



KINGAROY MEMORIAL PARK AND WJ LANG MEMORIAL POOL MASTERPLAN

Draft Report - November 2022



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



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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.

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1. PROJECT OVERVIEW

1.1. INTRODUCTION

Located in close proximity to the Kingaroy CBD, Memorial Park and the WJ Lang Memorial Olympic Pool are much-loved and highly valued spaces for the people of the South Burnett Region and visitors to Kingaroy. The signature park and pool offer a diversity of opportunities for play, active recreation, aquatic activities, exercise, picnicking, passive recreation and remembrance. The expansive site provides a hub for community activities and events, making it a key feature of the region's social and economic profile.

Council is cognisant of the value of Memorial Park to the South Burnett and is aware of the key role parks and greenspaces play in supporting and providing essential mental, physical, social, economic and ecological benefits. The Strategic Priorities of Council's new Corporate Plan highlight Council's commitment to *enhancing liveability and lifestyle, providing key community infrastructure, growing the region's economy and prosperity, and safeguarding the environment for future generations*. With a well-planned and clearly articulated master plan vision and design, Memorial Park will be a key contributor in helping Council achieve its strategic priorities.



Over time, Council has identified, and facilitated a number of improvements for Memorial Park. As further potential opportunities continue to be identified, Council recognises that a shared community vision is needed to ensure that future developments at Memorial Park meet the current and future needs of the South Burnett community. Council has therefore identified the need to develop a Master Plan for the site, with the aim being:



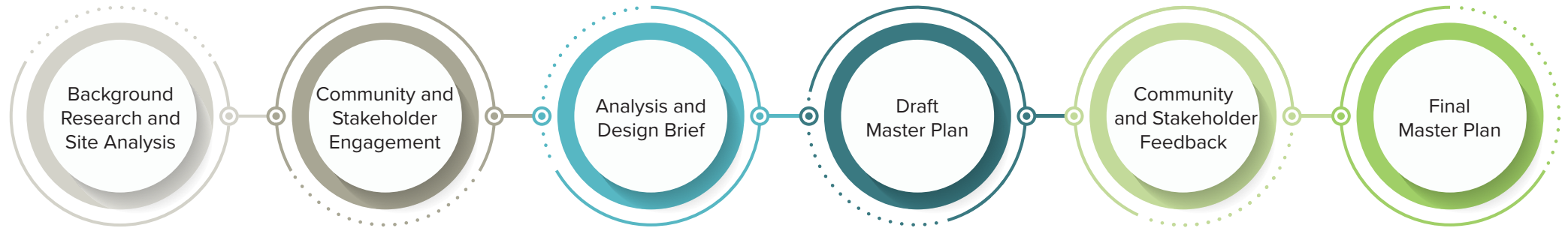
Determination of a broad vision for the Memorial Park Precinct and outline projects and strategies that are required to be implemented to achieve the vision.

The purpose of this study is to develop a Master Plan for the future development and redevelopment of the Kingaroy Memorial Park Precinct, including Memorial Park and the WJ Lang Memorial Olympic Pool. Based on detailed research and analysis, the study explores the spatial and functional arrangements for a variety of aquatic, recreation and community uses, and activities at the park and pool.

For the purpose of this report, the entire site, including the pool, will be referred to as "Memorial Park".

1.2. PROJECT APPROACH

The project involves a six-state project methodology as detailed below:



This Master Plan Report has been informed by detailed background research, site analysis, situational analysis, and community and stakeholder engagement. It provides a summary of key research outcomes. Detailed research and analysis is provided in a separate Situational Analysis Report and Engagement Summary and Design Direction Report.



1.3. STUDY AREA

The study area includes the area bounded by William, Alford, Burnett and Haly streets in Kingaroy, as shown in the image plan below.

Figure 1: Kingaroy Memorial Park and WJ Lang Memorial Olympic Pool Study Area



1.4. WHY A MASTER PLAN IS REQUIRED

A Master Plan provides a long term vision, identifying what a site should look like and how it should function in the future. This Master Plan will guide future investment in infrastructure at the park and pool. The people of the South Burnett: residents, visitors, existing and potential users of the park and pool, are at the heart of the Master Plan. It aims to embody the community's collective vision to provide an inviting, activated and sustainable regional park and aquatic facility.

The Master Plan provides a solid framework, or 'blue print' for future development of the park and pool over an extended period of time. It illustrates the multifaceted components that contribute to the overall look, feel and function of the area to help guide development in line with community need, therefore maximising use and long-term viability.

The Master Plan does not necessarily suggest that all elements should proceed, but rather provides a guide to ultimate direction for the park and pool. The timing of Master Plan implementation will be dependent upon a number of factors, such as funding, demand and potential community and/ or commercial stakeholder partnerships.

The Master Plan considers provision, planning, layout, accessibility and use, in order to ensure the park and pool meet the needs of the South Burnett community now and in the future. It considers:



Community needs and aspirations



Existing and potential future users of the park and pool



Emerging trends in parks, open space, recreation and aquatics



Increasing expectations for high standard facilities



The proposed purpose, character and functionality of the site



The social, economic and environmental sustainability of the park and pool



Constrained funding environments for both capital development and whole-of-life costs

2. THE HISTORY OF MEMORIAL PARK AND THE WJ LANG MEMORIAL OLYMPIC POOL

Memorial Park and the WJ Lang Memorial Olympic Pool have a significant history for Kingaroy and the South Burnett.

1919

In 1919, Mr A. Youngman donated the land opposite Kingaroy State School to be used as a public park and war memorial site.

The Kingaroy Memorial Park committee looked after Memorial Park and began collecting public donations towards a war memorial in the early 1920s.

In 1921, Brisbane Botanic Gardens curator, Mt J.J. Leadbetter laid out the park, proposing a cross-style war memorial and croquet and tennis courts. The design included space for recreation, as well as three rustic bridges (two footbridges and one for vehicular traffic) over a watercourse running through the park. The cross-style memorial didn't eventuate, however, a flagstaff was erected instead, with the first flags unfurled on Armistice Day (now known as Remembrance Day) that year.

1921

1922

On ANZAC Day, 25th April, 1922 the foundation stone of the Kingaroy Soldiers' Memorial Rotunda was laid. By the RSL President Sergeant Norman Booth.

On the 29th June, 1932 the Band Rotunda was dedicated by Mayor-General Sir Thomas William Glasgow. It included a Stone of Remembrance and Memorial Gates, set in a formal arrangement of paths and plantings. With a circular band rotunda with 8 classical columns supporting a frieze, listing the names of the Theatres of WWI. A domed roof surmounts the frieze.

The Queensland War Memorial Register describes the Memorial Rotunda:

"The silver domed band rotunda set in a large park, with steps leading up from a Stone of Remembrance. This is a replica of the Imperial War Graves stone designed by Sir Edwin Lutyns and is rarely seen apart from official war graves. It is painted white and set on a stepped red painted concrete base. Around the frieze of the band rotunda are the names: Gallipoli, France, Cocos Islands, Egypt, New Guinea, Sinai and Belgium, with Gallipoli being over the main red steps."

Sometime after construction of the memorial, the Memorial Park Committee handed over responsibility for Memorial Park to the Kingaroy Shire Council.

1932



Figure 2: Stone of Remembrance (source: Queensland War Memorials)



Figure 3: Aerial image of Memorial Park and Kingaroy circa. 1939, showing the Memorial Rotunda and Stone of Remembrance (Source: State Library of Queensland)



Figure 4: Kingaroy War Memorial circa. 1950 (Source: State Library of Queensland)

1952



Figure 5: Construction of the pool in 1952 (Source: South Burnett Regional Council)

In 1952 Construction began on the public swimming pool located in Memorial Park. This was the first Olympic-size swimming pool in Queensland. Prior to construction of the pool, the Kingaroy High School Parents and Supporters Association Swimming Club (formed in 1935) operated from two pools (one for girls and one for boys) on the Kingaroy State Primary School grounds. The school pool was closed in 1951 as a result of a combination of maintenance and upgrade costs and the 'Polio Scare'.

The Olympic swimming pool opened during Cr WJ Lang's last term as Shire Chairman. The pool, a project for which he fought incessantly, included a main pool and a children's wading pool, complete with filtration system, a main pavilion divided into sections for men and women, and provision for a café and a club room to house a swimming club which was predicted to form shortly after construction.

1953

In 1953 the Olympic swimming pool was officially opened by the Hon. John E. Duggan, M.L.A., Deputy Premier of Queensland.

In 1958 the pool was officially named the WJ Lang Memorial Pool in recognition of the services of the long-serving, late Chairman WJ Lang.

1958

Figure 6: Memorial Park formal gardens and playground, 1980 (Source: South Burnett Regional Council)



1980

Over the years, formal gardens and a children's playground were established at Memorial Park. The image below shows the formal gardens, with the playground in the background (circa. 1980).

In 1992, a laurel wreath and name plaques were added on both sides of the stone of remembrance for WWI, WWII, combined with Korea, Malaya and Vietnam. The Roll of Honour 1914-1918 lists 61 names and 'Lest We Forget'; and the Roll of Honour 1939-1945, lists 72 names and 'Lest We Forget'.

1992

Figure 7: Memorial, showing the band rotunda in the background, stone of remembrance in the centre, statue in the foreground and mural wall to the right



2015

On ANZAC Day, 2015 a new marble statue of a World War 1 digger was unveiled. The statue was erected on a plinth in front of the current catafalque. A series of murals, depicting various conflicts that Australian troops have been involved in since the Boer War, was erected along the fenceline between the Memorial and the pool.

In 2017, restoration of the Memorial Park Rotunda was undertaken, with the renovated rotunda officially opened on the 6th December 2017 by then South Burnett Mayor, Keith Campbell and special guest, Qld RSL President, Stewart Cameron.

2017



Figure 8: Children's Wading Pool



Figure 9: Band Rotunda in use during the 2021 ANZAC Day service (Photo: www.southburnett.com.au)

2021

In 2021 the children's wading pool was upgraded with funding assistance provided by the State Government.

3. WHO ARE WE PLANNING FOR?



32,186
2014 POPULATION



32,996
2021 POPULATION¹



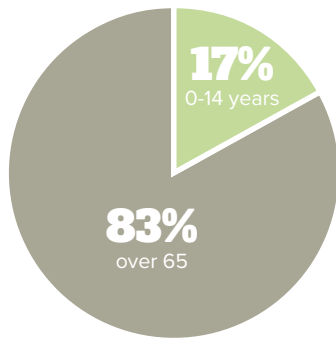
37,107
PROJECTED 2041 POPULATION



Ageing
community



48
median age compared
to 38 for Queensland



9.7%
of residents were **born overseas**
and 28.8% had at least one parent
born overseas



5.5%
Aboriginal and Torres Strait
Islander People



47%
of families, are families
with children



70.7%
of residents indicated they have a
long term health condition



10.2%
of residents indicated a **need for help
or assistance** in one or more of three
core areas of self-care, mobility and
communication because of a disability



71.0%
of adults were **overweight or obese**²



47.6%
of adults undertake **sufficient
physical activity**²



\$1,045
median weekly **household income** compared to
\$1,675 for Queensland

27%
of households are **low income households** (less than
\$650 per week) compared to 16.4% for Queensland

897
SEIFA Index of Advantage and Disadvantage
897 ranking as the 19th most disadvantaged local
government of the 78 LGAs in Queensland

¹ Australian Bureau of Statistics, 2021 South Burnett, Census All Persons Quickstats.

² Queensland Government. Queensland survey analytic system (QSAS) <https://www.health.gov.au/phsurvey>

3.1. IMPLICATIONS OF THE POPULATION PROFILE



The **aging of the population** is likely to see a demand for social and low intensity recreation activities, potentially increasing the value of parks and warm water aquatic programs to this demographic



The **higher proportion of Aboriginal and Torres Strait Islander people** means recognition of cultural heritage should be a key consideration of the master plan



The **income and socio-economic data** indicates that a large proportion of the community may not have the capacity to pay for recreation opportunities. The master plan should support the role of Memorial Park in providing quality, free recreation opportunities.



Master planning should consider key principles of **access and inclusion** to ensure developments are accessible for people with a disability



The **high rates of physical inactivity** indicate that the master plan should aim to create functional and inviting spaces that encourage community use and enhance participation in active and healthy recreation opportunities.



4. PARK AND AQUATIC TRENDS

4.1. IMPORTANCE OF PARKS AND OPEN SPACE

Parks and public open space support the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide opportunities to escape the built environment, and improved amenity provides habitat for wildlife and improved air quality.

Our parks, sport and recreation facilities are critical for community health and wellbeing, helping to benefit our community:



Physically and mentally by promoting physical activity and active lifestyles, reducing illness and disease, improving mental health and creating a sense of wellbeing.



Socially generating stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.



Environmentally by developing well-planned and attractive settings encouraging active transport and use of public parks and leisure services. The provision of parks and green environments also include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.



Economically by assisting to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can also provide local employment and investment opportunities and contribute to maintaining a healthy workforce.

Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.³

³ State of New South Wales (Department of Planning, Industry and Environment) 2020 Draft Greener Spaces Design Guide

4.2. THE BENEFITS OF COMMUNITY SPORT AND RECREATION INFRASTRUCTURE

Sport and active recreation are a valuable part of life in the South Burnett, promoting active lifestyles, helping to develop valuable social networks, and contributing to the liveability of the regional communities. Community sport and recreation infrastructure provides a number of health, economic and social benefits.

4.2.1. Health Benefits

Regular activity improves physical and mental health and reduces the risk of obesity and lifestyle-related illnesses. An active lifestyle contributes to general wellbeing, productivity, and performance. Research shows that the benefits of physical activity extend to mental health, community wellbeing and social capital. Sport can help people to feel a part of their community.

4.2.2. Economic Benefits

Sport and active recreation is a growing industry that creates jobs and attracts visitors. Community sport and recreation infrastructure provides local employment and investment opportunities and contributes to maintaining a healthy workforce. An active population leads to improved productivity, reduced illness and disease, and assists in reducing preventative health costs.

4.2.3. Social Benefits

Sport and active recreation bring people and communities together, contributing to a stronger, more inclusive society. Sport creates connections within a community and offers a way to drive inclusion and acceptance in society. Participant diversity makes sport an ideal forum to reach people from every age group, cultural background, demographic and socio-economic group. Government and non-government policies for community development and social inclusion often use sport as a mechanism to drive change.

4.3. AQUATIC AND LEISURE FACILITY USAGE TRENDS

Over the past decade, there has been a greater emphasis on the development of a variety of water spaces within aquatic centres, including:

- « Program pools, designed for learn to swim and a variety of aquatics programs.
- « Warm water pools, used for rehabilitation and therapy, one of the highest use spaces within public aquatic and leisure centres.
- « Water play including large, enclosed slides, water jets and other leisure play opportunities.

Health and fitness programming have also advanced with a greater emphasis on programs for older adults and a much broader range of opportunities, including Pilates, Yoga and Boot Camp.

Components that contribute to successful contemporary aquatic & leisure facilities are summarised in the figure to the right.

The most successful facilities attract all user markets, draw users from a large catchment and should allow people to participate in a range of activities at one site.

The education market requires hot water pools and water depths with some straight edges and easy water access.

The health and therapy market require hot water pools and associated health relaxation areas, such as spas and saunas. As such, the addition of health and fitness facilities (many centres returning 125% to 180% of expenditure), spas and saunas, wellness centres/ day spas, sports medicine, health, therapeutic and beauty services, social areas and cafés have been very successful at many aquatic and leisure facilities. They add to the user experience and attract people to these facilities more often.



Figure 16: Successful Aquatic and Leisure Facility Model

Facility trends indicate several common success factors for aquatic centres:



One-stop-shop

Large range of activity areas at one site to maximise use/ help share the costs



Reduce operating losses

A mix of community and commercial activities are needed at the one site, however, the location also needs to be right to make this viable



Programmable spaces

Programs and memberships to keep users coming back



Community/ social hub

Offer quality food, beverage, social and entertainment spaces. This could also provide a range of other services like community and cultural services, health and allied services and/ or commercial precincts.

Successful and sustainable contemporary aquatics and leisure facilities are also community destinations and meeting points for various physical and social activities.



OPG aquatic facility research and reviews of more than 500 aquatic leisure centres highlights four distinct key user markets that need to be attracted to a facility if it is to achieve high use and sustainable operations. These are:

Recreation, Leisure and Adventure

- « Generally 60% to 70% of pool users
- « Families, friends, social groups
- « Coming for fun, relaxation and play

Education

- « 10% to 15% of users
- « Learn to swim and schools
- « Special needs users

AQUATIC FACILITY USERS ATTRACTION SUBJECT TO DEMOGRAPHIC PROFILE

Fitness and Training

- « Generally 20% to 25% of pool users
- « Competitive swimmers
- « Club association users
- « Structured fitness and competition

Therapy

- « 10% to 15% of users
- « Hydrotherapy and rehabilitation
- « Exercise classes in warm water

Figure 17: Main Aquatic and Leisure Facility User Markets

Successful aquatic facility redevelopment trends have seen new innovative water areas linked to traditional competition and event swimming pools. This includes development of water play and splash pads with programmable water areas for education and therapy activities such as warm water for older adults and additions of health and fitness facilities, all aimed to the four key markets.



5. SITE CONTEXT AND ANALYSIS

5.1. SITE DESCRIPTION AND CONTEXT

Memorial Park (Lot 7 on RP47277) is 43,670m² (4.37Ha) and is owned Freehold by the South Burnett Regional Council. The site is located approximately 750m from the Kingaroy CBD and is bounded by William, Haly, Burnett and Alford Streets. The site is surrounded by a mix of commercial and residential properties on William, Haly and Burnett Streets and is opposite the Kingaroy State School on Alford Street.

A large concrete drain divides the rectangular site, separating the eastern and western ends. A central pathway traverses the site east to west from the Memorial Rotunda on the eastern end to the western rose garden providing a north/south separation. The western end features an arc-shaped pathway reminiscent of the park's earliest design, connecting with the central pathway.

The eastern end of the site includes:

- « The WJ Lang Memorial Pool situated on the south-eastern corner of the site
- « A fenced, dog off-leash area situated immediately to the west of the pool site between the pool and the drain
- « The Kingaroy Memorial
- « Public toilets
- « A fenced, children's playground with seating and a large group picnic shelter
- « Formal gardens
- « A formal park entrance on the corner of William and Haly Streets
- « An internal pathway from the formal entrance to the Memorial and continuing west over the drain to the western end of the park.

The western portion of the site includes:

- « A large area of general open space on the northern side of the central pathway
- « A large area of treed open space on the eastern side of the central pathway
- « A timber "shed" building currently used as a clubhouse for the Go Getta Girls running club
- « A cluster of outdoor fitness equipment
- « Formal garden beds, with only the rose garden currently planted.

Internal pathways provide access from William Street to the Memorial, public toilets and playground.

Seating is provided at various points along all park boundaries.

The WJ Lang Memorial Pool includes:

- « 7 lane 50m outdoor pool (solar heated with blankets)
- « Toddler wading pool with basic water features
- « 10m indoor above ground, heated learn-to-swim pool
- « Traditional pavilion style entrance with canteen
- « Male and female changerooms
- « Plant room and pumphouse
- « Swimming clubhouse and storage building
- « Grandstand seating
- « Picnic tables with shade sails
- « Beach volleyball court.

The site context is illustrated below.



Figure 24: Memorial Park Site Context Plan

6. SITE ISSUES AND CONSTRAINTS

A range of considerations relevant to master planning of the site have been identified and considered.



Site Access

Memorial Park is currently accessible from all sides, with a number of key access points specific to existing areas of the site, including:

- « The primary entry to the park on the corner of William and Haly Streets.
- « Entry to the pool is provided through the pool pavilion on the corner of Alford and Williams Streets
- « Secondary entries along William Street providing access to the Memorial Rotunda, Toilets and playground
- « Secondary entries at each corner of the park on Burnett Street providing access along the western arc pathway.
- « Entry to the playground along Haly Street
- « Informal entries along Haly Street and Alford Street to open space areas of the park.

Vehicular access to the site is provided on Alford Street adjacent to the dog exercise area. This space acts as an informal parking space.



Views and Vistas

The topography of the Memorial Park site provides opportunities for strong views and vistas throughout the park. There are excellent views from all site boundaries to key areas of the site and across the site as a whole, including a strong view along the central spine of the park. Existing vegetation enables views between tree trunks, and the existing fencing enables a strong view to the swimming pool.



Climate Control

A variety of natural shade trees are located throughout the park providing shade over key areas including tables and chairs, near the playground, in close proximity to the memorial, parts of the dog exercise area, and throughout the south western open space area. Built shade is provided by:

- « Open sided shade structures over the playground equipment
- « A few covered picnic tables
- « A group picnic shelter within the fenced playground area
- « Shade sails and grandstand seating within the swimming pool grounds
- « Other buildings, including the memorial rotunda, toilet block, Go Getta Girls Clubhouse and buildings within the swimming pool grounds.

While some built shade is provided adjacent to the swimming pool, this covers a small portion of the site and there is no shade over the 50m pool itself.

Opportunities for increased natural shade and climate comfort should be considered in the master planning.



Parking

On-street parking is currently provided along Williams, Haly and Alford Streets. There is no internal parking within the site.

There is an opportunity to re-design parking along William Street and Haly Streets to increase parking, and to ensure accessible parking is provided compliant with Australian Standards.



Flooding, Drainage and Stormwater

A large open drain runs through the site from north to south creating a significant barrier within the site. It will be important to retain the culvert inlet and outlet at either end of the drain, and the capacity of the drain through widening. There are opportunities to explore channel naturalisation to improve the aesthetics of this feature whilst also retaining the important stormwater function of the channel.

Overland water flow traverses the site from the eastern end, and the north western corner, with the whole site, except for the swimming pool confines being within the flood hazard overlay. Council's minimum desired flood immunity for parks requires at least 50% of the total area to be above Q50 with the main activity areas above Q100 and free of hazards. Any future development of the park and features will need to consider flood risk.



Planning Scheme Considerations

The Memorial Park site is zoned "Recreation and Open Space." The purpose of this zone code is to provide for:

- (a) A variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
 - i. Parks, playgrounds or playing fields for the use of residents and visitors; and
 - ii. Parks, or other areas, for the conservation of natural areas; and
- (b) Facilities and infrastructure to support the uses and activities stated in paragraph (a).

The Planning Scheme specifies a number of overall outcomes sought for the recreation an open space zone code. The following are particularly relevant to master planning of Memorial Park:

- « Areas for active sport and recreation to meet community needs are planned and designed to enhance community liveability
- « Impacts on adjacent areas are managed through buffering and appropriate design, siting and operation of facilities and infrastructure
- « Ancillary structures and buildings such as clubhouses, canteens, stands, shelters, amenity facilities, picnic tables and playgrounds are accommodated while retaining public accessibility to active and passive recreation
- « Adverse impacts on ecological values are avoided or minimised
- « Land susceptible to flooding or drainage problems is protected from inappropriate sport and recreation activities or facilities.

Master planning will be influenced by a number of Planning Overlays (refer Appendix A), including:

- « Flood Hazard Overlay – Flood Hazard Zone
- « Airport Environs Overlay – distance from airport – 8km
- « Agricultural Overlay - Class A Agricultural Land within the south eastern corner of the site
- « Regional Infrastructure Overlay– rail trail



Environmental Consideration

Memorial Park is subject to the following:

- « MSES Regulated Vegetation (Category R) (Reef regrowth watercourse vegetation)
- « RVM Category X – Exempt Cleating Work on Freehold/ Indigenous/ Leasehold Land
- « Category A or B Area contain Endangered Vegetation
- « MSES Regulated Vegetation (intersecting a watercourse)

7.COMMUNITY ENGAGEMENT SNAPSHOT

7.1. HOW WE ENGAGED



Awareness raising

including signage at the park and pool and other key locations throughout Kingaroy and the South Burnett with QR links to the community survey



Community survey

671 responses



Workshops

with Council staff



Focus group meetings

with key users of the park and pool



Focus group

workshops, interviews and on-site meetings with a range of community stakeholders

7.2. WHAT OUR COMMUNITY SAID

Some key findings emerged through consultation with the South Burnett community and key stakeholders.

At Memorial Park we would like:

- « Water play at the park
- « More natural shade
- « Improved park lighting and security
- « Botanic or public gardens within Memorial Park
- « More places for picnics and barbecues
- « More variety of playground equipment including play spaces for older children and youth
- « A café/ kiosk
- « Community event and entertainment space
- « Disability friendly spaces and features
- « More toilets
- « To retain open space areas

At the WJ Lang Memorial Pool we would like:

- « Warm water for rehabilitation, therapy, exercise classes and swimming lessons
- « Water slides or adventure water for youth
- « Improved café and kiosk, with access to park users
- « Improved children's water play
- « Outdoor grassed and shaded areas
- « Upgraded change rooms
- « More facilities for children and families



A 50m pool is essential for competitive swimming in our region.

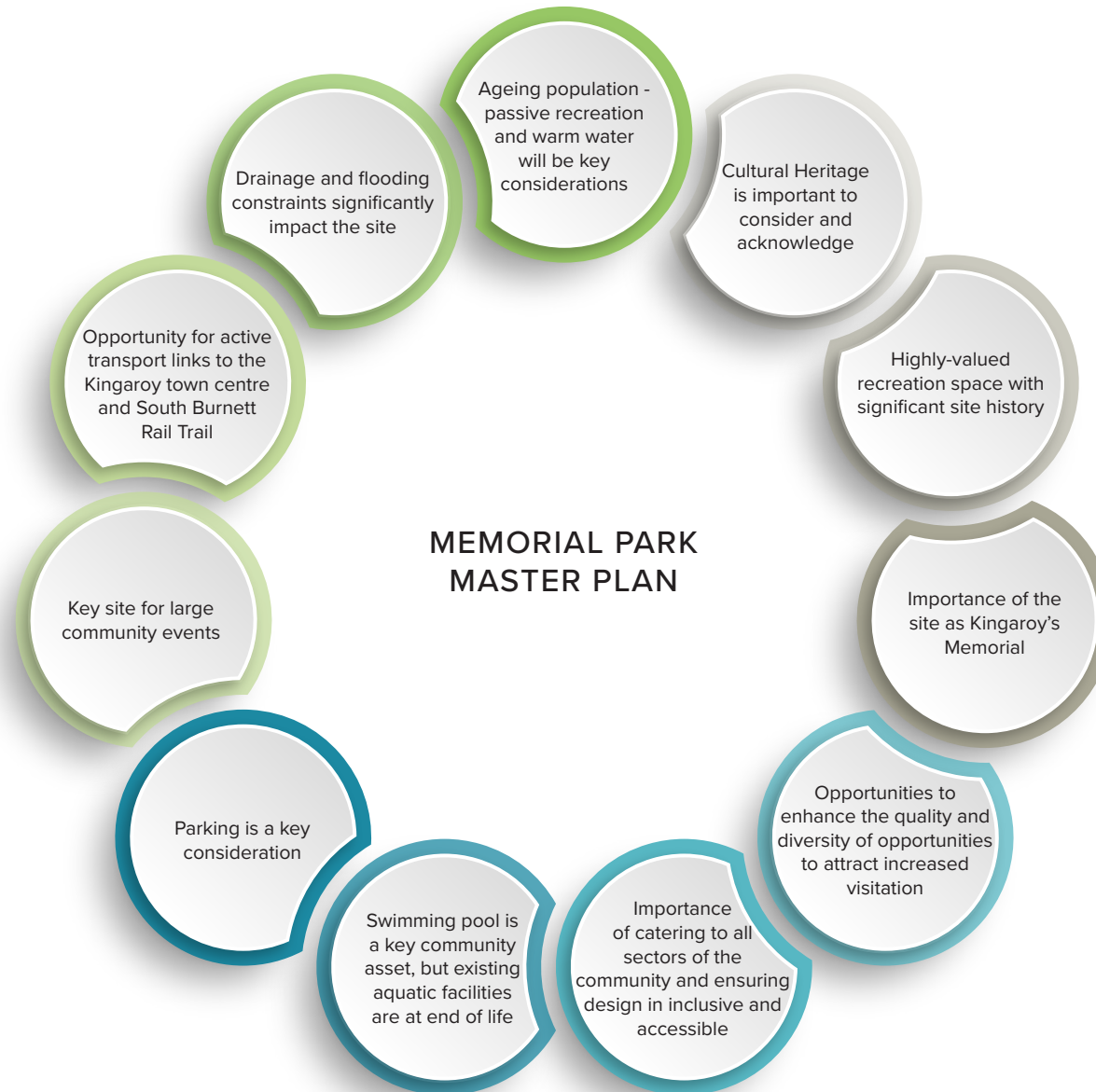


Disability Facilities and spaces at the park and pool need to be inclusive and accessible to all members of our community.



We want Memorial Park to reflect our significant history and culture and remain as an important commemoration space.

8. KEY CONSIDERATIONS FOR MASTER PLANNING



9. VISION AND DESIGN PRINCIPLES

9.1 VISION

Memorial Park is the South Burnett's Regional Park. It is:



A place for everyone



An inviting and welcoming place for all residents and visitors to our region



An activated place that offers a diverse and inclusive range of engaging aquatic and recreation opportunities



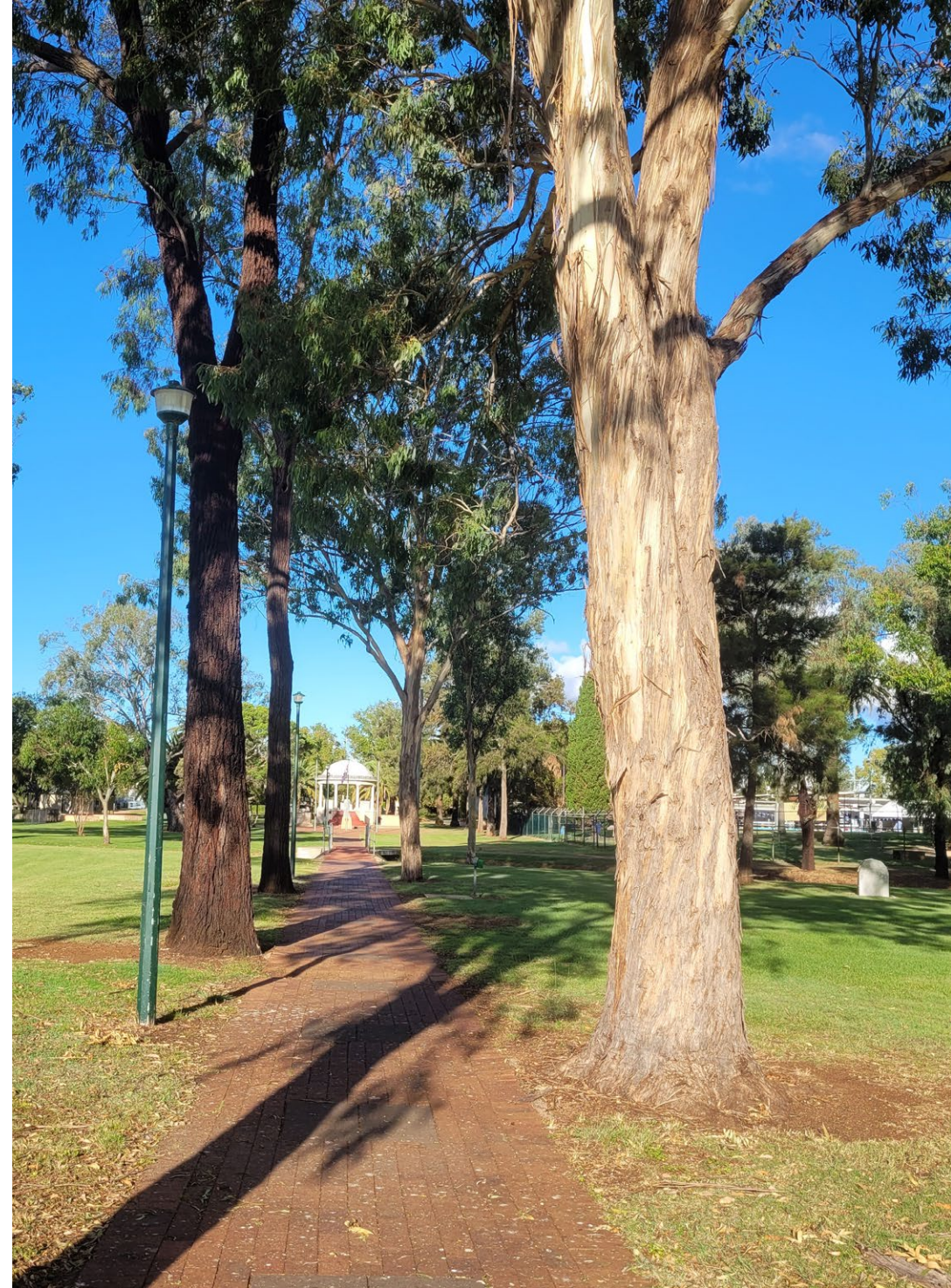
A vibrant gathering place for our community to come together for outdoor events



A commemorative place that celebrates our strong cultural and historical significance



A healthy place that fosters community wellbeing and liveability



9.1. DESIGN PRINCIPLES

A number of design principles underpin the vision. These reflect community aspirations, outcomes of the demand analysis, and are consistent with aquatic and parks planning trends.

Sense of Place

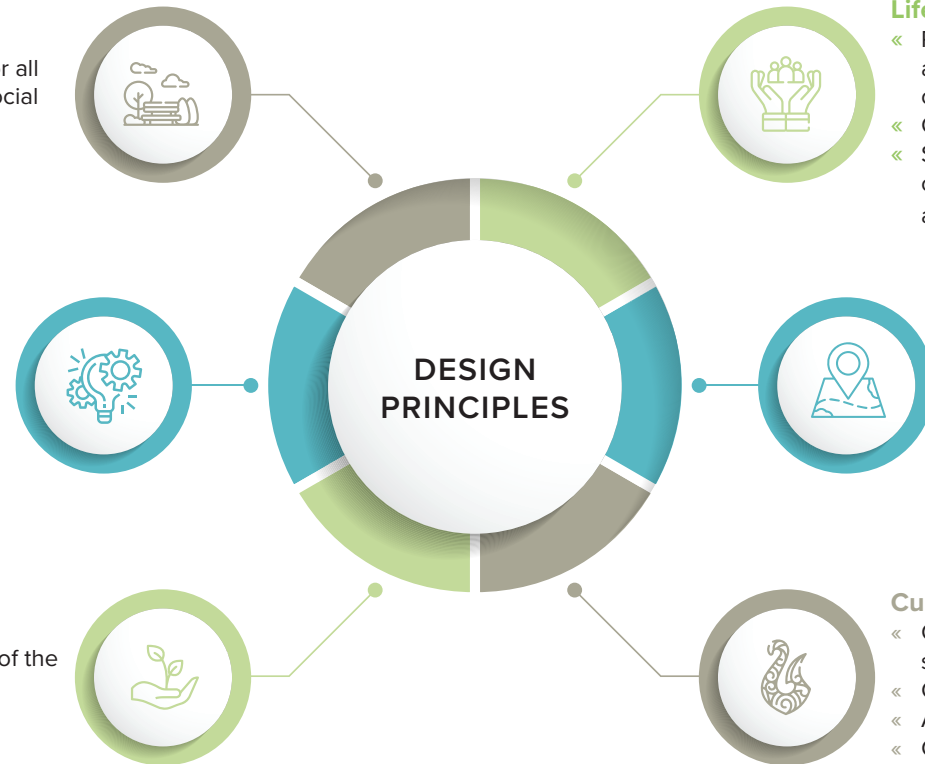
- « Create inviting, welcoming and inclusive spaces for all
- « Create spaces that encourage participation and social connection
- « Enhance the liveability of the South Burnett

Activated, Flexible and Contemporary

- « Create well defined, connected spaces that provide multiple destination or activity nodes
- « Improve the integration between the parkland and the pool
- « Encourage use of the whole space
- « Incorporate contemporary aquatic facility design

Sustainability

- « Retain and regenerate natural ecological features of the site through revegetation
- « Restore and enhance the natural potential of the waterway and drainage channel
- « Use water sustainably and incorporate water sensitive urban design (WSUD) principles across the site



Participation, Community Wellbeing and Active Lifestyles

- « Provide inviting, accessible and quality facilities and spaces that enable a range of active recreation opportunities
- « Cater for a variety of formal and informal uses
- « Support a wide range of aquatic opportunities including competition, fitness, education, leisure and adventure, and therapy

Universal Design and Accessibility

- « Improve accessibility to the pool and park features
- « Facilitate equitable movement throughout the site and access to all amenities and infrastructure
- « Ensure compliance with International and Australian Standards for accessibility
- « Use Crime Prevention Through Environmental Design (CPTED) principles to ensure access to safe, fit-for-purpose facilities and spaces

Culture, Heritage and Commemoration

- « Conserve and restore commemorative memorial structures and traditional park form
- « Celebrate our diverse community
- « Acknowledge our rich indigenous history and culture
- « Celebrate our pioneering and European history and commemorate our service men and women

10. THE CONCEPT

10.1. WHAT WILL MEMORIAL PARK HAVE?



WAR MEMORIAL

The war memorial will **remain a key feature** and focus of the site with sufficient space for commemorative gatherings. Existing pathways, vehicle and pedestrian access to the memorial area will be **retained and enhanced** and a new commemorative feature will honour those who have served.



RECREATION AND PLAY NODES

The existing play space will be **retained and enhanced** to provide play for very young children through to primary school-aged children. The space will be **universally accessible** and will feature sensory and accessible play features. **Nature play** opportunities and a yarning circle will create connections to nature and country.

A new **youth play precinct** featuring a multipurpose court, youth play equipment and a parkour/ ninja warrior course will provide exciting and engaging play and socialising opportunities for young people 12 years and older.

A **large kickabout space** will be retained to provide a space for informal and spontaneous sporting or recreational activities.



ENTERTAINMENT

An enhanced space for outdoor events will feature a **permanent outdoor stage and power**. Opportunities for community art and historical information sharing will be incorporated throughout the entertainment space.



AQUATIC PRECINCT

A **redesigned, universally accessible aquatic precinct** will feature a new indoor warm water program pool, new entrance, kiosk and amenities and water play.

Outdoor seating external to the aquatic centre will enable park users to utilise the café, creating a nexus between the aquatic centre and Memorial Park.

The existing **50m pool is to be retained** in the short to medium term, with a longer term vision to redevelop the 50m pool, amenities and club facilities.



PLANTING, LANDSCAPING AND GARDENS

Formal garden beds are **retained** to complement the formal nature of the war memorial in the eastern area of the site.

An **avenue of trees** planted along the central spine of the park creates a “Heritage Walk” that acknowledges our strong Pioneering, European, and Indigenous history.

A **botanical area** at the western end of the site provides opportunities to feature a range of species endemic to the South Burnett region.

The botanical area features a **First Nations space**, as well as sensory and bush tucker trails that connect with an interpretive trail that weaves throughout the whole site.

Enhanced shade throughout the site and around the perimeter of the site provides increased user comfort and opportunities for botanic interpretation.



PICNIC NODES

A variety of picnic nodes throughout the site, with a **focus on perimeter locations** provide inviting spaces for social gatherings. Picnic nodes are accessible by pathway, feature accessible shelters and barbecues and have adjacent shade.



PARK ENTRIES

Formal park entries are provided on park corners.



NATURAL WATERWAY

A central waterway feature supports an **important drainage function** for the site whilst providing an attractive **recreation space** incorporating trail, picnic, nature play and nature appreciation opportunities. Crossings facilitate access across the waterway at logical points.



PATHWAYS

The historical layout of the path system is **retained and restored**.

A network of **connected pathways** is provided around the whole perimeter of the site and throughout the site to facilitate walking, running and cycling opportunities. Pathways incorporate **interpretive opportunities** and ensure **access to key park activations** such as the playgrounds, picnic nodes and the entertainment precinct.



INTERPRETIVE FACILITIES AND PUBLIC ART

A range of interpretive features are provided **throughout the park** acknowledging war history, pioneering history, Indigenous stories, native plant species and significant history and heritage of the region. **Indigenous and public art** is located throughout the site.



PARKING

On-street parking is **maximised** adjacent to the park, including accessible parking options at key locations.

11. CONCEPT DESIGNS

OVERALL MASTER PLAN

AQUATIC PRECINCT

- ① 50 metre Outdoor Pool
- ② Indoor Warm Water Pool
- ③ Adventure Slides & Adjacent Water Play
- ④ Plant, Storage and Clubroom
- ⑤ Reception, Kiosk-Cafe, Office & Retail
- ⑥ Entry
- ⑦ Outdoor Dining (Pool Side)
- ⑧ Outdoor Dining (Park Side)
- ⑨ Community Rooms & Amenities

COMMEMORATIVE PRECINCT

- ⑩ Existing Rotunda, Statues & Flagpoles
- ⑪ Existing Mural Wall
- ⑫ New Memorial Walk - Plaques and Stories Inlaid in the Pavement
- ⑬ New Tree Avenue
- ⑭ Extended Path on Axis to William Street
- ⑮ Existing Amenities to be Replaced or Upgraded with Improved Path Access
- ⑯ New Shelter with Seating
- ⑰ Refurbish Existing Formal Park Entry
- ⑱ New Formal Park Entry Pillars

PLAY PRECINCT

- ⑲ Existing Play Equipment & Shade Retained and Enhanced
- ⑳ New Water Play Creek with Handpump
- ㉑ New All Abilities Play Equipment & Sensory Play
- ㉒ Children's Yarning Circle
- ㉓ Nature Play Area within Perched Creek Bed

YOUTH ACTIVITY PRECINCT

- ㉔ Bridge Connecting the Youth Area with the Children's Play Area
- ㉕ Youth Parkour Facilities & Bouldering
- ㉖ Multi-purpose Hardcourt
- ㉗ Chill-out Nodes
- ㉘ Ball Games Rebound Wall
- ㉙ Ninja Warrior Course

STORMWATER CHANNEL

- ㉚ Low Flow Invert Concrete Channel
- ㉛ Wider Gravel Channel with Planting
- ㉜ Existing Trees Retained in Islands
- ㉝ High Flow (Perched) Gravel Channels
- ㉞ Timber Bridge Suitable for Vehicles

INDIGENOUS PRECINCT

- ㉟ First Nations Gathering Place with Interpretive Sculpture & Ceremonial Space
- ㊱ Bush Tucker Garden

BOTANICAL PRECINCT

- ㊲ Local Botanical Displays

PARKLAND

- ㊳ Open Lawn / Kickabout
- ㊴ Picnic Nodes - BBQ, Seating & Shelter
- ㊵ New Universal Amenities Building
- ㊶ Permanent Covered Stage with Storage
- ㊷ Heritage Walk with New Avenue of Trees
- ㊸ Improved Parking on William Street



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:500 @ A1
1:1000 @ A3

0m 50m 100m

KINGAROY MEMORIAL PARK

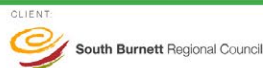
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DRAWING MP-02 [D]
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DATE 02.11.2022



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AQUATIC PRECINCT - DETAILED PLAN

AQUATIC PRECINCT

- (A1) New 50 metre Outdoor Pool - 8 Lane
Existing pool to be replaced with additional lanes in future stage
 - (A2) New Indoor Warm Water Programme (WWP) / Learn to Swim (LTS) Pool
 - (A3) Amenities for WWP / LTS / Water Play
 - (A4) Adventure Slides
 - (A5) Water Play Pool / Splash Pad
Includes wet lounge and other surrounding seating options with shade umbrellas / small shelters
 - (A6) Plant Room
 - (A7) Storage & Service Yard
 - (A8) Clubroom with Amenities
 - (A9) Foyer / Reception / Merchandise
 - (A10) Kiosk-Cafe / Kitchen
 - (A11) Office, First Aid & Staff Facilities
 - (A12) Entry
 - (A13) Outdoor Dining (Pool Side)
 - (A14) Outdoor Dining (Park Side)
 - (A15) Community Rooms, Amenities & Storage
Community use rooms including potential space for relocation of the Go Getta Girls
 - (A16) Informal Railing within Planting
Secure railing with planting either side to soften the northern interface with the park - seating platforms in the water play zone offer views to both the aquatic and park areas
 - (A17) Shaded Grandstand
 - (A18) Open Green Area
For event gathering, carnivals or school groups
 - (A19) Planted Street Frontage
 - (A20) Bus Drop Off and Parking
 - (A21) New PWD Parking
 - (A22) New Angle Parking on William Street
 - (A23) Existing Angle Parking, Pedestrian Crossing and Road Infrastructure
- ### COMMEMORATIVE PRECINCT
- (C1) Existing Rotunda, Statues & Flagpoles
 - (C2) Existing Mural Wall
 - (C3) New Memorial Walk
Plaques and Stories inlaid in the Pavement
- ### STORMWATER CHANNEL
- (S1) Low Flow Invert Concrete Channel
 - (S2) Wider Gravel Channel with Planting
 - (S3) Existing Trees Retained Along Bank
 - (S4) Timber Bridge Suitable for Vehicles



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:250 @ A1
1:500 @ A3

0m 25m 50m



KINGAROY MEMORIAL PARK

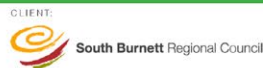
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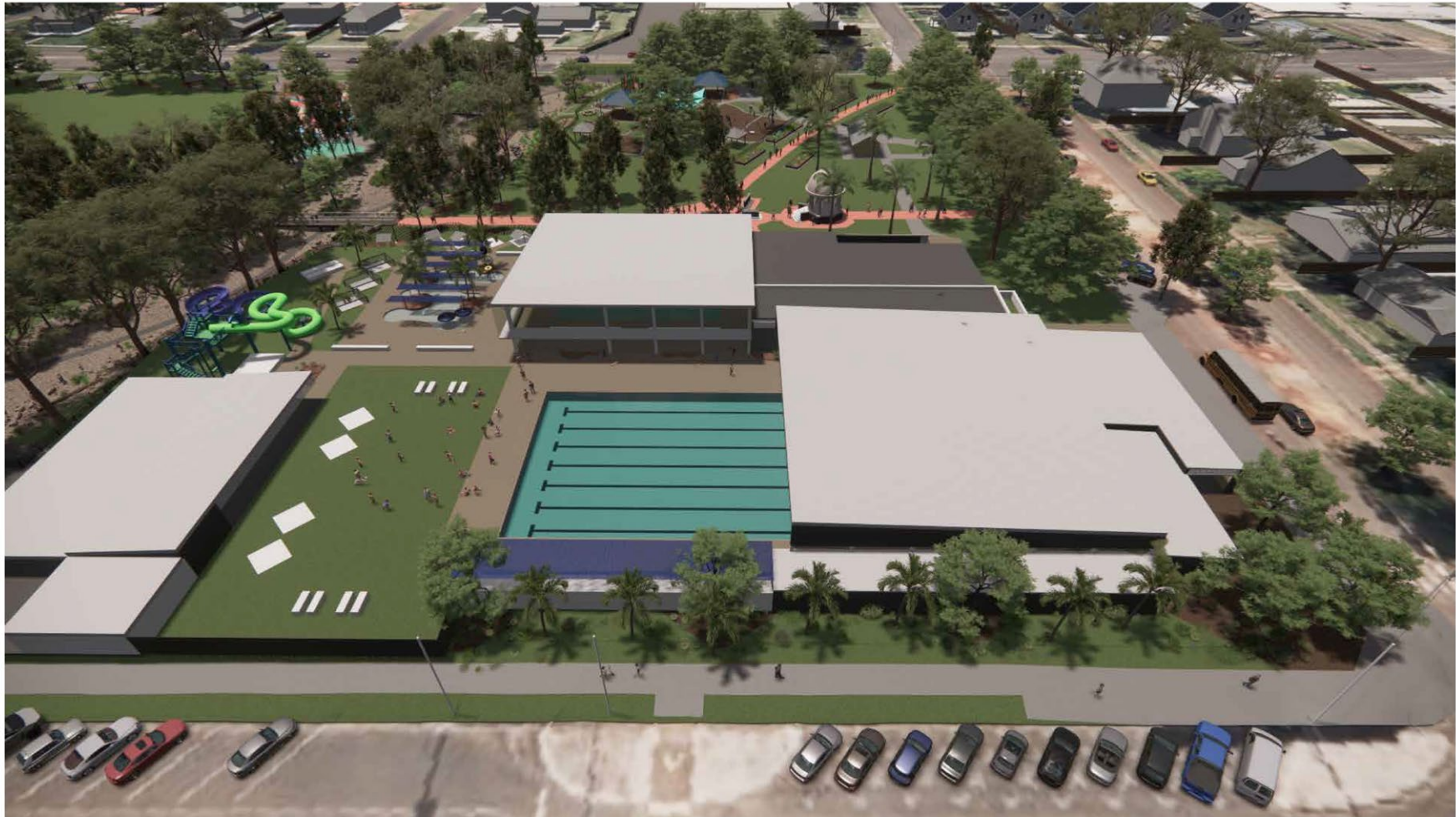
SCALE: AS SHOWN (BA)
DRAWING: MP-03 (D)
PROJECT: 21036
DATE: 03.11.2022



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AQUATIC PRECINCT - ARTIST IMPRESSION



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COMMEMORATIVE PRECINCT - DETAILED PLAN

COMMEMORATIVE PRECINCT

- (C1) Existing Rotunda, Statues & Flagpoles
- (C2) Existing Mural Wall
Retained until the structure is at end of life then a new mural can be applied to the aquatic building's northern wall (behind current mural structure)
- (C3) New Memorial Walk
Plaques and stories inlaid in the pavement to honour those who have served in the armed forces
- (C4) New Tree Avenue
- (C5) Extended Path on Axis to William Street
Suitable for procession vehicles
- (C6) Existing Amenities to be Replaced or Upgraded with Improved Path Access
- (C7) New Picnic Seating under the Shade of the Existing Trees
New picnic benches on concrete pads with new bins and path connections to William Street
- (C8) Refurbish Existing Formal Park Entry
- (C9) Open Lawn Area for Larger Gatherings
- (C10) Existing Palm Trees Around the Rotunda
- (C11) Improved Formal Gardens
- (C12) New Wider Path on Existing Alignment
- (C13) New Angled PWD Parking
- (C14) New Angled Parking
Increasing capacity, adjoining park edge and improving safety for road users
- (C15) Succession Tree Planting
Gradual removal of Camphor Laurel and replacement with native shade tree species
- (C16) New Shade Structure with BBQ Facilities
- (C17) Interpretation Signage & Features

AQUATIC PRECINCT

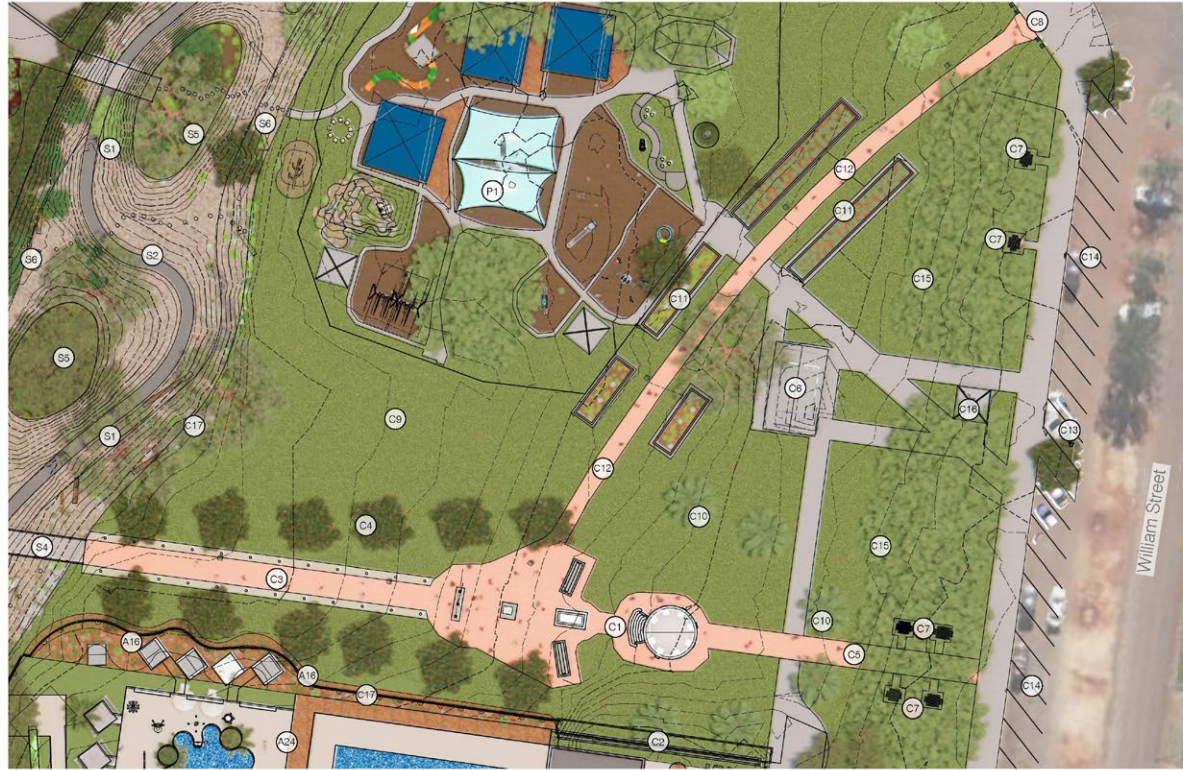
- (A24) Aquatic Precinct
- (A16) Informal Railing with Planting

PLAY PRECINCT

- (P1) Existing Play Equipment & Shade
Retained and Enhanced - Refer Play Precinct Detail Plan

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S4) Timber Bridge Suitable for Vehicles
- (S5) Existing Trees Retained in Islands
- (S6) High Flow (Perched) Gravel Channels



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:250 @ A1
1:500 @ A3

0m 25m 50m

KINGAROY MEMORIAL PARK

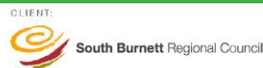
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COMMEMORATIVE PRECINCT - ARTIST IMPRESSION



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PLAY PRECINCT - DETAILED PLAN

PLAY PRECINCT

- (P1) Existing 3-Level Play Tower with Multiple Slides
- (P2) Existing Rockers under Shade Sail
- (P3) Existing Toddler Swings under Shade Sail
- (P4) Existing Junior Swings under Shade Sail
- (P5) Existing Swings (No Shade)
- (P6) Existing Upright Spinner
- (P7) Existing Climbing Frame
- (P8) Existing Freestanding Slide
- (P9) Existing Basket Swing
- (P10) Existing Small Platform with Helter Skelter Slide
- (P11) Existing Doughnut Spinner
- (P12) Existing Seesaw
- (P13) Existing Shade Structure with Seating
- (P14) New Water Play Creek with Hand Pump
Featuring hand pumping of water into a creek system with control gates directing flow.
- (P15) New All Abilities Play Equipment & Sensory Play
Equipment to include: sculptural musical pieces; flat spinning disk, sensory path, and rubber access to equipment suitable for wheelchairs
- (P16) Children's Yarning Circle
- (P17) Nature Play Area within Perched Creek Bed
Area of gravel creek that encourages children to interact with the natural materials such as rocks, timber and gravel rock. Stepping stones define the route with the creek becoming flooded in a larger rain event. Fallen Tree Climb on edge of creek.
- (P18) Existing Fence with New Access Gates
- (P19) New Picnic Facilities with Shelter
Concrete surface under shelter with BBQ, Seating, Bins and Water Bubblers

YOUTH ACTIVITY PRECINCT

- (Y1) Bridge Connecting the Youth Area with the Children's Play Area
- (Y2) Youth Parkour Facilities

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S3) Existing Trees Retained in Islands
- (S4) High Flow (Perched) Gravel Channels

COMMEMORATIVE PRECINCT

- (C6) Existing Amenities to be Replaced or Upgraded with Improved Path Access
- (C9) Open Lawn Area for Larger Gatherings
- (C11) Improved Formal Gardens
- (C12) New Wider Path on Existing Alignment
- (C13) Succession Tree Planting
Gradual removal of Camphor Laurel and



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:200 @ A1
1:400 @ A3

0m 20m 40m

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PLAY PRECINCT - ARTIST IMPRESSION



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YOUTH PRECINCT - DETAILED PLAN

YOUTH ACTIVITY PRECINCT

- (Y1) Bridge Connecting the Youth Area with the Children's Play Area
- (Y2) Youth Plaza - Parkour Facilities
- (Y3) Multi-purpose Hardcourt
- (Y4) Chill-out Nodes
- (Y5) Ball Games Rebound Wall
- (Y6) Ninja Warrior Course
- (Y7) Bouldering Area
- (Y8) Shade Structure with Seating Settings
- (Y9) Large Shade Structure with Seating Settings
- (Y10) Feature Surfacing
- (Y11) Path Connection to the Heritage Walk
- (Y12) Path Connection to Haly Street Path & On-Street Parking
- (Y13) Buffer Planting at top of Creek Bank to trap balls before going into the creek

PLAY PRECINCT

- (P14) New Water Play Creek with Hand Pump
Featuring hand pumping of water into a creek system with control gates directing flow.
- (P15) Children's Yarning Circle
- (P17) Nature Play Area within Perched Creek Bed
Area of gravel creek that encourages children to interact with the natural materials such as rocks, timber and gravel rock. Stepping stones define the route with the creek becoming flooded in a larger rain event
- (P18) Existing Fence with New Access Gates
- (P19) New Picnic Facilities with Shelter
Concrete surface under shelter with BBQ, Seating, Bins and Water Bubble

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S5) Existing Trees Retained in Islands
- (S8) High Flow (Perched) Gravel Channels

PARKLAND

- (L1) Open Lawn / Kickabout
- (L2) Picnic Nodes - BBQ, Seating & Shelter
- (L3) Heritage Walk with New Avenue of Trees



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at social locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

SCALE
1:200 @ A1
1:400 @ A3

0m 20m 40m

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YOUTH PRECINCT - ARTIST IMPRESSION



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PROJECT: 21036
DATE: 03/11/2022



INDIGENOUS & BOTANICAL PRECINCT - DETAILED PLAN

INDIGENOUS PRECINCT

- (I1) First Nations Gathering Place with Interpretive Sculpture & Ceremonial Space
- (I2) Sculptural Interpretive Screen with feature lighting
- (I3) Circular Raised Ceremonial Dance Stage
- (I4) Carved Sandstone Seating Blocks
- (I5) Bush Tucker Garden Displays
- (I6) 'Meeting Place' with interpretive references

BOTANICAL PRECINCT

Botanical Precinct will retain the majority of existing trees and interplant new plantings of both rarer and more common local endemic species.

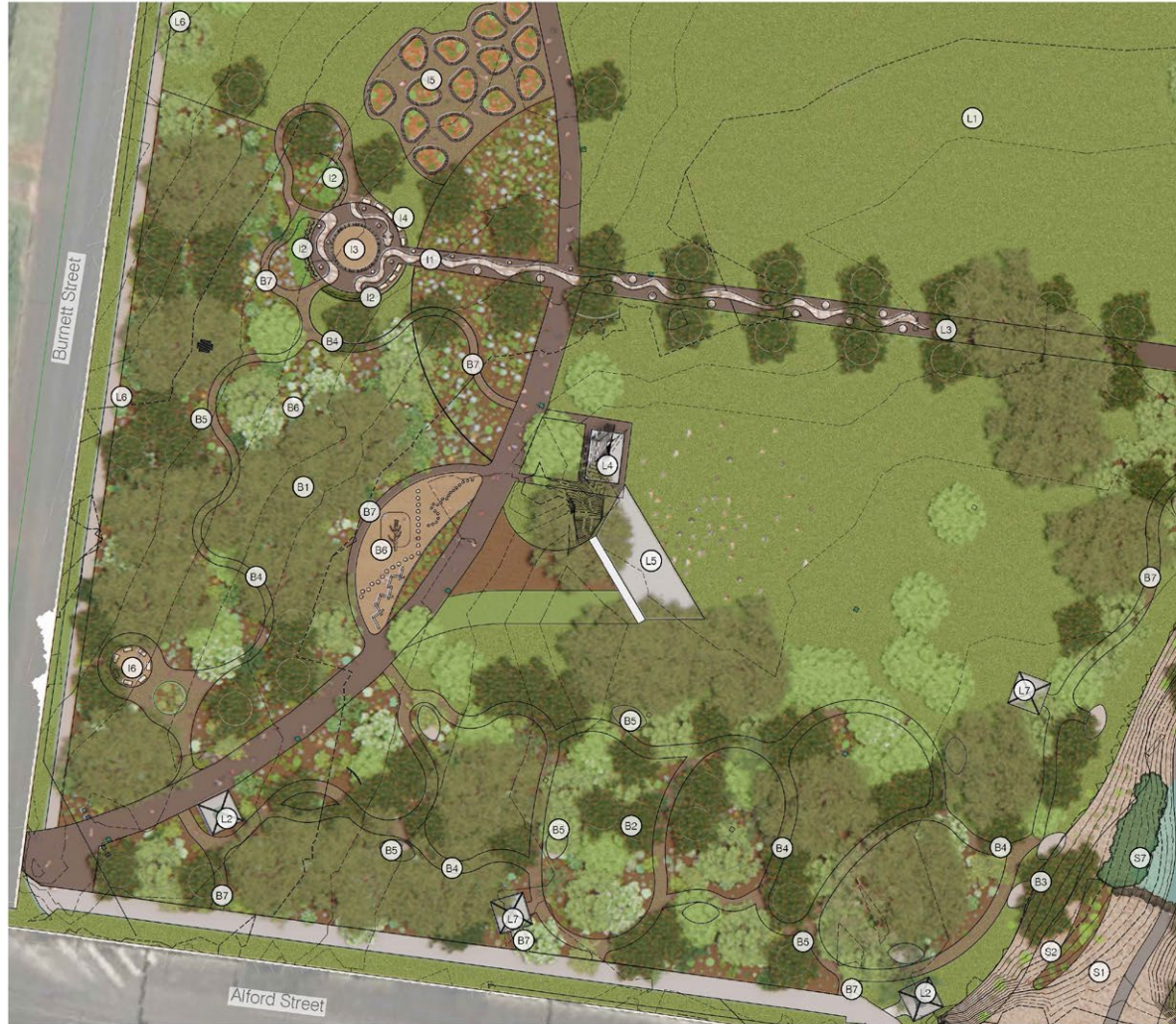
- (B1) Burya Mountains Botanical Displays
Planting and landscape displays that represent the unique environment of the Burya Mountains. The interface of the indigenous interpretive trail will also reference the cultural importance the Burya Mountains have as a meeting place.
- (B2) South Burnett Botanical Displays
Planting and landscape displays will showcase the species of the broader region of the South Burnett.
- (B3) Riparian & Wetland Botanical Displays
Adjoining and within the creek planting species of the riparian and riverine will be displayed. A small permanent water body will be formed in the channel to sustain some of these species.
- (B4) Botanical Interpretive Trail
Stabilised natural looking path with mulch, deco or earth sub-paths in amongst plantings providing access around displays and 'short-cutting' paths. Feature lighting in locations to provide safety at night and avoid formalised light poles in this area.
- (B5) Interpretive Displays and Seating
- (B6) Natural Logs and steppers to provide 'Nature Play' opportunities throughout.
- (B7) Connections Paths to Broader Path Network on the Perimeter or in the Park

PARKLAND

- (L1) Open Lawn / Kickabout
- (L2) Picnic Nodes - BBQ, Seating & Shelter
- (L3) Heritage Walk with New Avenue of Trees
- (L4) New Universal Amenities
Drinking Fountain and Bine located here
- (L5) Permanent Covered Stage with Storage
Existing building removed. Go Getta Girls to be relocated to new facility at the Aquatic (community buildings) or alternative.
- (L6) New Roadside Path along Burnett Street
- (L7) Shade Shelter with Seating

STORMWATER CHANNEL

- (S1) Low Flow Invert Concrete Channel
- (S2) Wider Gravel Channel with Planting
- (S3) Small Dam for Retaining Water Body for Riparian Botanical Display



The Park will have improved lighting throughout; interpretive signage and features; refuse bins (enclosures) at high use areas with good operational access; seating at nodal locations and regular intervals on circuit routes; drinking fountains in key activity areas in the park; and a hierarchy of paths for recreational and passive circulation within the park.

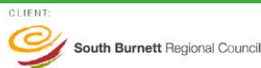
SCALE
1:250 @ A1
1:500 @ A3
0m 25m 50m



KINGAROY MEMORIAL PARK

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INDIGENOUS & BOTANICAL PRECINCT - ARTIST IMPRESSION



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STAGED MASTERPLAN

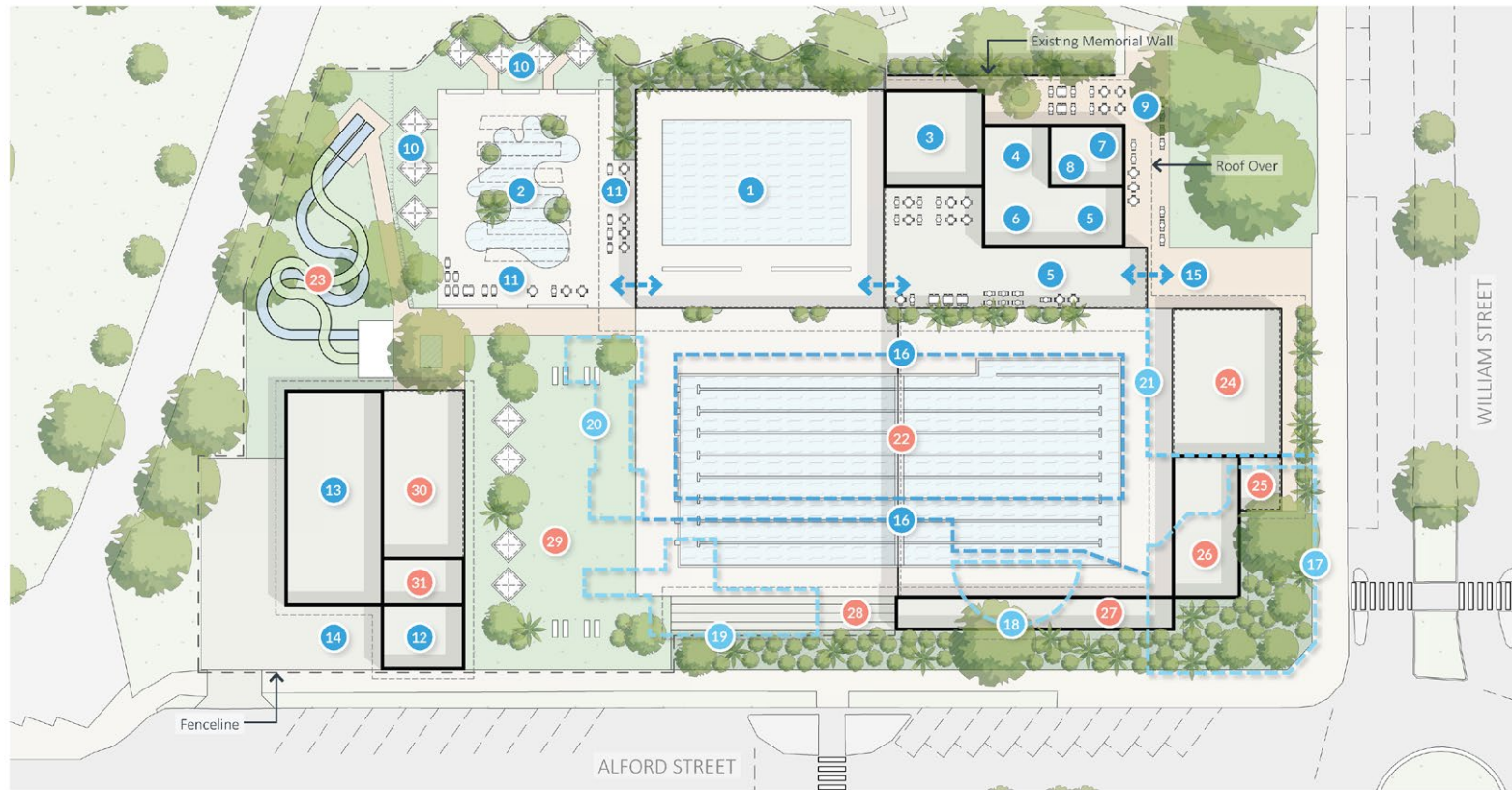
WJ LANG OLYMPIC MEMORIAL POOL

Stage One

- New aquatic facilities are located to the north side of the site, above the existing 50m pool concourse.
- Existing 50m pool to be relined.
- New plant & service area to support the new pools are provided at the south-west corner of the site, with vehicular access from Alford Street.
- Existing grandstands, beach volleyball courts, indoor pool, wading pool and associated plant are demolished to facilitate construction of stage one works, including the new entry, associated pathways and William Street frontage.
- The existing entry & amenities building will be closed for the re-lining of the 50m pool & re-open to resume 50m pool operations, upon completion of re-lining / prior to stage one completion.
- Once stage one is completed, the new entry will be used for all site access & the existing entry through the existing building will be closed.

Stage Two

- Access to the 50m pool via the new entry to be closed.
- Existing 50m pool will be demolished.
- Remaining existing buildings and structures to be demolished.
- New 51.5m, 8 lane pool with moveable boom, along with concourses, amenities, plant & equipment, storage facilities & grandstand.
- New adventure waterslides and associated plant and equipment.
- New community facility components, and all associated soft and hard landscaping will be constructed.
- Once stage two is completed, the new entry will be re-opened for all site access.



LEGEND

Stage One

- 1 Indoor Warm Water Programme (WWP) / Learn to Swim (LTS) Pool
- 2 Waterplay Pool
- 3 Amenities / Change—WWP/LTS/ Waterplay
- 4 Amenities—Cafe
- 5 Foyer / Reception / Merchandise
- 6 Kiosk-Cafe / Kitchen
- 7 Office / Administration / Staff
- 8 First Aid
- 9 External Dining
- 10 Open Green Space
- 11 Wet Lounge
- 12 Storage
- 13 Plant Room
- 14 Service Yard
- 15 Entry
- 16 Refurbished Existing 50m Pool (Re-lined) & Existing Concourse

Stage One (Existing)

- 17 Existing Entry & Amenities Building
- 18 Existing Tensile Shade Structure
- 19 Existing 50m Pool Plant Building
- 20 Existing Swim Club Building
- 21 Stage One Site Fence—Removed for Stage 2

Stage Two

- 22 New 50m x8 Lane Pool with Movable Boom
- 23 Adventure Slides
- 24 Multipurpose Community Room
- 25 Community Room
- 26 Amenities—50m Pool
- 27 Storage
- 28 Shaded Grandstand
- 29 Open Green Space
- 30 Club Room
- 31 Club Room Storage

12. IMPLEMENTING THE MASTER PLAN

The project represents a significant investment in infrastructure, with development of Memorial Park being in the order of \$8,215,000 and the WJ Lang Memorial Pool in the order of \$27,335,000. To aid in affordability, a staged delivery is recommended. The completion (and possibly order) of stages and activities will be dependent on demand, Council resources and funding availability.

The following table details the indicative costs for completion of the Master Plan for the Memorial Park and WJ Lang Memorial Pool. Costs are based on October 2022 rates and should be considered indicative only.⁴ Detailed costs should be sought as part of future detailed design of proposed works.

Aquatic Precinct Stage	\$14,675,000.00
Aquatic Precinct Stage	\$12,660,000.00
Total Indicative Coast – Aquatic Centre	\$27,335,000.00
Commemorative Precinct	\$1,095,000.00
Children’s Play Precinct	\$680,000.00
Youth Precinct	\$1,275,000.00
Indigenous and Botanical Precinct	\$1,285,000.00
Parkland (incl. Entertainment Precinct)	\$2,245,000.00
Stormwater Channel	\$1,635,000.00
Total Indicative Cost – Memorial Park	\$8,215,000.00

⁴ A detailed cost breakdown is provided in a separate cost report.



13. 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.





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