

CAIRNS HOCKEY ASSOCIATION



INFRASTRUCTURE PLAN 2021 – 2024 JULY 2021





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ATTACHMENT A

FACILITIES ADVISORY GROUP MEMBERSHIP

Adopted by Cairns Hockey Association Board | 20 July 2021



1.00 INTRODUCTION

This Infrastructure Plan has been developed by the Facilities Advisory Group in conjunction with the Cairns Hockey Association (CHA) Board and the General Manager – Operations.

This Infrastructure Plan forms part of the Strategic Plan 2021 – 2024 (adopted April 2021) and is consistent with the following elements of the Strategic Plan:-

Strategic Priority

“Build Hockey through Quality Facilities and Infrastructure to meet whole of Hockey needs.”

Objective

“1.1 Develop Quality Facilities to support the identified key strategic priorities”

The recommended actions within the Infrastructure Plan are intentionally challenging and ambitious to reflect the intent of the CHA to build, grow, develop and deliver Hockey for everyone in the Cairns Region.

The context for the Infrastructure Plan is shown in **Figure 1 – North Cairns Sporting Precinct** and **Figure 2 – Existing CHA Facilities**. The membership of the Facilities Advisory Group is detailed by **Attachment A**.



2.00 CONSULTATION

The preparation of the Infrastructure Plan has been guided and informed by the following consultation:-

- a) the Master Planning process undertaken in 2018 for the development of the central Link Building;
- b) the Master Planning process undertaken in 2010 as part of the establishment of the Reef Turf;
- c) advice and directions provided by the Cairns Regional Council;
- d) advice provided by the General Manager – Operations including advice and directions provided by State and Federal Agencies;
- e) direction provided by the CHA Board Members including the “*hockey community*” expectations; and
- f) direction provided by player and volunteer forums.

3.00 IMPLEMENTATION MEASURES

The Infrastructure Plan has been prepared on the basis of the following underpinning implementation measures:-

- a) specific infrastructure items can be developed and sequenced to respond to the availability of funding ;
- b) while the infrastructure items are “*interconnected*”, the Infrastructure Plan enables individual or a combination of infrastructure items to be developed without impeding subsequent development;
- c) the Infrastructure Plan includes an annual review process to allow for the reassessment of priorities, review proposed and completed works and respond to evolving demand requirements and new funding opportunities; and
- d) facilities are to be provided to meet the requirements of player and spectator needs and enable the CHA facilities to be “*event ready*”.



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4.00 INFRASTRUCTURE PLAN

| ACTION/MEASURE | TASK | REPPONSIBILITY/STAKEHOLDER |
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| 2021 | | |
| A. General Maintenance | | |
| 1. Infrastructure and Facilities Audit | Undertake an Audit to provide the basis and priority for general ground and maintenance program for 2021 | Facilities Advisory Group |
| 2. Works Program | Prepare Works Program for 2021 maintenance and review CHA staffing requirements and provision of services to be provided by external contractors | Facilities Advisory Group and General Manager – Operations |
| 3. Landscape Maintenance Plan | Review the existing landscaping within the current lease area and prepare a Landscape Maintenance Plan with priority given to:- - reducing maintenance costs; - provide consistent themed landscaping within the lease boundary; and - implement the plan prior to 2022 season. | Facilities Advisory Group and General Manager – Operations |
| 4. Review of Audit and Works Program | Undertake annual review of the Audit and Works Program to update and respond to specific annual requirements. Review to be completed by the end of each year. | Facilities Advisory Group and General Manager – Operations |
| B. Investigations, Planning and Development 2021 – 2024 (Refer to Figures 3, 4 and 5) | | |
| 1. Reef Turf Replacement | Commence detailed investigations for replacement of turf and underlay. Key criteria for investigations:- i) gaining FIH compliance/ accreditation; ii) water efficiency; iii) use of local contractors; and iv) repurposing the old carpet. | Facilities Advisory Group, General Manager – Operations and CHA Board |
| 2. Modification to Reef Turf watering system | Prepare design to modify the Reef Turf watering system to provide the option for hand watering of the turf. Key criteria for the design:- i) reduce water use; ii) reduce over spray into Link Building; and iii) undertake modifications by the end of 2021. iv) | Facilities Advisory Group and General Manager – Operations |



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| 3. Turf Lighting Audit | <p>Commission independent consultant to undertake a comprehensive review of the existing lighting infrastructure and associated power supply for the Reef and Rainforest Turfs.</p> <p>The scope of the audit is to enable recommendations to be provided on:-</p> <ul style="list-style-type: none"> i) maintenance, upgrading or replacement requirements and costs; and ii) preferred long-term lighting system <p>Audit to be provided to Facilities Advisory Group and CHA Board by the end of 2021.</p> | General Manager – Operations |
| 4. Review of existing Link Building and viewing terrace | <p>Engage with the Project Architect and Builder to review the function and efficiency of the existing building given the use of the building since 2019.</p> <p>In addition to general review of the building, key considerations include:-</p> <ul style="list-style-type: none"> i) weather protection; ii) ramp access to the upper level; iii) pedestrian flows around the building; iv) the functioning of the kiosk, storage areas and pro shop; and v) provision of indicative costings <p>Recommendations on the modifications and further works to be provided to the CHA Board for consideration by the end of 2021.</p> | General Manager – Operations, Project Architect, Project Builder and Facilities Advisory Group |
| 5. Expansion of Link Building | <p>In addition to the review of the existing Link Building (Item B. 4.) undertake separate investigations in conjunction with the Project Architect for the planned expansion of the Link Building towards Lake Street. Key design considerations include:-</p> <ul style="list-style-type: none"> i) at ground level provide an open multi-purpose space to provide a shaded player/spectator congregating area in the centre of the site; ii) the possible inclusion of an all abilities play ground as part of the upgrading of Field 3 at the ground level; iii) at level 1 establish an enclosed viewing and function room. The need to provide a new kitchen and bar as part of the function room is to be determined as part of the investigations; iv) provide a focus for the Lake Street entry; and v) provision of indicative costings | General Manager – Operations, Project Architect and Facilities Advisory Group |



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| | Recommendations on proposed expansion to be provided to the CHA Board for consideration by end of 2021. | |
| 6. Reshaping of southern Reef Turf spectator mound | <p>Due to the current shape and grade of the mound resulting in high and ongoing maintenance costs, the mound is to be reshaped to include the following design requirements:-</p> <ul style="list-style-type: none"> i) establish a retaining wall along the southern fence line; ii) reshape the existing mound with a single slope extending from the retaining wall towards the turf; iii) improve spectator viewing and reduce maintenance costs; and iv) allow integration with redesigned southern pedestrian entry via central car park (refer to Item B. 7.). <p>Finalize design by end of 2021 and complete works in 2022.</p> | General Manager – Operations and Facilities Advisory Group |
| 7. Southern Pedestrian Entry (via central carpark) | <p>This entry point is required to be redesigned to:-</p> <ul style="list-style-type: none"> i) improve the appearance of this entry and establish this entry as the “<i>front door</i>” for players and spectators; ii) integrate the entry with the reshaped southern spectator mound (refer to Item B. 6.); and iii) incorporate a stop-drop-go zone adjacent to the entry point including an overlapping use with the turning area provided for the service access for the swimming pool. <p>Given that these works extend outside the CHA lease area it will be necessary to consult with the Cairns Regional Council.</p> <p>Finalize design by end of 2021 and complete works in 2022.</p> | General Manager – Operations, Facilities Advisory Group and Cairns Regional Council. |
| 8. Lake Street Traffic and Pedestrian Safety | <p>Continue to engage with the Cairns Regional Council to improve pedestrian safety for the section of Lake Street extending from Lily Street to Rutherford Street.</p> <p>Key actions recommended for Council to undertake:-</p> <ul style="list-style-type: none"> i) establish a dedicated pedestrian crossing point including a central “<i>refuge</i>” island in the vicinity of the existing Lake Street entry; | General Manager – Operations, Facilities Advisory Group and Cairns Regional Council |



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| | <ul style="list-style-type: none"> ii) establish a dedicated stop-drop-go zone on the western side of Lake Street in the vicinity of the crossing point; and iii) install a digital speed sign in Lake Street for south bound traffic. <p>Complete the works by end of 2021</p> | |
| 9. Function of Field 3 (Corner of Rutherford Street and Lake Street) | <p>This field is to be retained and upgraded as an “<i>open green space</i>” to provide the following functions:-</p> <ul style="list-style-type: none"> i) modified playing surface to provide a junior field and walking sports; ii) provide a “<i>safe zone</i>” for children to play in the “<i>line of sight</i>” of parents; iii) provide for team warm up and meeting area; iv) provide a central location to create a “<i>hockey village</i>” for pop up food and drink and merchandise outlets for major events; and v) provide the preferred position for the relocation of the existing playground. <p>Upgrading and maintenance of the grassed surface to be undertaken as part of the annual maintenance program.</p> | General Manager – Operation and Facilities Advisory Group |
| 10. Replacement of Rutherford Street Clubhouse roof and ceiling | <p>An inspection and quote for replacement to be obtained for review and consideration of CHA Board.</p> <p>Quote to be obtained before the end of 2021.</p> | General Manager – Operations and Facilities Advisory Group |
| 11. Works required for Sheridan Street Road resumption | <p>Actions are currently being undertaken by the Department of Transport and Main Roads (DTMR) to resume part of the existing CHA lease for road purposes.</p> <p>As part of the resumption works, CHA to continue negotiations for DTMR to undertake:-</p> <ul style="list-style-type: none"> i) removal of existing vegetation along frontage ii) relocate existing services and lighting; and iii) replace existing fencing to replicate existing Tobruk Swimming Pool fencing. <p>These works to be undertaken in 2021/2022. As part of these work CHA to investigate provision of light weight shade structures/dugouts as part of the new fence works (refer to Item B. 14.).</p> | General Manager – Operations, DTMR and Facilities Advisory Group |



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| 12. Rutherford and Lake Street Security Fence replacement | <p>In addition to the Sheridan Street fence replacement (Item 11) replace the Rutherford and Lake Street fencing to replicate the existing Tobruk Swimming Pool fencing.</p> <p>Quotes for replacement to be obtained 2021 and works to be programmed for 2022.</p> | General Manager – Operations |
| 13. Reduction in Power use and costs | <p>Request Ergon to undertake an audit of existing power reticulation and use and provide recommendations on upgrading or alternative supply sources (solar).</p> <p>Request for this audit to be undertaken in 2021 and provide for CHA Board and Facilities Advisory Group for consideration in conjunction with Turf Lighting Audit (Item B. 3.).</p> | General Manager – Operations |
| 14. Sun-safe Shading | <p>High priority is given to providing well located sun-safe shading for use by players and spectators.</p> <p>The priority for the provision of shading is identified as follows:-</p> <ul style="list-style-type: none"> i) adjoining the northern side of the Reef Turf amenities building. <p>Phase 1 of the shade is including a 12m by 10m (approx.) shade sail and to be extended in a northern direction subject to funding;</p> <ul style="list-style-type: none"> ii) provision of light weight shade structures for spectators and teams as part of the replacement of fencing along Sheridan Street (refer to Item B. 11.); iii) shade sail structure adjacent to the southern side of Rainforest turf amenities building; iv) shade sale adjoining the southern side of the Reef Turf amenities building; v) provision of a fixed shade structure over the Link Building Terrace; and vi) other locations include the re-shaped southern spectator mound for the Reef Turf and redeveloped spectator seating adjoining the northern side of the Rainforest Turf. <p>Refer to Figure 4 for the location of the sun-safe shade priority areas.</p> | General Manager – Operations and Facilities Advisory Group |



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| 15. Lawn Replacement | <p>Replace the existing lawn in high pedestrian use areas extending from the southern pedestrian entrance to the Link Building with repurposed artificial turf sourced from the replacement of the Reef Turf.</p> <p>Lawn replacement also includes this Link Building Terrace.</p> <p>Refer to Figure 5 for the location of the lawn replacement area.</p> | General Manager – Operations and Facilities Advisory Group |
| 16. Relocate existing playground | <p>Relocate the exiting playground located adjacent to the Rainforest Turf to a position adjacent to Field 3 to allow improved parent surveillance and in the “<i>line of sight</i>”.</p> <p>Location and type of playground to be determined as part of investigations for Item B. 5 and Item B. 9.</p> | General Manager – Operations and Facilities Advisory Group. |
| 17. Sheridan Street Digital Sign | <p>Continue negotiations with private sign operator, Council and DTMR for the establishment of a digital advertising sign at the corner of Rutherford Street and Sheridan Street.</p> <p>Consideration to be given for works undertaken for Item B. 11.</p> <p>Complete investigations by end of 2021 and provide recommendations for consideration by CHA Board.</p> | General Manager – Operations and Facilities Advisory Group |
| 18. Review of Investigations, Planning and Development | Undertake annual review of Investigations, Planning and Development to assess priorities, review proposed works and respond to new demand requirements or funding opportunities. | General Manager – Operations, Facilities Advisory Group and CHA Board |
| C. Investigations and Planning 2022 – 2023 (Refer to Figure 6) | | |
| 1. Multi-Purpose Indoor Sporting Facility | <p>Undertake investigations to determine the feasibility of establishing a multi-purpose indoor sporting facility in the North Cairns Sport Precinct.</p> <p>Key investigations include:-</p> <ul style="list-style-type: none"> i) early engagement with Cairns Regional Council, State and Commonwealth Agencies to determine support and funding for the project; | General Manager – Operations and Facilities Advisory Group |

- ii) preparation of a business plan to determine the need and demand for this facility at this location;
- iii) identify potential “partners” for the use of the facility to compliment CHA use;
- iv) identify the annual and long-term maintenance and management costs for CHA;
- v) identify the approval requirements, timeframes and costs for the proposal including Town Planning and Building approval and associated requirements for the existing CHA lease.

Complete these investigations by 2022 for consideration by the CHA Board.

The preferred location for this facility is Field 4.



FIGURE 1 NORTH CAIRNS SPORTING PRECINCT



FIGURE 2 EXISTING CHA FACILITIES

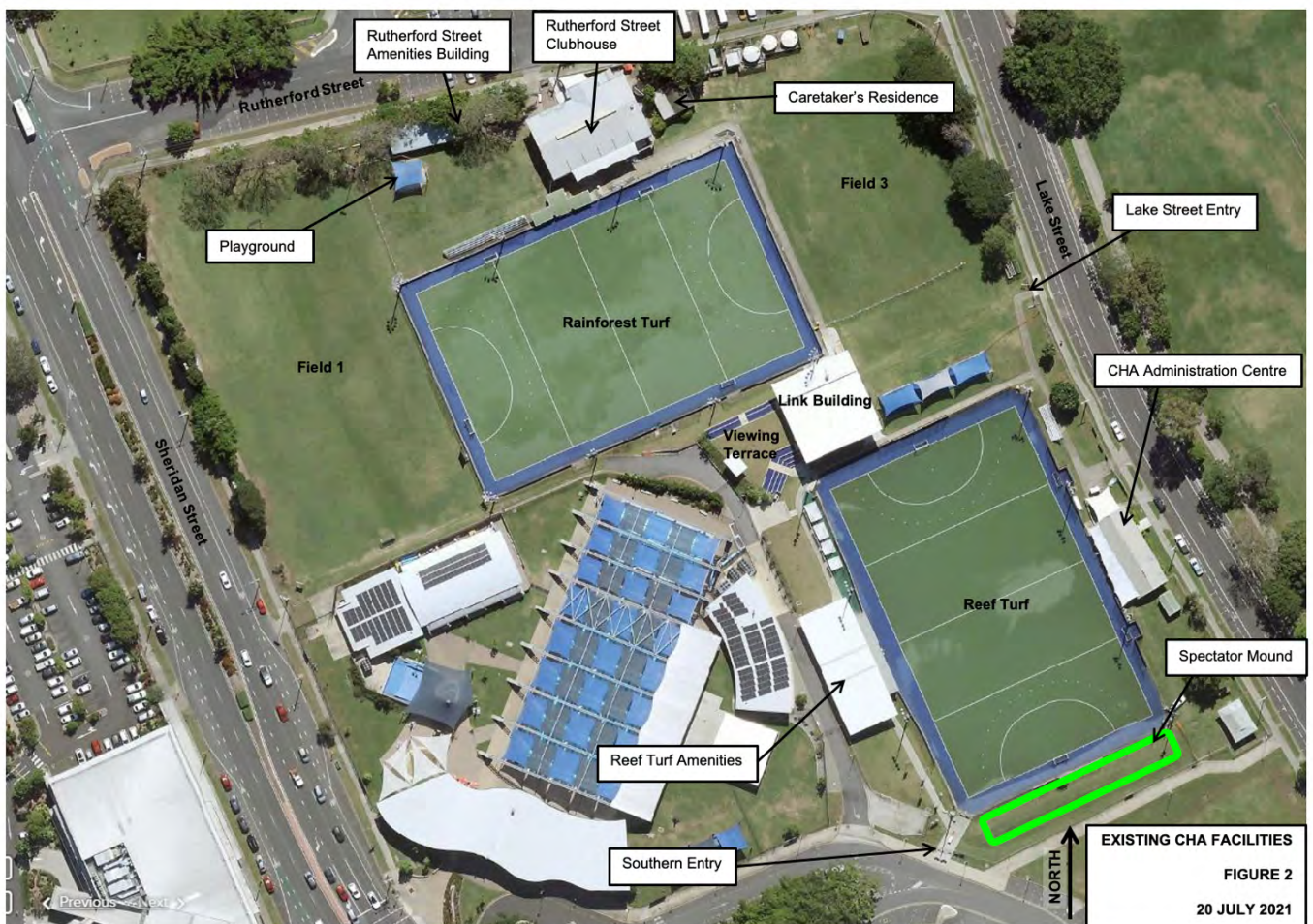


FIGURE 3 INFRASTRUCTURE PLAN – GENERAL ARRANGEMENTS

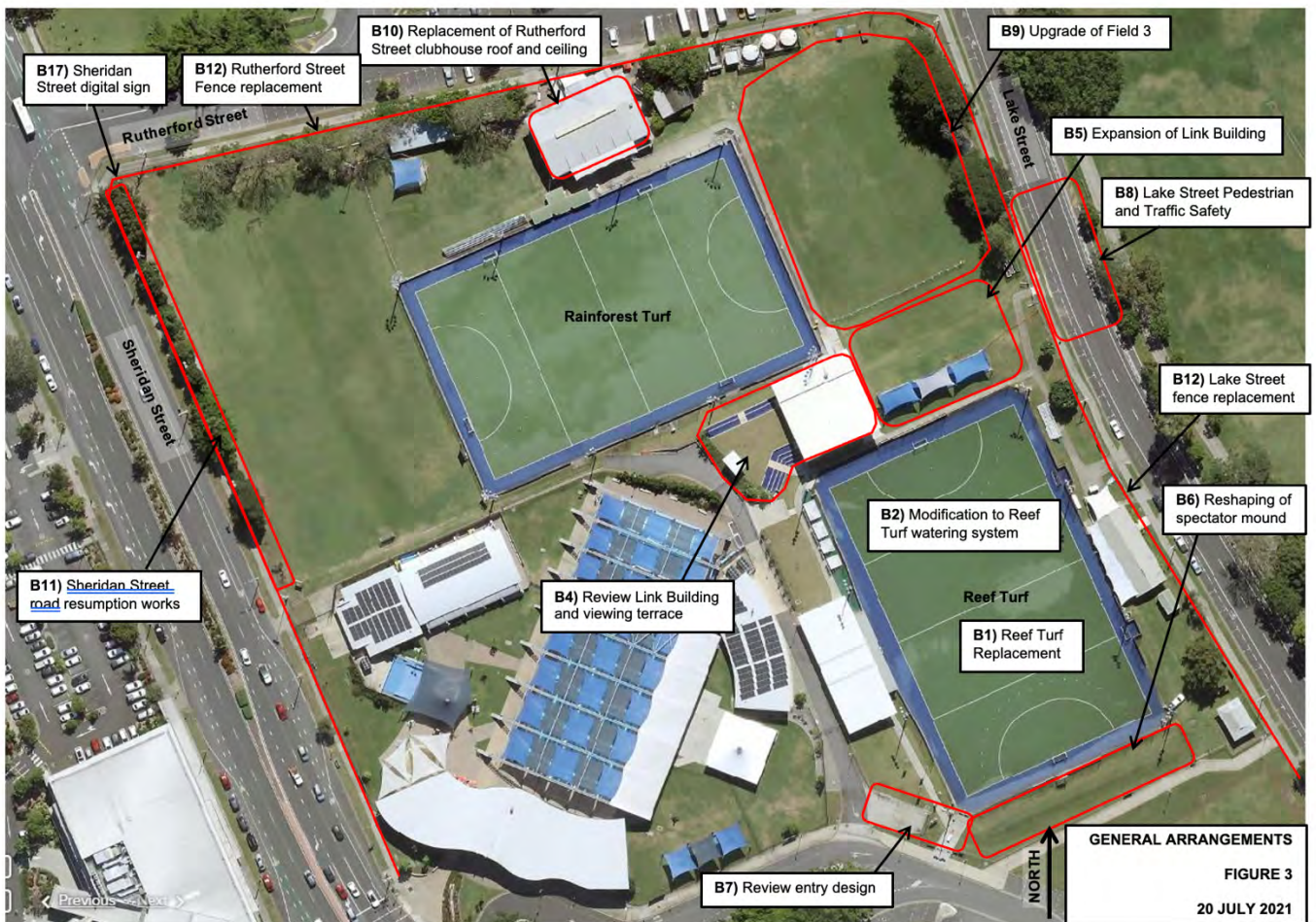


FIGURE 4 INFRASTRUCTURE PLAN – SUN-SAFE AREAS



FIGURE 5 INFRASTRUCTURE PLAN – LAWN REPLACEMENT AREAS



**LAWN REPLACEMENT AREAS
(SHOWN IN RED)**

FIGURE 5

20 JULY 2021

FIGURE 6 INFRASTRUCTURE PLAN – MULTI-PURPOSE INDOOR FACILITY





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ATTACHMENT A

CAIRNS HOCKEY ASSOCIATION FACILITIES ADVISORY GROUP

- | | |
|--------------------|-----------------------------------------------------------------------------------------------------------|
| Ken Norman | - Club and Facilities Management - Civil Designer |
| Phil Druery | - Landscape Architect - Project Manager Stateland Pty Ltd |
| Mark Fry | - Executive Director NQEA Cairns - Life Member of CHA |
| Greg Gilboy | - Managing Director Gilboy Hydraulic Solutions - Life Member of CHA |
| Nick Hardy | - Associate and Cairns Office Manager Victor G Feros Town Planning Consultants - Life Member of CHA |

All members have been part of the Facilities Advisory Group since 2017.

