



COMMUNITIES COMMITTEE MEETING

AGENDA

15 AUGUST 2023

Your attendance is required at a Communities Committee meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 15 August 2023 commencing at 9:00am for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", is positioned above the printed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
9 August 2023

Next Meeting Date: 19.09.23

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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1 OPENING

1.1 Acknowledgement of Country

2 PRESENT

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor N K Fisher
Councillor S Latcham
Councillor C E Smith
Councillor C R Rutherford
Councillor M D Wickerson
Councillor D Kirkland
Councillor G D Mathers

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

4 CONFIRMATION OF MINUTES

Minutes of the Communities Committee held 18 July 2023

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

Nil

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COUNCILLOR/DELEGATE REPORTS

Nil

10 OFFICERS' REPORTS

10.1 WORKERS MEMORIAL

File No:	2117
Attachments:	Nil
Authorising Officer:	Alicia Cutler - General Manager Community Services
Author:	Emma-Jane Dwyer - Manager Community Assets and Facilities

SUMMARY

The combined Unions of Rockhampton pay their respects to workers who have lost their lives at work on the Official Queensland Workers Memorial Day each year. Assistance has been sought from Council to partner with the Unions towards constructing a permanent memorial.

OFFICER'S RECOMMENDATION

THAT Council approve the construction of a permanent Workers Memorial at the Northern end of Col Brown Park. In addition, Council support a permanent memorial by supplying materials and supervision for construction of the memorial, as outlined in the report.

COMMENTARY

The combined Unions of Rockhampton pay respects each year to workers who have lost their lives at work on the official Queensland Workers Memorial Day. Assistance has been requested from Council to donate or contribute towards a small memorial in Kershaw Gardens where the Combined Unions and the community can pay tribute to honour these workers.

Proposal

Kershaw Gardens is one of two Destination open space precincts, along with the Rockhampton Botanic Gardens and Zoo and is not recommended for a memorial.

A master plan for Kershaw Gardens was principally initiated in 2015 to address damage caused to the Gardens by Tropical Cyclone Marcia, as well as seeking to guide the longer-term design and development of one of Rockhampton's most iconic parks. A review of the Masterplan conducted in 2021, concluded that the master plan is still effective in the ongoing development for the precinct, due to its proven value in delivery of the Central Precinct and that the master plan had not become outdated or impractical.

As such, Kershaw Gardens would not be seen as the most appropriate location for the workers memorial as it doesn't align with the master plan, and its values of creating a community space for everyone with a native garden theme.

Council officers have previously rejected several other requests for memorials at Kershaw Gardens consistent with the master plan for the site.

It is proposed that as an alternative the Workers Memorial be constructed at the Northern End of Col Brown Park where the recent upgrades have been completed in a position that does not interfere with functionality for access of trucks into the park.

The design for the memorial has been created from sketches and ideas provided by the unions and repurposes existing materials that have been removed from another monument.



The memorial is anticipated to take three (3) shifts to construct:

- 1 shift to prep the site.
- 1 shift to pour the concrete and fix the footings.
- 1 shift to install the final fittings.

It is proposed that Council will supply the supervision and plant/equipment to undertake these works, but the labour is to be provided in kind from the combined Unions of Rockhampton. Council officers will ensure all labour provided is trained and qualified to perform the tasks required for the construction of the memorial.

PREVIOUS DECISIONS

Ordinary Council 12 April 2022: "THAT Council retrospectively approve to support the conduct of this event up to \$1,000. In addition, Council contribute \$1,000 towards a memorial at the Kershaw Gardens for the 2023 event.

BUDGET IMPLICATIONS

Funds will be provided from the Workforce & Governance operational budget to cover the 3 shifts of supervision required.

LEGISLATIVE CONTEXT

There is no relevant legislation applicable.

LEGAL IMPLICATIONS

There are no legal implications relevant to this matter.

STAFFING IMPLICATIONS

Supervision to be provided for the construction of the memorial from within the Community Assets and Facilities team.

All other staffing resources will be provided in kind from the Unions.

RISK ASSESSMENT

Council manages all works in accordance with the relevant Service Agreement. Delivery partners develop a detailed risk assessment for each works project and must comply with all relevant workplace health and safety laws, standards, codes of practice, Council policies and procedures.

CORPORATE/OPERATIONAL PLAN

Not applicable.

CONCLUSION

It is recommended that Council approve the Workers Memorial to be constructed at the Northern End of Col Brown Park and that Council partner with the combined Unions of Rockhampton to support the construction by supplying materials and supervision and the Unions supplying in kind labour.

10.2 125 ROBINSON STREET (YWCA) - LEASING & OWNERSHIP UPDATE

File No: 15272
Attachments: Nil
Authorising Officer: Aaron Pont - Manager Parks
Alicia Cutler - General Manager Community Services
Author: Justin Bulwinkel - Supervisor Business Support

SUMMARY

This report provides an outcome to Tender 15295 (Lease & Building Transfer of 125 Robinson Street) and a Notice of Officer's Action that will present a further report to Council with alternative leasing and building options.

Council will also receive information pertaining to urgent statutory maintenance works. This information will also support officers' request for Capital budget to plan and complete referred maintenance work at 125 Robinson Street, Frenchville.

OFFICER'S RECOMMENDATION

THAT:

1. Council receives notice of Tender outcome (Number 15295) – Lease & Building Transfer of 125 Robinson Street, Frenchville; and
2. Council supports the high-risk repairs nominated and will reallocate funds in the next budget amendment as outlined in the report.

COMMENTARY

Since 1 September 2022 Rockhampton Boxing and Sports Promotions Inc. has held a Trustee Permit to support continued community use of the facilities located at 125 Robinson Street.

Their role has provided security to existing users and successfully fostered new partnerships to grow the use of the facility to support local activities. Their performance has successfully prevented any disruption to facility use since the previous owner and operator (YWCA) surrender their lease and asset to Council.

While this facility remains under the operational control of a community organisation, Council continues to retain the role of asset owner and all maintenance responsibilities (indefinitely).

Consistent with Council's previous commitment, all remedial work over this period has been completed and estimated at \$30,000.

Tender Outcome

Consistent with Council's resolution in July 2022, officers commenced an open tender process seeking proposals from organisations interested in leasing the land and accepting ownership of the facility to operate and develop a multi-use facility.

This tender process has now concluded with no suitable submissions received to satisfy Council's criteria.

Officer Action – Leasing/Building Ownership Options

Officers will reassess options and report back to Council with a recommendation to support leasing and building ownership long term.

These options have not been presented within the context of this report as they will be subject to Council's decision in response to recommendation three (3) and four (4) of the report.

Rockhampton Boxing and Sport Promotion Inc. have formally lodged their interest to extend their existing role as interim operator. They have committed to present a proposal to Council and be considered for a long-term lease under conditions that satisfy Council's operating criteria. It's expected their proposal will represent one (1) of the options in a future report.

Priority/Statutory Maintenance & Budget Allocation

Over the past 12 months our knowledge of the assets existing conditions has broadened and with that information we've inherited an obligation to appropriately manage what's classed as high-risk statutory failings.

As owner, officers believe Council's risk continues to grow with community use expanding. Usage aside, if the facility remains open to the community, it is strongly recommended Council demonstrate a duty of care to support building safety. Without this investment, there is a high risk that Council could face scrutiny in the event of an incident caused by facility conditions.

Officers recommend Council endorse appropriate action is taken to manage all priority statutory maintenance works identified:

- All ability access ramp: \$45,000
- Fire doors & fire panel upgrade: \$30,000
- Electrical switchboard upgrade: \$14,000
- Floor repairs from termite damage: \$ 8,000
- Interior ceiling repairs: \$10,000
- Kitchen floor repairs: \$20,000
- Louvers (vermin control): \$20,000
- Exterior Roof repairs (water ingress) \$35,000

Due to the urgency of work and risk current inherited by Council as the owner, Officers seek Council's support to initiate work immediately (noting some work may take 12 months to complete). It is believed that doing this work will aid in the success of a suitable proposal in the future with taking on the building.

The plan is for these works to be undertaken concurrently with officer's actions to establish appropriate leasing and future building ownership options.

A re-allocation \$182,000 from "State Sporting Carnival Activation, Year 2 (24/25)" is proposed to support this work. Subject to council approval, this allocation will reflect in the next capital budget review.

PREVIOUS DECISIONS

Communities Committee Meeting 19 July 2022:

THAT Council resolve to undertake an open tender process to lease the land and transfer ownership of the building to the successful tenderer from 1 March 2023 as outlined in Option 2 of the report.

BUDGET IMPLICATIONS

Subject to a Capital budget review, Council will complete priority/statutory maintenance estimated at \$182,000.

LEGISLATIVE CONTEXT

Provisions under Section 236 of the *Local Government Regulation 2012* will allow Council to consider future Leasing and ownership transfer options.

LEGAL IMPLICATIONS

Applicable statutory/health and safety obligations are in stowed on council as the owner of the asset referred to in this report.

STAFFING IMPLICATIONS

Existing resources within Parks and Property & Insurance can adequately manage the required legal and reporting matters referred.

Priority/statutory maintenance may create delays with other planned Council work.

RISK ASSESSMENT

Noting priority maintenance considered subject to budget.

Council acknowledges as owner, any identified maintenance matters implicating occupant or community safety will be responsible to Council.

No action to mitigate or manage statutory maintenance could lead to building closure.

CORPORATE/OPERATIONAL PLAN

Corporate Plan

- 1.1 We are fiscally responsible.
- 2.1 Our places and spaces enhance the liveability and diversity of our communities.
- 5.1 Our Region has infrastructure that meets current and future needs.

CONCLUSION

No successful tenderer was identified through the open tender process, concluding on 1 August 2023.

Until a successful solution is found, the existing operator will continue and it is planned to undertake safety repairs on the building.

A further report on options for the facility will be provided in due course.

10.3 BROTHERS AUSTRALIAN FOOTBALL CLUB REQUEST FOR FREEHOLD LEASE AND TRANSFER OF ASSET

File No:	5829
Attachments:	<ol style="list-style-type: none">AFL Kele Park Precinct - Development Plan - Brothers AFL↓Kele Park - Lease Area Overview↓Old Softball Building Detailed↓Proposed Youth Girls Field - Kele Park↓
Authorising Officer:	Aaron Pont - Manager Parks Alicia Cutler - General Manager Community Services
Author:	Jack Barnett - Sports and Recreation Advisor Justin Bulwinkel - Supervisor Business Support

SUMMARY

Brothers Australian Football Club submitting a request to Council for an extension of lease area and request for asset transfer of the old amenities occupying this land over part of Lot 101 on SP123574.

OFFICER'S RECOMMENDATION

THAT:

- Pursuant to Section 236(1)(c)(iii) of the *Local Government Regulation 2012 (Qld)* Council approves Brothers Australian Football Club's request to extend the existing Freehold Lease area as identified in the report;
- Council approves the building ownership to be transferred to Brothers Australian Football Club; and
- Council authorises the Chief Executive Officer (Sports and Recreation Advisor) to negotiate the terms and conditions of the agreements with the organisations listed in the report in preparation for execution by the delegated officer.

COMMENTARY

Brothers Australian Football Club (BAFC) have submitted a request to Council for an extension of lease area, and request for asset transfer of the old amenities occupying this land over part of Lot 101 on SP123574.

One of the pillars in this development plan (See attachment 1) highlights the importance of facility usage and infrastructure capacity (to support the expansion of programs available), particularly regarding the usage of the old Softball Building/Amenities Block located at the southern end of the AFL field (see Attachment 2). This building is Council-owned.

The buildings' original purpose was discontinued a number of years ago with services disconnected. Recent condition reports confirm the underground septic system is no longer active/serviceable along with the water connection. Council has recently upgraded the adjacent switchboard preserving the building access to basic power services ie lighting.

For a number of years, the building has been accessed by BAFC for the purpose of storage. To secure the long-term access and use of this facility, BAFC have requested appropriate tenure and asset ownership, with the intention to invest into the building and consider its viability to reinstate services ie water and sewer, allowing for toilet usage to support the community use and the expanding programs run from Kele Park.

If the Club's request is successful, it is understood the Club would assume a lease over the land defined (see Attachment 3), and the ownership and maintenance responsibilities of the asset, this includes the surrounding apron including paved area and old barbeque. BAFC

acknowledges an Ergon Energy transformer is located in the area of the apron and is not included under ownership.

Securing this asset strengthens BAFC's future plans to increase and activate a broader footprint over Kele Park and support future submissions for tenure over the southern field previously known as the old Softball Diamonds. These areas currently support both resident clubs in the area for regional and state events (see Attachment 4).

This field area has also been proposed to support a Youth Girls competition recently established in 2023. Although no formal request for tenure has been received by the club as of yet, BAFC are aware the grounds will need further improvements and rectification to be played on consistently including top dressing, fertilizing, seeding, and weed spraying, along with a new irrigation system.

Officers have recently extended discussions to gauge BAFC's interest and financial means to consider extending their request for ownership over their existing Clubhouse. Brothers Australian Football Club respectively declined further exploring this option.

PREVIOUS DECISIONS

Committee Meeting Date: 21 March 2023

Subject: Brothers Australian Football Club Inc. - Freehold Lease Renewal

THAT:

1. Pursuant to Section 236(1)(c)(iii) of the *Local Government Regulation 2012 (Qld)* Council approve the request to renew the Freehold Lease agreement as identified in the report.
2. Council authorises the Chief Executive Officer (Sports and Recreation Advisor) to negotiate the terms and conditions of the agreements in preparation for execution by the delegated officer.

BUDGET IMPLICATIONS

Transferring ownership of (Old Clubhouse/Amenities Block) to Brothers Australian Football Club Inc. will remove financial responsibility of the asset from Council, including maintenance.

Brothers Australian Football Clubs existing Freehold Lease currently held with Council will be extended to include the land area, plus one (1) meter surrounding the asset to be transferred. This survey will be the financial responsibility of Brothers Australian Football Club to manage.

LEGISLATIVE CONTEXT

In accordance with Section 236(1)(c)(iii) of the Local Government Regulation 2012 (Qld) a Council resolution is required to issue a Freehold Lease.

LEGAL IMPLICATIONS

It is proposed that Council will enter a Trustee Lease with the Tenant which satisfies the requirements of the *Land Act 1994(Qld)*.

STAFFING IMPLICATIONS

Existing resources within Parks and Property & Insurance can adequately manage the required legal documentation.

No change imposed on the existing ground maintenance program.

RISK ASSESSMENT

No risk assessment was completed nor necessary in relation to this matter.

CORPORATE/OPERATIONAL PLAN

2.1 – Our places and spaces enhance the livability and diversity of our communities

CONCLUSION

It is recommended that Council approves an extension of lease area described (Attachment 1) and approve the building transfer identified in the report.

**BROTHERS AUSTRALIAN FOOTBALL
CLUB REQUEST FOR FREEHOLD
LEASE AND TRANSFER OF ASSET**

**AFL Kele Park Precinct - Development
Plan - Brothers AFL**

Meeting Date: 15 August 2023

Attachment No: 1



Kangaroos Brothers AFC DEVELOPMENT PLAN 2023-2026



Site Location – AFL Kele Park

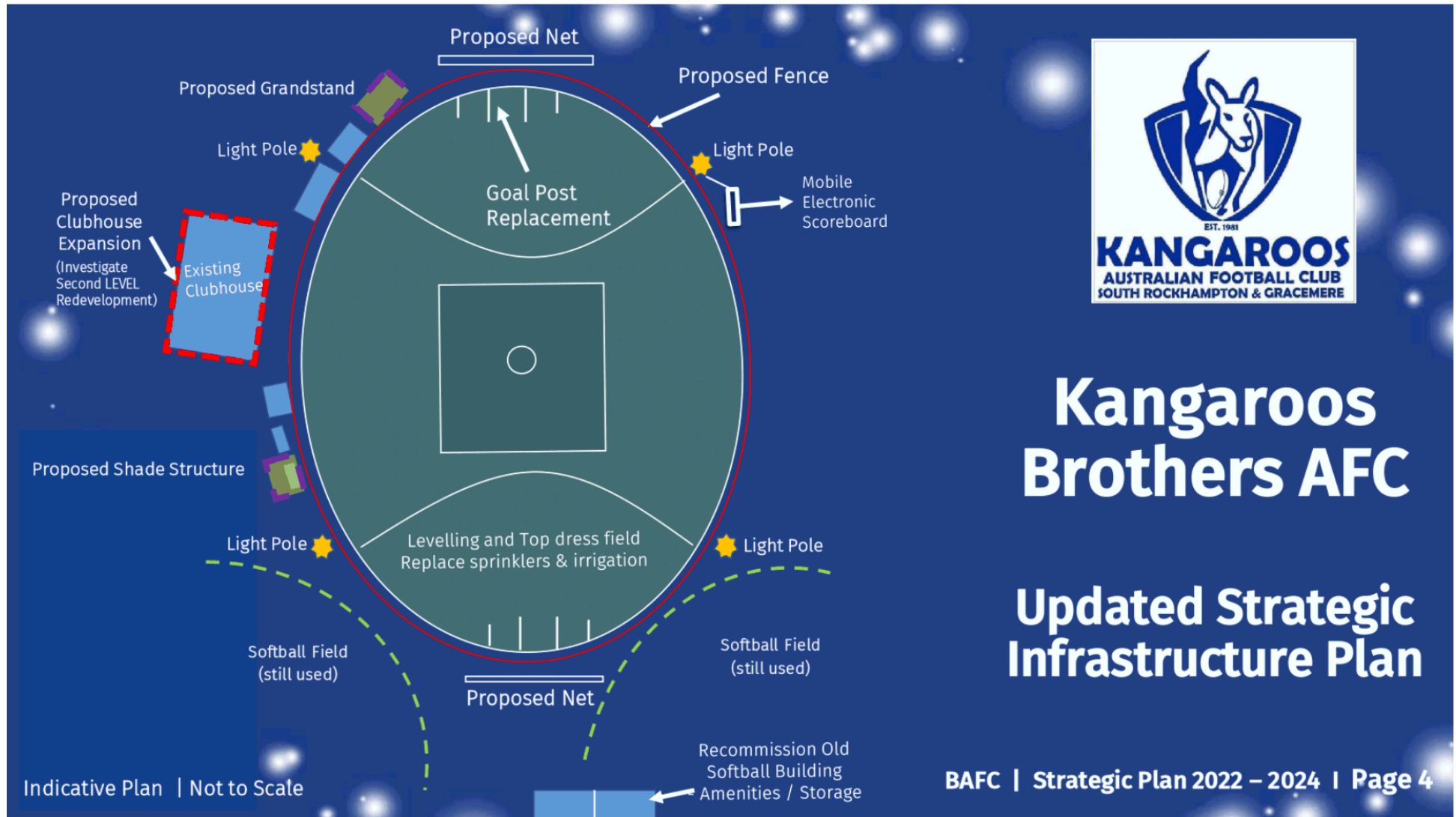




Kangaroos Brothers AFC

Updated Strategic Infrastructure Plan

BAFC | Strategic Plan 2022 – 2024 | Page 4



Indicative Plan | Not to Scale

1. Finance & Administration	2. Junior AFL Participation & Performance	3. Senior AFL Participation & Performance	4. Coaching Staff	5. Marketing & Sponsorship	6. Volunteers & Supporters	7. Facilities & Infrastructure	8. Community Links
Key Focus Financially sustainable operations	Key Focus Increase activity and quality for boys and girls	Key Focus Increase activity and quality for men and women	Key Focus Implement plans that facilitate ongoing coaching improvement	Key Focus Increase awareness of the club's brand	Key Focus Improve volunteer participation and increase supporters at games	Key Focus Provide competition standard facilities and infrastructure	Key Focus Foster and maintain good community relationships with local/regional groups
Objectives Create new and maintain revenue streams Identify potential sponsorship Plan a detailed budget for each new season Continue to grow the cash reserves to support members	Objectives Ensure competitiveness of registration fees Provide clear rules and regulations Identify clear pathways for player development Work with schools and organisations to promote AFL and the club Achieve 30 players per junior team	Objectives Ensure competitiveness of registration fees Provide clear rules and regulations Identify clear pathways for player development Promote a culture of excellence and leadership of the club's values Provide opportunities to play social and competitive AFL Continue to grow player numbers in both men's and women's teams	Objectives Recruitment and retention of best available coaches Reward staff for achieving goals Provide coaches with relevant feedback, training and support	Objectives Increase number of sponsors and continue to support existing sponsors Ongoing coordination and improvement of the club's website, Instagram and Facebook page Regular communication with club members Advertise and promote the club to the local community and beyond	Objectives Devise and implement plans to increase and maintain volunteer participation at the club Provide merchandise for members Clearly communicate Spectator's Code of Conduct Appoint a volunteer and umpire coordinator and provide clear role descriptions	Objectives Implement the clubs strategic infrastructure plan (refer to page 6) All facilities meet/exceed AFLQ standards Ensure adequate resourcing to achieve successful grants Improve ground lighting, provide spectator shade areas, increase seating, and accommodate for the youth girl's competition	Objectives Establish strong and long-standing relationships with: <ul style="list-style-type: none"> Local community Local businesses Local schools Government (RRC, State and Federal) Other AFL clubs AFL Queensland Identified NFPs Maximise awareness of the club within the community through social events, media communication and continued support for charities

Source: BAFC | Strategic Plan 2022 – 2024 | Page 3

7. Facilities and Infrastructure

Key Focus Increase areas of shade for players, supporters and volunteers	Key Focus Accommodate for Youth Girls field and expand training area for Junior and Youth teams	Key Focus Refurbishment of the old softball building	Key Focus Ground improvement – main field	Key Focus Clubhouse redevelopment	Key Focus Increase seating and crowd comfort	Key Focus Provide for disability accessibility and safety	Key Focus Irrigation Improvements
<p>Objective Provide a shade structure for the visitor's area for spectators</p> <p>Provide shade for players at game breaks</p> <p>Outcome: Build new shade structure for visitor area</p> <p>Provide shade area for players during game breaks</p>	<p>Objective Ground development of the Hunter Street area including irrigation, surface improvements Insert goal posts (i.e. old posts from main field)</p> <p>Outcome: Develop a strategy for both AFL fields (main field and Hunter Street area) for levelling, top dressing and the installation of new irrigation and sprinklers</p>	<p>Objective Recommission the old softball building with plumbing, water and sewer system (power already available) to ensure that the building becomes functional.</p> <p>Outcome: Seek quotes to recommission building from plumber and builder. Ensure toilets are available for use.</p> <p>Outline a plan for the use of the building.</p>	<p>Objective New goal posts to replace existing (ideally 12m x 8m).</p> <p>Field leveling – top dressing and continual maintenance – removal of weeds etc.</p> <p>Outcome: Seeking funding for new goal posts on the main field (old goal posts to be relocated to the Hunter St area)</p> <p>Develop a strategy for both AFL fields (main field and Hunter Street area) for levelling, top dressing and the installation of new irrigation and sprinklers</p>	<p>Objective Expand the clubhouse to accommodate a club room.</p> <p>Options:</p> <ol style="list-style-type: none"> 1. Build above the existing clubhouse 2. Build underneath the existing awning 3. Expand the clubhouse (limited due to flooding, sewerage pump station location) <p>Outcome: Undertake feasibility and preliminary plans</p>	<p>Objective Increase number of covered seating areas for spectators</p> <p>Outcome: Undertake investigations into new or used covered stands</p>	<p>Objective Provide disable parking Footpath area for accessibility</p> <p>Fencing provided around the ground Security lighting (i.e. solar lighting) located in the car parking area</p> <p>Outcome: Undertake planning for universal access to the clubhouse and facilities</p> <p>Undertake a fencing audit and identify fence replacement</p> <p>Undertake lighting in car parking area</p>	<p>Objective Increase the water storage capacity of the irrigation system. Current system has a lack of capacity and results in sprinklers not running at full capacity, with silt and sand causing issues with the existing sprinklers due to lack of irrigate flow.</p> <p>Outcome: Seek funding to increase the water storage capacity of the area (200,000 litre tank)</p>



**KELE PARK,
WEST ROCKHAMPTON**

SUBJECT AREA

As shown by the dotted red line

AFL Main Field – provides for high level football matches as well as training.

AFL – Hunter Street field provides for training for junior and youth football as well as accommodating games with a modified field – junior and youth football games / youth girl’s football matches



AFL Kele Park, West Rockhampton for Brothers AFC Inc.

Purpose: to improve the irrigation system and the quality of the playing surface for the main AFL field. Secondary purpose: to provide irrigation and minor field improvements to the Hunter Street field.

Currently, the main AFL field has a lot of undulations, this is due to a number of factors. The soil profile having a high clay content and old infrastructure such as leaking sprinklers, due to the age (35 years + and at the end of life), number of sprinklers and lack of water flow to these sprinklers (running at half flow capacity). The football club as a result is looking into solutions to fix this problem for the longer term. In addition, with the growth of the sport, particularly in the women's and girls' areas there is a need to expand our training area, as well as providing a secondary modified field for youth teams (Hunter Street field), including a youth girls team.

The club is already seeking funding for the water storage capacity to be increased for the area . This not only benefits the main AFL field, provides for future irrigation options for the Hunter Street, but will also improve the water irrigation capacity for the neighbouring softball fields (Rockhampton Softball). The preference is for the football club to use a local irrigation company undertake the irrigation works as well as future maintenance and the like.

Our football club is seeking advice in relation to the best way to irrigate the area as well as improve the playing surface of the fields (preferable to a regional standard). With limited funds and timing constraints the redevelopment will need to be undertaken in stages.



KELE PARK, WEST ROCKHAMPTON

SUBJECT AREAS FOR IRRIGATION PURPOSES AND FIELD REDEVELOPMENT

Notes:

Field preparations to occur prior to irrigation system being installed. Current advice received from irrigation suppliers to ensure that the irrigation is laid on a level surface. However, happy to take advice on this and the best way forward to ensure the grounds are redeveloped. Due to funding and timing constraints, it is recommended that these process be undertaken in stages.

Stage approach required with the timeframe being From October to January



AFL Kele Park, West Rockhampton for Brothers AFC Inc.

The following provides a draft outline of the possible stages:

Stage 1: Increase water storage capacity (installation of a 200,000-litre tank) and supporting infrastructure (pump etc). (grant applications already lodge to seek funding). The location being away from both the main AFL field and the proposed secondary Hunter Street field will not impact upon the football season.

Main AFL Field

Stage 2: Leveling and topdressing of the main AFL field surface to accommodate for the installation of Irrigation. (Irrigation need to be removed as part of this process?). Potentially turfing may also be required.

Stage 3: Removal of existing irrigation and replacement with new irrigation. Field improvement works will also need to be undertaken as part of this process (Potentially turfing may also be required). It is recommended that as few as possible sprinklers are used to reduce the impact into the future of sprinklers leaking and ground swelling occurring as a result.

Stages 2 and 3 will need to be undertaken From October to January – outside of the football season

Secondary Hunter Street field

Stage 2a: Leveling and topdressing of the Hunter Street field. Note that the field previously had underground irrigation, however this was decommissioned some time ago.

Stage 3a: New irrigation installed. Field improvement works will also need to be undertaken as part of this process.

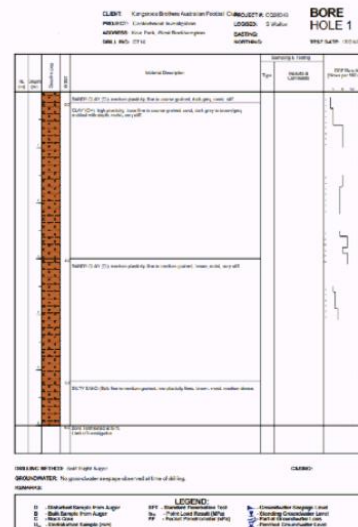
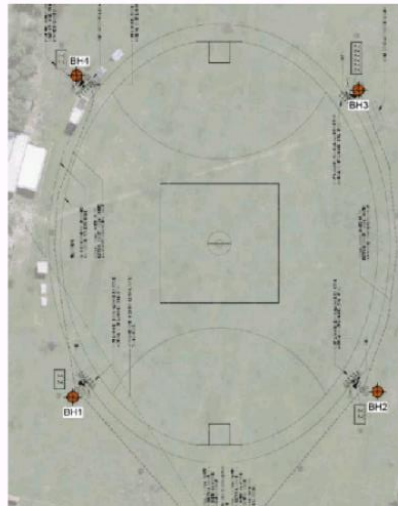


AFL Kele Park, West Rockhampton Soil Profile.

SITE CLASSIFICATION:

Based on the findings of the site investigation and subsequent laboratory testing, the predicted surface movement for this site is 61 – 70 mm which would give: CLASS “H2” (Highly Reactive)

Currently, the main AFL field has a lot of undulations due to leaking sprinklers and irrigation piping (PVC) which has result in the field be uneven in a number of places.





AFL Kele Park, Council Advice from Parks Services

The following preliminary advice regarding irrigation has been released from Council's Park Services – Supervisor Sports and Irrigation:

In relation to the installation of a new liner tank, pump sets and pump shed this is something that in my opinion needs to happen for this system to operate effectively.

At the moment the irrigation system is mains feed and FRW (Fitzroy River Water) only supply an inlet pressure of 500KPA at the RPZ, I have done multiple tests on both AFL and Softball and the pressures at the nozzles of the sprinklers is between 200 KPA and 300 KPA.

The sprinklers which are installed at this facility require a pressure of 415 KPA at the nozzle for them to work efficiently. The only way this can be achieved is by installing a tank and pump set.

We are using over 1.5 million litres of water each week on this facility, and it isn't being used efficiently at all.

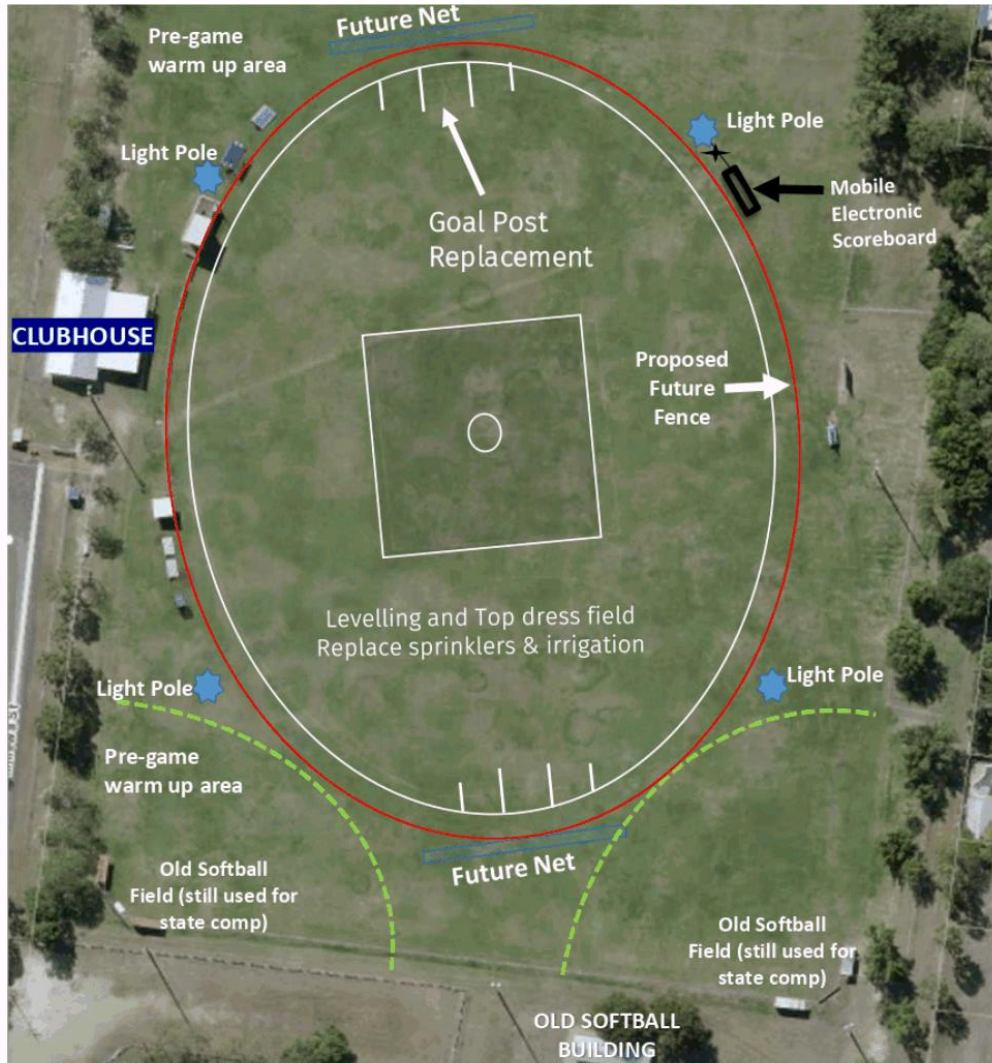
With the wetting pattern on the sprinklers currently they are not throwing head-to-head or providing a good curtain of water, this in term leaves dry spots and also "donuts" around each head which can be seen in the attached photo.

With the installation of a tank and pumps it will also allow for the future expansion of irrigation onto the "old softball" area. One pump can run the irrigation at AFL and softball and one can run old softball. The pumps will be energy efficient and variable speed.

I have a plan on how this system will operate and if your funding is received, I will be happy to work with a supplier to have it done.

The irrigation that is currently in there is around 30 years old and is at end of life, every few weeks we are doing irrigation maintenance at this facility in the last few weeks we have spent 8K just on fixing the mainline. Annually I would estimate that we would spend 40-50K on repairs between softball and AFL. As this system gets older this cost will only increase.

Justin Hancock
Community Services | Parks | Supervisor Sports and Irrigation
Rockhampton Regional Council
M: 0429637438
Ph: [07 4936 8088](tel:0749368088) | Fax: [07 4936 8864](tel:0749368864) | E-mail: justin.hancock@rrc.qld.gov.au
Address: PO Box 1860, Rockhampton Q 4700 | Web: www.rrc.qld.gov.au



Existing & Future Structures: Main AFL Playing Field

Notes:

Goal Posts – to be replaced on the main AFL field with 12m x 8m posts.

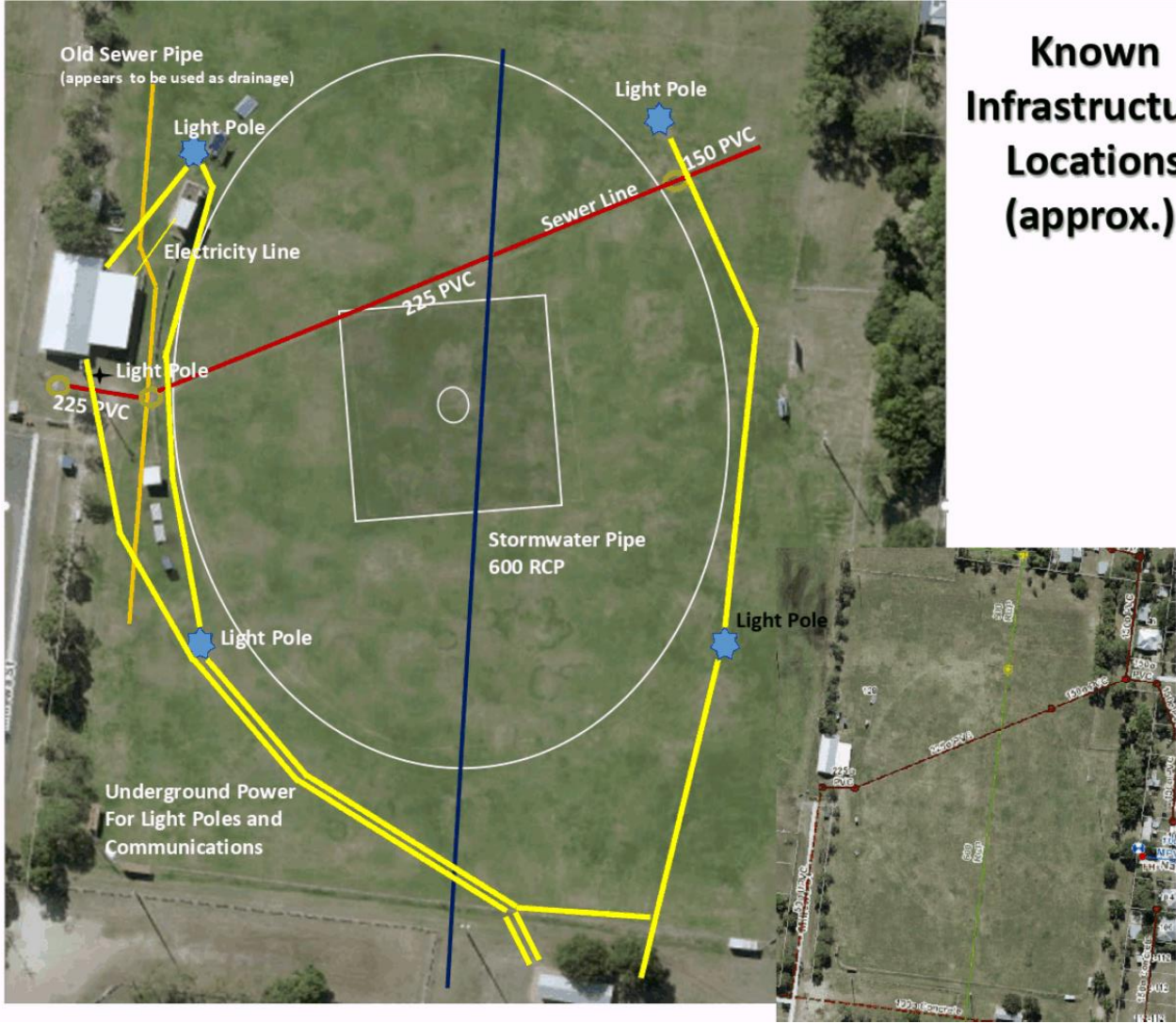
Old goal posts to be relocated to the Hunter Street field

Fencing – to be continued around the boundary line

Additional shade structures to be provided around the boundary line and near the clubhouse

Pre-game warm up areas to be maintained

Future Net – to stop balls from running away after goal / point has been scored.



Known Infrastructure Locations (approx.)



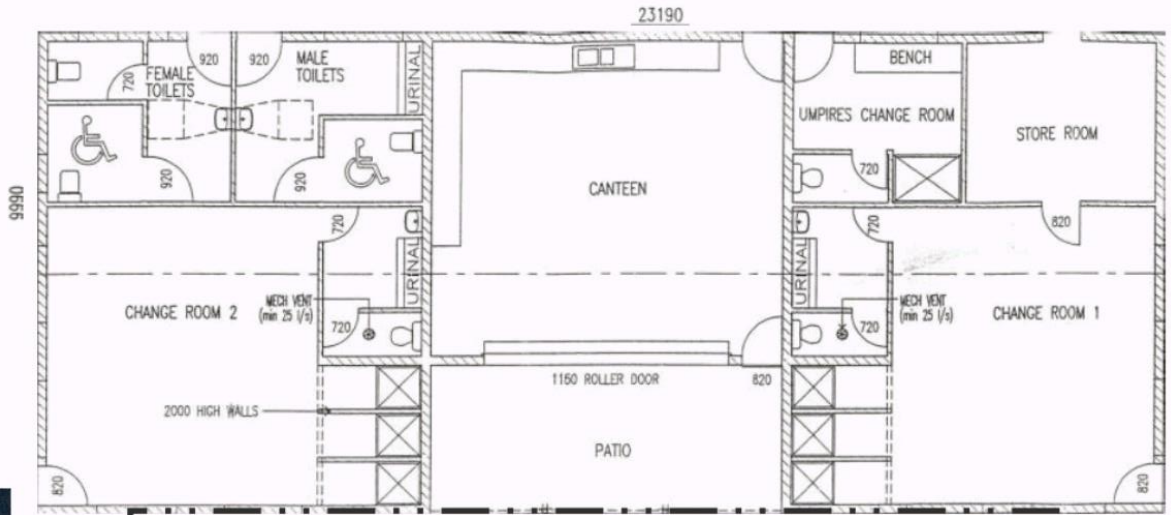
**Known
Infrastructure
Locations
(approx.)
Adjacent to Clubhouse**



Existing AFL Kele Park Clubhouse

FLOOR AREA

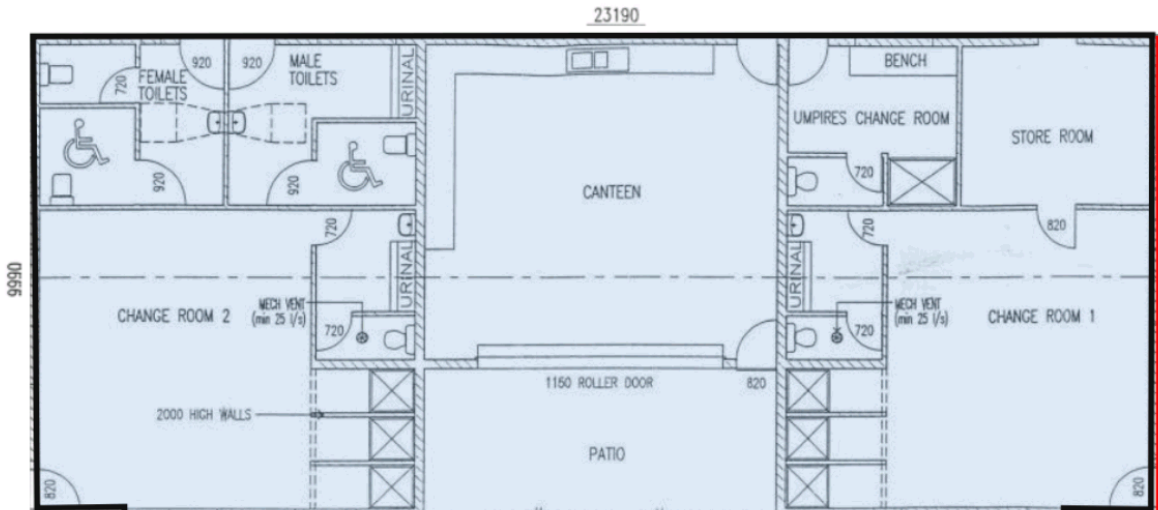
Lockable.....	209.32 sq.m
Patio.....	22.35 sq.m
Total.....	231.67 sq.m



Future Plans Kele Park Clubhouse

FLOOR AREA

Lockable.....209.32 sq.m
 Patio..... 22.35 sq.m
 Total..... 231.67 sq.m



Proposed Extension

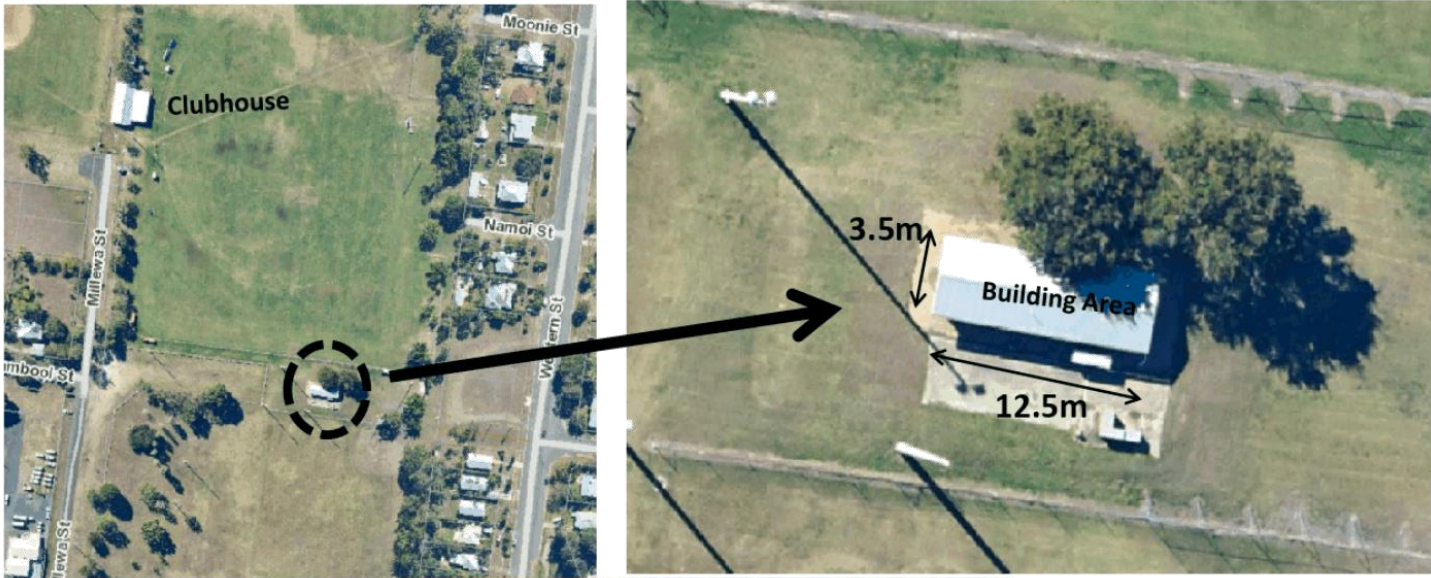
Building a Second Level



Structural assessment will need to be undertaken to determine the suitability of the existing footings to support a second level and whether additional footings are required.

A second level would contain a clubroom, bar, office facilities, seating area and amenities

Proposed extension would be subject to flooding constraints. The additional level on the current facility would not be subject to these constraints.



OLD SOFTBALL BUILDING



**Current Storage Facility
For Kangaroos Brothers AFC Inc.**

Contains toilets – disused

**Plumbing – sewer and water
need do not exist (disconnected)**

Building has electricity



Increase the water storage capacity of the irrigation system. Current system has a lack of capacity and results in sprinklers not running at full capacity, with silt and sand causing issues with the existing sprinklers due to lack of irrigate flow on the main AFL Field.

**OLD Softball Building
(decommissioned)
Storage
Basic Amenities
DRAFT CONCEPT PLAN**

Due to the field being in a flood area, there will be a need to 'build up' tanks and other related infrastructure to Q100 level.

Flood statement will be required (Davey consulting) to justify structures within the defined flood event.



**OLD Softball Building
(decommissioned)
Current use - storage
Recommission Toilets**

Proposal to recommission the men's and women's toilets.

The building currently has old men's and women's toilet facilities.

Proposal to reinstate water and sewer to the building to renew the toilets facilities for youth girls and training nights.

Power to the building has already been reinstated.





Notes:
 Field requires irrigation, AFL poles and some fill in the northwest corner. Otherwise, the field is generally flat. The field will require top dressing, fertilizer, seeding and spraying for weeds. Stormwater systems runs through the field including pit that will require a top.

Future Field – OPTION 1
AFL, Softball and Cricket
 Concept Plan only

With the introduction of a youth girls' competition from 2023, BAFC will require a second field to accommodate games.

Also available for Cricket and other sports as well as the continuation of softball (for larger events)



Notes:
 All measurements are proximity only



**Future Field – OPTION 2
AFL, Softball and Cricket
Concept Plan only**

Notes:

Two junior fields – cricket/AFL: remove two old softball fields and relocate towards Millewa Street. Trees and existing poles to be removed.

Site can accommodate at least two rectangular fields.



Notes:

All measurements are proximity only



Future Field – OPTION 3
AFL, Softball, Cricket and
two soccer / rugby league
fields

Concept Plan only

Notes:

Two junior fields – cricket/AFL: remove two old softball fields and relocate towards Millewa Street. Trees and existing poles to be removed.



Notes:

All measurements are proximity only



Connect with us

<https://brothersafc.com>



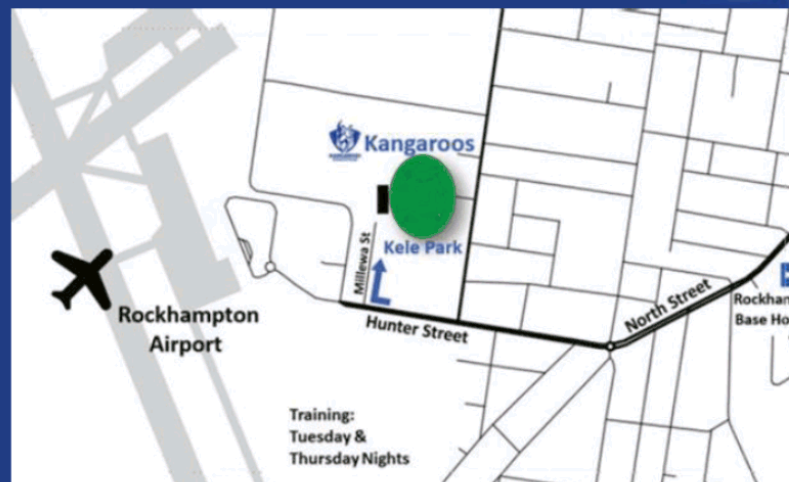
Kangaroos Australian Football Club South Rockhampton & Gracemere



@bafc_kangaroos

Home ground

Kele Park, Millewa Street (off Hunter St)
West Rockhampton



PO Box 536 Rockhampton Q 4700
president@brothersafc.com.au



Kangaroos Brothers Australian Football Club, Rockhampton QLD 4700

BROTHERS AUSTRALIAN FOOTBALL CLUB REQUEST FOR FREEHOLD LEASE AND TRANSFER OF ASSET

Kele Park - Lease Area Overview

Meeting Date: 15 August 2023

Attachment No: 2



BROTHERS AUSTRALIAN FOOTBALL CLUB REQUEST FOR FREEHOLD LEASE AND TRANSFER OF ASSET

Old Softball Building Detailed

Meeting Date: 15 August 2023

Attachment No: 3



**BROTHERS AUSTRALIAN FOOTBALL
CLUB REQUEST FOR FREEHOLD
LEASE AND TRANSFER OF ASSET**

Proposed Youth Girls Field - Kele Park

Meeting Date: 15 August 2023

Attachment No: 4



10.4 GARDEN TEA ROOMS TRUSTEE LEASE RENEWAL

File No: 5126
Attachments: 1. [Lease Area](#)↓
Authorising Officer: Aaron Pont - Manager Parks
Alicia Cutler - General Manager Community Services
Author: Justin Bulwinkel - Supervisor Business Support

SUMMARY

Supervisor Business Support reporting on the proposed renewal of Trustee Lease over the kiosk at the Botanic Gardens in the name of Marianne Williams T/A Garden Tea Rooms.

OFFICER'S RECOMMENDATION

THAT:

1. Pursuant to Section 236(1)(c)(iii) of the *Local Government Regulations 2012 (Qld)*, Council approves the request to renew the Trustee Lease to Marianne Williams over Lease 'D' on SP290206 as identified in the report; and
2. Council authorises the Chief Executive Officer (Supervisor Business Support) to negotiate the terms and conditions of the agreements in the report in preparation for execution by the delegated officer.

COMMENTARY

Mrs Williams (tenant) holds a Trustee Lease over the Garden Tea Rooms (kiosk) at the Botanical Gardens which is due to expire 30 November 2023. The tenant has operated the Gardens Tearoom for over 17 years, working collaboratively with Council to preserve what is referred to as a 'rare' hospitality service within a Botanical precinct.

In response to a resolution provided by Council on 19 April 2022, officers continued to liaise with the tenant on opportunities to renew the Trustee Lease to ensure services continue until such time as the Rockhampton Botanical Gardens and Zoo (RBGZ) Redevelopment project work commences.

Over the past 12 months, the tenant has demonstrated a willingness to find solutions and work collaboratively with Council officers to renew the Lease under agreeable terms.

Terms agreed no longer consider a rent reduction however do include a transfer of operating cost from the Trustee to the tenant moving forward.

New financial charges will include:

1. Electricity Consumption (Kiosk)
2. All (assessable) rates and charges (excluding water consumption).

Under these conditions officers recommend Council approve a Trustee Lease renewal for Marianne Williams T/A Garden Tea Rooms for a period of four (4) years.

BACKGROUND

Driving Council's previous decision in April 2022 was the tenant's request to waive all fees/rent for the duration of the Lease. The tenant's request was put forward due to a number of complexities with the site at the time.

Over the past 12 months, Council officers have collaborated closely with the tenant to implement improvements and restore the overall serviceability of the Kiosk.

Due to the success of those improvements, the tenant formally withdrew their request for any fee or rent reduction.

PREVIOUS DECISIONS

19 April 2022

THAT Council undertake further discussions with the Lessee and a further report be presented to the Communities Committee.

BUDGET IMPLICATIONS

- The annual rent payable is \$25,489.13 pa (including GST), increased by CPI annually. This annual rent remains consistent with a Market Rental Assessment completed on 13 June 2023.
- Trustee (Council) will retain the responsible of paying water consumption. To appropriately on charge the Tenant for this utility, Council would need to upgrade existing infrastructure. This will be considered as part of the RBGZ redevelopment project.
- Tenant will commence paying all rates and charges consistent with Councils rates policy.
- Tenant will commence paying all electricity consumption for the Kiosk.

LEGISLATIVE CONTEXT

Section 236(1)(c)(iii) of the *Local Government Regulation 2012 (Qld)* allows a Local Government to renew a Lease to the existing tenant, provided that that Council has decided, by resolution, that the exception applies to the leasing of valuable non-current assets (i.e., land) other than by tender or auction.

LEGAL IMPLICATIONS

It is proposed that Council will enter into a Trustee Lease with the Tenant which satisfies the requirements of the *Land Act 1994(Qld)*.

STAFFING IMPLICATIONS

Existing resources within Parks and Property & Insurance can adequately manage the required legal documentation.

RISK ASSESSMENT

The granting of the renewal of lease is considered appropriate for both parties. The tenant understands that Council intends undertake a refurbishment project in the next few years and that an extension of lease from 30 November 2027 may not be offered.

CORPORATE/OPERATIONAL PLAN

1.2 We are respected and recognised for our engagement with the community and our contribution to the Region.

CONCLUSION

It is recommended that Council approve the renewal of the Trustee Lease to Marianne Williams for a period of four (4) years over the Garden Tea Rooms located within the Rockhampton Botanic Gardens.

GARDEN TEA ROOMS TRUSTEE LEASE RENEWAL

Lease Area

Meeting Date: 15 August 2023

Attachment No: 1



10.5 109 DONOVAN CRESCENT, GRACEMERE

File No: 1680
Attachments: 1. [Map](#)
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Aaron Pont - Manager Parks
Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Manager Parks reporting on a letter received from Department of Housing regarding their property located at 109 Donovan Crescent, Gracemere.

OFFICER'S RECOMMENDATION

THAT the Chief Executive Officer (Coordinator Property & Insurance) be authorised to advise Department of Housing that Council is not interested in acquiring 109 Donovan Crescent, Gracemere.

COMMENTARY

On 20 June 2023, Council received a letter from Department of Housing regarding a vacant parcel of land located at 109 Donovan Crescent, Gracemere (Lot 89 on RP620246). See attached map.

The Department noted that their property is currently used as an unofficial accessway and carpark by the public for accessing the adjoining Ted Price Park, which has been no burden to the Department.

There is now a possibility that the Department may build or develop on this land in the future which will mean the access by the public would cease.

The Department has asked in the first instance, if Council is interested in acquiring the land at market value, before they consider their plans for the site.

There is obvious benefit for Council to acquire this land for access and parking for Ted Price Park, however there is no allocated capital budget funds for this purchase. Even if funds were to become available, it could be argued this is not Council's highest need.

PREVIOUS DECISIONS

There are no previous decisions.

BUDGET IMPLICATIONS

There is no capital budget available for this purchase.

LEGISLATIVE CONTEXT

Nil

LEGAL IMPLICATIONS

Nil

STAFFING IMPLICATIONS

Nil

RISK ASSESSMENT

There is no requirement for a risk assessment.

CORPORATE PLAN

Goal 1.1 – We are fiscally responsible.

CONCLUSION

Due to no budget allocation available to acquire this property, it is recommended that the Department of Housing be advised that Council is not interested in acquiring 109 Donovan Crescent, Gracemere.

**109 DONOVAN CRESCENT,
GRACEMERE**

Map

Meeting Date: 15 August 2023

Attachment No: 1

109 Donovan Crescent, Gracemere



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11 NOTICES OF MOTION

Nil

12 QUESTIONS ON NOTICE

Nil

13 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and can not be delayed until the next scheduled Council or Committee Meeting.

14 CLOSURE OF MEETING