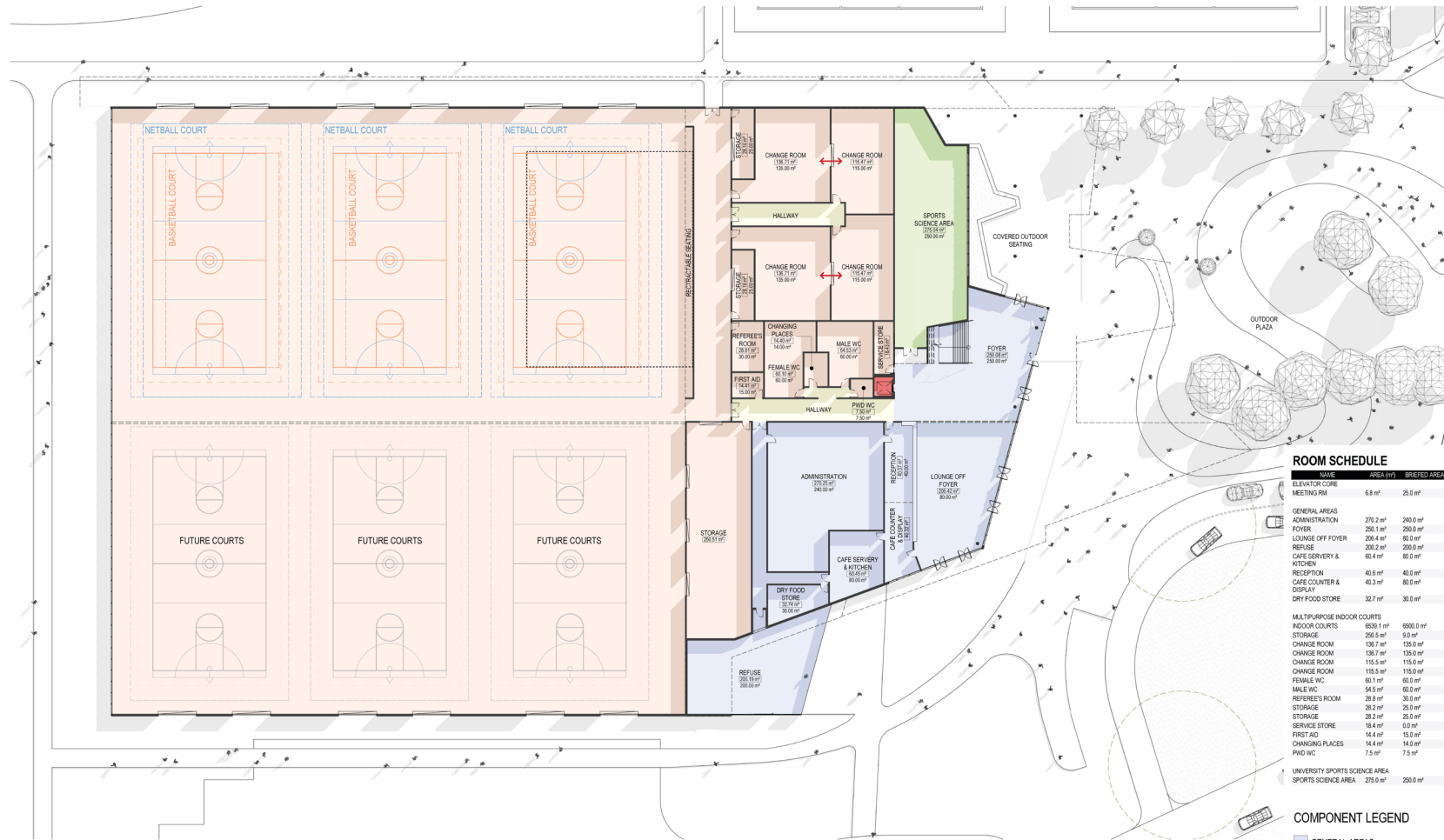
ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN

PO Box 1640, Buddina, Sunshine Coast, QLD 4557 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



MP:  
11  
ISSUE:  
F

# GROUND FLOOR PLAN



### ROOM SCHEDULE

| NAME                           | AREA (m <sup>2</sup> ) | BRIEFED AREA          | DIFFERENCE           |
|--------------------------------|------------------------|-----------------------|----------------------|
| ELEVATOR CORE                  | 6.8 m <sup>2</sup>     | 25.0 m <sup>2</sup>   | -18.2 m <sup>2</sup> |
| MEETING RM                     | 6.8 m <sup>2</sup>     | 25.0 m <sup>2</sup>   | -18.2 m <sup>2</sup> |
| GENERAL AREAS                  | 270.2 m <sup>2</sup>   | 240.0 m <sup>2</sup>  | 30.2 m <sup>2</sup>  |
| ADMINISTRATION                 | 296.1 m <sup>2</sup>   | 290.0 m <sup>2</sup>  | 6.1 m <sup>2</sup>   |
| LOUNGE OFF Foyer               | 286.4 m <sup>2</sup>   | 80.0 m <sup>2</sup>   | 206.4 m <sup>2</sup> |
| REFUSE                         | 200.2 m <sup>2</sup>   | 200.0 m <sup>2</sup>  | 0.2 m <sup>2</sup>   |
| CAFE SERVERY & KITCHEN         | 60.4 m <sup>2</sup>    | 80.0 m <sup>2</sup>   | -19.6 m <sup>2</sup> |
| RECEPTION                      | 40.5 m <sup>2</sup>    | 40.0 m <sup>2</sup>   | 0.5 m <sup>2</sup>   |
| CAFE COUNTER & DISPLAY         | 40.3 m <sup>2</sup>    | 80.0 m <sup>2</sup>   | -39.7 m <sup>2</sup> |
| DRY FOOD STORE                 | 32.7 m <sup>2</sup>    | 30.0 m <sup>2</sup>   | 2.7 m <sup>2</sup>   |
| MULTIPURPOSE INDOOR COURTS     | 6336.1 m <sup>2</sup>  | 6000.0 m <sup>2</sup> | 336.1 m <sup>2</sup> |
| INDOOR COURTS                  | 6336.1 m <sup>2</sup>  | 6000.0 m <sup>2</sup> | 336.1 m <sup>2</sup> |
| STORAGE                        | 295.5 m <sup>2</sup>   | 0.0 m <sup>2</sup>    | 295.5 m <sup>2</sup> |
| CHANGE ROOM                    | 136.7 m <sup>2</sup>   | 135.0 m <sup>2</sup>  | 1.7 m <sup>2</sup>   |
| CHANGE ROOM                    | 136.7 m <sup>2</sup>   | 135.0 m <sup>2</sup>  | 1.7 m <sup>2</sup>   |
| CHANGE ROOM                    | 115.5 m <sup>2</sup>   | 115.0 m <sup>2</sup>  | 0.5 m <sup>2</sup>   |
| CHANGE ROOM                    | 115.5 m <sup>2</sup>   | 115.0 m <sup>2</sup>  | 0.5 m <sup>2</sup>   |
| FEMALE WC                      | 60.5 m <sup>2</sup>    | 60.0 m <sup>2</sup>   | 0.5 m <sup>2</sup>   |
| MALE WC                        | 54.5 m <sup>2</sup>    | 60.0 m <sup>2</sup>   | -5.5 m <sup>2</sup>  |
| REFEREE'S ROOM                 | 28.8 m <sup>2</sup>    | 30.0 m <sup>2</sup>   | -1.2 m <sup>2</sup>  |
| STORAGE                        | 28.2 m <sup>2</sup>    | 25.0 m <sup>2</sup>   | 3.2 m <sup>2</sup>   |
| STORAGE                        | 28.2 m <sup>2</sup>    | 25.0 m <sup>2</sup>   | 3.2 m <sup>2</sup>   |
| SERVICE STORE                  | 18.4 m <sup>2</sup>    | 0.0 m <sup>2</sup>    | 18.4 m <sup>2</sup>  |
| FIRST AID                      | 14.4 m <sup>2</sup>    | 15.0 m <sup>2</sup>   | -0.6 m <sup>2</sup>  |
| CHANGING PLACES                | 14.4 m <sup>2</sup>    | 14.0 m <sup>2</sup>   | 0.4 m <sup>2</sup>   |
| PWD WC                         | 7.5 m <sup>2</sup>     | 7.5 m <sup>2</sup>    | 0.0 m <sup>2</sup>   |
| UNIVERSITY SPORTS SCIENCE AREA | 275.0 m <sup>2</sup>   | 250.0 m <sup>2</sup>  | 25.0 m <sup>2</sup>  |
| SPORTS SCIENCE AREA            | 275.0 m <sup>2</sup>   | 250.0 m <sup>2</sup>  | 25.0 m <sup>2</sup>  |

### COMPONENT LEGEND

- GENERAL AREAS
- MULTIPURPOSE INDOOR COURTS
- UNIVERSITY SPORTS SCIENCE AREA
- CIRCULATION
- ELEVATOR CORE

SCALE  
1:250 @ A1  
1:500 @ A3

0m 25m 50m

## ROCKHAMPTON REGIONAL SPORTS PRECINCT DRAFT MASTER PLAN - INDOOR CENTRE

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



CLIENT:

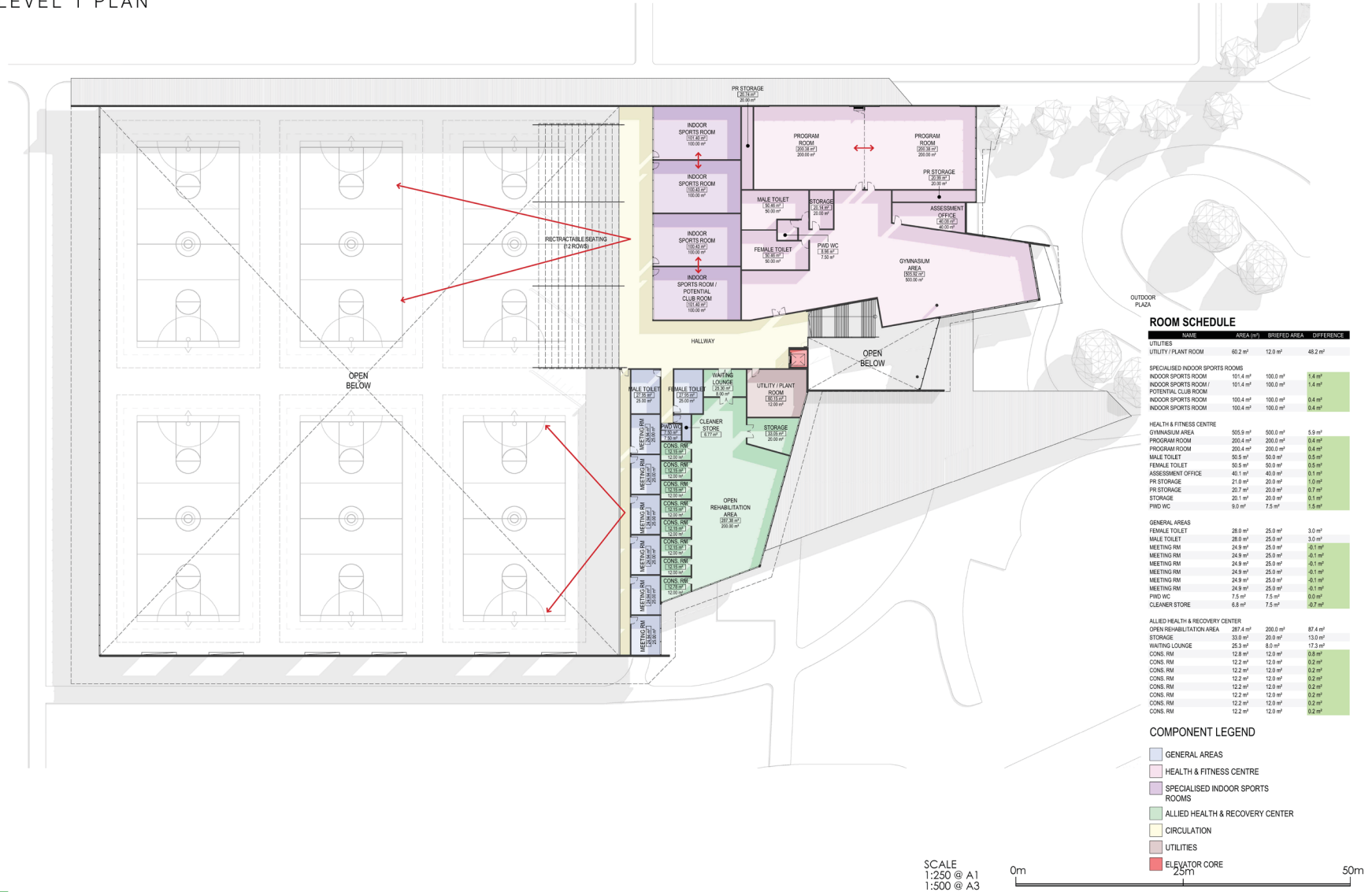
PARTNERS:

Open Architecture Studio

DATE: 30-06-2023 PROJECT: 20012 DRAFT ISSUE

MP: 105  
ISSUE: B

LEVEL 1 PLAN



ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN - INDOOR CENTRE

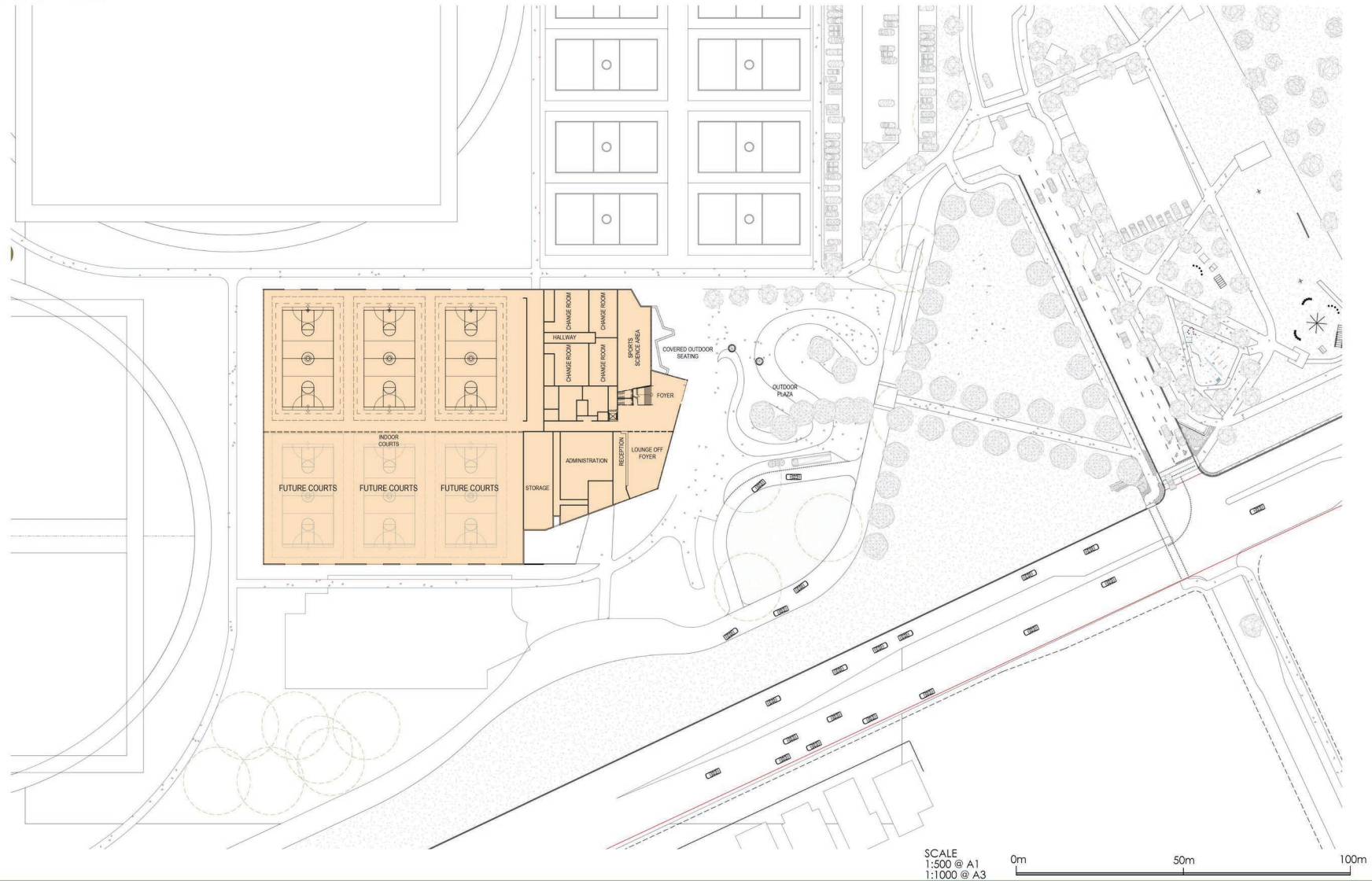
PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



DATE: 30-06-2023 PROJECT: 20012 DRAFT ISSUE

MP: 106  
ISSUE: B

SITE PLAN



ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN - INDOOR CENTRE

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



DATE: 30-06-2023 PROJECT: 20012 DRAFT ISSUE

MP:  
104

ISSUE:  
B

PERSPECTIVE




 Open  
Architecture  
Studio

**ROCKHAMPTON REGIONAL SPORTS PRECINCT**  
 DRAFT MASTER PLAN - INDOOR CENTRE

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



DATE: 30-06-2023 PROJECT: 20012 DRAFT ISSUE

MP: 108  
ISSUE: B

PERSPECTIVE



Open  
Architecture  
Studio

ROCKHAMPTON REGIONAL SPORTS PRECINCT  
DRAFT MASTER PLAN - INDOOR CENTRE

PO Box 1640, Buddina, Sunshine Coast, QLD 4575 T: 07 5493 4677 E: admin@greenedgedesign.com.au www.greenedgedesign.com.au



DATE: 30-06-2023 PROJECT: 20012 DRAFT ISSUE

MP:  
109  
ISSUE:  
B

## 5.1. COMPONENT DELIVERY PLAN

The Precinct will be delivered subject to available funding and generally in accordance with the components outlined below:

### Component 1 - Indoor Sports Centre

- « Stage 1 of the Indoor Centre (all but 3 Indoor Courts )
- « New Intersection on Norman Road
- « Access Road and Car Parking
- « Forecourt Plaza and Entry Park
- « Vegetated Buffer & Earth Mound
  - Form Earth Bund and Planting of Native Species Plants

### Component 2 - Outdoor Courts

- « Outdoor Courts and Clubhouse
- « Car Parking and Access from Internal Road

### Component 3 - Recreation

- « Playground, Youth Precinct and Fitness Stations
- « Multi-Use Hard Court
- « Amenities Rest Room and Shelters
- « Carpark and Access from Internal Road
- « Maintenance Compound

### Component 4 - Playing Fields

- « All Fields 1- 6
- « Amenities Buildings
- « Car Parking and Access from Internal Road
- « Road Infrastructure
- « Internal Roads to Achieve through Passage
- « Upgrade Intersections on Darambal Road at Internal Roads

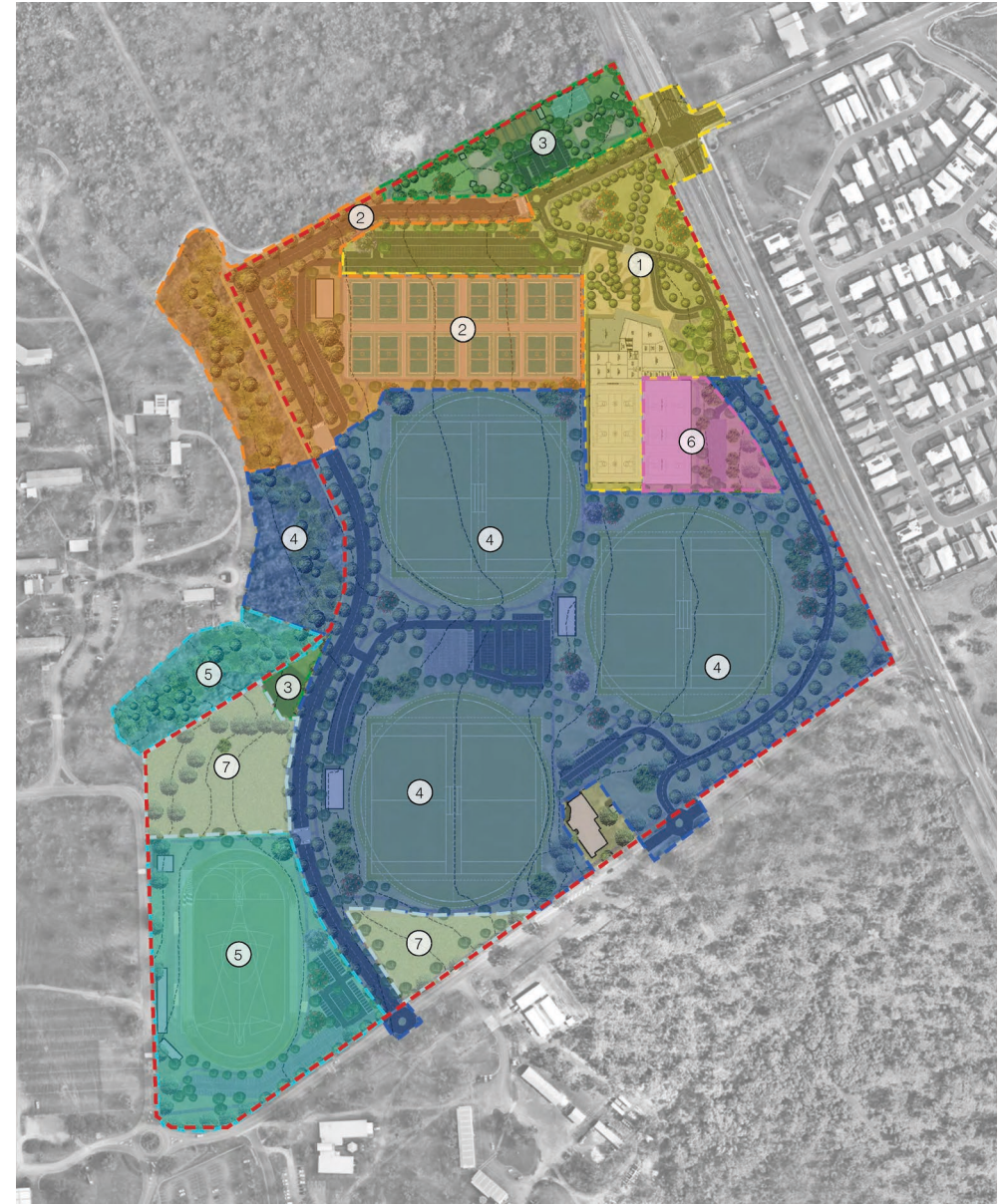
### Component 5 - Athletics Precinct

- « Athletic S Track (may be grass initially)
- « Access Road (T-Intersection) and Car Parking
- « Clubhouse and Spectator Mound
- « Storage Shed
- « Renovate Existing Covered Seating Stand and Toilets

### Component 6 - Indoor Courts

- « Expand Indoor Centre to Achieve Total 6 Indoor Courts
- « Overflow Parking Adjacent to Indoor Centre

### Component 7 - Emerging Sports Areas





## 6. WARRANTIES AND DISCLAIMERS

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

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

Otium Planning Group's advice does not extend to, or imply, professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

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





[www.otiumplanning.com.au](http://www.otiumplanning.com.au)