



COMMUNITIES COMMITTEE MEETING

AGENDA

18 MARCH 2025

Your attendance is required at a Communities Committee meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 18 March 2025 commencing at 11:00 AM for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", written in a cursive style.

CHIEF EXECUTIVE OFFICER
12 March 2025

Next Meeting Date: 15.04.25

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.

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	OPENING.....	1
2	PRESENT	1
3	APOLOGIES AND LEAVE OF ABSENCE	1
4	CONFIRMATION OF MINUTES.....	1
5	DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA	1
6	BUSINESS OUTSTANDING.....	2
6.1	BUSINESS OUTSTANDING TABLE FOR COMMUNITIES COMMITTEE	2
7	PUBLIC FORUMS/DEPUTATIONS	6
	NIL	6
8	PRESENTATION OF PETITIONS.....	6
	NIL	6
9	COMMITTEE REPORTS.....	6
	NIL	6
10	COUNCILLOR/DELEGATE REPORTS	7
10.1	PORTFOLIO UPDATE.....	7
11	OFFICERS' REPORTS	8
11.1	GRACEMERE JUNIOR RUGBY LEAGUE INC - LEASE EXTENSION AND INFRASTRUCTURE CHARGES.....	8
11.2	DISPOSAL OF NON-PURPOSED COMMUNITY ASSETS AT ELIZABETH PARK	43
11.3	QUARTERLY MINOR PROJECT STATUS REPORT FOR COMMUNITY SERVICES - OCTOBER TO DECEMBER 2024	48
11.4	WESTWOOD AMENITIES RENEWAL - PROPOSED CHANGE IN DIRECTION.....	53
12	NOTICES OF MOTION	56
	NIL	56
13	QUESTIONS ON NOTICE	56
	NIL	56
14	URGENT BUSINESS/QUESTIONS	56
15	CLOSED SESSION	57

16.1 2ND WORLD WAR MEMORIAL AQUATIC CENTRE - UPGRADES

16 CONFIDENTIAL REPORTS..... 58

16.1 2ND WORLD WAR MEMORIAL AQUATIC CENTRE - UPGRADES 58

17 CLOSURE OF MEETING..... 59

1 OPENING

2 PRESENT

Members Present:

The Mayor, Councillor A P Williams (Chairperson)
Deputy Mayor, Councillor M D Wickerson
Councillor S Latcham
Councillor E W Oram
Councillor C R Rutherford
Councillor M A Taylor
Councillor G D Mathers
Councillor E B Hilse

In Attendance:

Mr E Pardon – Chief Executive Officer

3 APOLOGIES AND LEAVE OF ABSENCE

Councillor Tony Williams - Apology

4 CONFIRMATION OF MINUTES

Minutes of the Communities Committee held 18 February 2025

5 DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

6 BUSINESS OUTSTANDING

6.1 BUSINESS OUTSTANDING TABLE FOR COMMUNITIES COMMITTEE

File No: 10097
Attachments: 1. [March 2025](#)
Authorising Officer: Evan Pardon - Chief Executive Officer
Author: Alicia Cutler - General Manager Community Services

SUMMARY

The Business Outstanding Table is used as a tool to monitor outstanding items resolved at previous Council or Committee meetings. The current Business Outstanding Table for Communities Committee is presented for Councillors' information.

OFFICER'S RECOMMENDATION

THAT the Business Outstanding Table for the Communities Committee be received.

BUSINESS OUTSTANDING TABLE FOR COMMUNITIES COMMITTEE

March 2025

Meeting Date: 18 March 2025

Attachment No: 1

Action Sheets Report	Division: Committee: Communities Committee Officer:	Date From: Date To: Printed: Tuesday, 11 March 2025 10:24:14 AM
-----------------------------	--	--

Meeting Date	Subject	Resolution	Officer	Target Date	Notes
20/08/2024	Playground Renewal - Victoria Park Cableway	COMMITTEE RESOLUTION THAT Council endorse the allocation of \$100,000 from the Community Services contingency budget to fund the replacement of the Victoria Park Cableway.	Richardson, Damon	03/09/2024	11 Sep 2024 8:21am Dorman, Kerri Waiting on quotes to be received. 06 Nov 2024 11:02am Dorman, Kerri Change is proposed in latest budget amount 11 Feb 2025 3:20pm Richardson, Damon Cable way scheduled to be installed April 2025
17/09/2024	Support for sporting submission	COMMITTEE RESOLUTION THAT the matter be reported to a future Council meeting when further information as outlined in the report is known.	Clark, Wade	01/10/2024	
19/11/2024	Community Petition - Enhancement of Facilities at Duthie Park	COMMITTEE RECOMMENDATION THAT the matter lay on the table pending further investigations into alternative options for dog off leash areas near to other amenities and a updated report be brought back to the next Communities committee meeting -18 February 2025.	Pont, Aaron	03/12/2024	22 Nov 2024 9:34am Walsh, Karen - Reallocation Action reassigned to Pont, Aaron by Walsh, Karen - Action re-assigned to Aaron - request from Justin Bulwinkel
19/11/2024	Gracemere Swimming Pool Lease Renewal	COMMITTEE RECOMMENDATION THAT: 1. Council agrees to renew the Lease Agreement with Department of Education for the Gracemere Swimming Pool upon appointment of an operator and authorise the Chief Executive Officer (Coordinator Property and Insurance) to proceed with negotiations with Department of Education and Training to finalise the Lease Agreement. 2. Council resolves to investigate the cost to purchase a disability hoist for Gracemere pool. 3. Council prioritise the Gracemere heated pool for public use in the upcoming tender for operations.	Dwyer, Emma-Jane	03/12/2024	11 Feb 2025 3:15pm Dwyer, Emma-Jane Lease has been renewed with the Department of Education for the Gracemere Swimming pool., Currently investigating pricing for hoist. 10 Mar 2025 3:15pm Dwyer, Emma-Jane Pricing for hoists to be considered in the 25/26 FY Capital budget

Action Sheets Report	Division: Committee: Communities Committee Officer:	Date From: Date To: Printed: Tuesday, 11 March 2025 10:24:14 AM
-----------------------------	--	--

19/11/2024	Amenities Renewal Program Update	COMMITTEE RECOMMENDATION THAT Council endorse the renewal of the amenities located at the Mount Morgan #7 Dam.	Dwyer, Emma- Jane 03/12/20 24	11 Feb 2025 3:17pm Dwyer, Emma-Jane Renewal of Mount Morgan #7 Dam amenities scheduled for May 2025.
18/02/2025	Sponsorshi p Proposal - Mayor's Cup	COMMITTEE RECOMMENDATION THAT Council: 1. Endorse a 4-year sponsorship agreement with the Rockhampton Jockey Club of \$10,000 per event for the Mayors Cup from 2025 to 2028 inclusive; and 2. Authorise the Chief Executive Officer or delegated officer to formalise the terms of this sponsorship and agreement.	Kann, Justin 04/03/20 25	

7 PUBLIC FORUMS/DEPUTATIONS

Nil

8 PRESENTATION OF PETITIONS

Nil

9 COMMITTEE REPORTS

Nil

10 COUNCILLOR/DELEGATE REPORTS

10.1 PORTFOLIO UPDATE

File No: 10097
Attachments: Nil
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Alicia Cutler - General Manager Community Services

SUMMARY

Portfolio Councillors for Communities and Heritage; Planning and Regulation; Parks, Sport and Public Spaces; Environmental Sustainability will provide an update on matters of interest within their portfolio.

OFFICER'S RECOMMENDATION

THAT the Portfolio Updates for Communities and Heritage, Parks Sport and Public Spaces, Planning and Regulation and Environmental Sustainability be received.

BACKGROUND

Councillors have requested an opportunity to speak about their relevant Portfolio during Committee Meetings.

The following Councillors will provide an update on their Portfolio at Communities Committee:

Deputy Mayor, Councillor Drew Wickerson – Communities and Heritage Portfolio
Councillor Cherie Rutherford – Parks, Sport and Public Spaces Portfolio
Councillor Grant Mathers – Planning and Regulation Portfolio
Councillor Elliot Hilse – Environmental Sustainability

11 OFFICERS' REPORTS

11.1 GRACEMERE JUNIOR RUGBY LEAGUE INC - LEASE EXTENSION AND INFRASTRUCTURE CHARGES

File No:	8747
Attachments:	<ol style="list-style-type: none">1. Proposed Extended Lease Area↓2. Prelim Design - Project A (Score Shed)↓3. Prelim Design - Project B (Clubhouse)↓4. Gracemere JRL Master Plan↓
Authorising Officer:	Doug Scott - Acting Manager Parks Alicia Cutler - General Manager Community Services
Author:	Justin Bulwinkel - Sports and Active Communities Coordinator

SUMMARY

The report recommends extending the Trustee Lease area for Gracemere Junior Rugby League Inc (GJRL). to cover two areas (Project A and Project B). The infrastructure charges waiver of \$7,732.00 applies only to the approved development application for Project A.

This extension of lease area is essential to realising the club's development projects at Cedric Archer Park, enhancing community sports facilities and aligning with the Council's strategic objectives.

OFFICER'S RECOMMENDATION

THAT:

1. Pursuant to Section 236(1)(b)(ii) of the Local Government Regulation 2012, Council approve the request to extend the Trustee Lease area as identified in Attachment 1 of the report;
2. Council resolves to grant a reduction to infrastructure charges of one hundred per cent (100%), being \$7,732.00 upon compliance with the conditions of the relevant development approval (Project A: Reference number: D/74-2024); and
3. Council authorises the Chief Executive Officer (Sports and Active Communities Coordinator) 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

Trustee Lease Extension

Extending GJRL's existing Trustee Lease area is a crucial step in supporting the Club's ongoing development of the Cedric Archer Park sporting precinct. The proposed extension will encompass two additional areas (Attachment 1) within the site located at Lot 242 Fisher Street, Gracemere, formally described as Lot 242 on LN837879. This irregularly shaped lot has a total site area of 130,000m², providing ample space for the planned developments.

The first area (Project A), designated for the Score Box (note – has development approval), will not exceed 13.5m x 9.5m and will be strategically located between the two playing surfaces. This placement ensures optimal visibility and accessibility for game officials and enhances the overall functionality of the park's sports facilities.

The second area (Project B), intended for the Clubhouse (note – development approval yet to be granted), will not exceed 36m x 16m and will be situated to the east of the playing surfaces, adjacent to the carpark and play space. This location is ideal for accommodating the growing number of participants and spectators, providing essential amenities, and fostering a more inclusive and engaging environment for all park users. It's noted that five fig trees, planted approximately eight years ago, will need to be removed to accommodate the Clubhouse. A technical inspection has confirmed that these juvenile figs have not thrived due to inadequate water and site conditions, supporting their removal under the relevant policies.

To finalise and define the physical location of these lease areas, the GJRL Club will be responsible for completing lease surveys. These surveys are necessary to ensure that the proposed developments align with the final approved designs and comply with endorsed trustee lease areas. The club will bear the expense of these surveys, demonstrating their commitment to the project's successful delivery.

It is important to disclose that the relevant Development Applications and approvals for the Clubhouse (Project B) have not yet commenced. Once tenure has been secured, the club will begin the process of lodging applications as the project progresses and funding agreements are finalised with the State. Note, this project is a significant \$3 million state-funded initiative, committed through the State Election in 2024 by the LNP.

Attachments 2 & 3 provide concepts of Project A & B. It should be noted that Project A has had the relevant development assessments completed and approved.

Officers recommend Council support the two described lease extension for the GJRL Club due to the significant benefits these developments will bring to the community. By providing the GJRL Club with the necessary land, Council plays an active role in facilitating the enhancement of Cedric Archer Park, ensuring it continues to serve as a central hub for sports and recreational activities in Gracemere.

Infrastructure Charges Dispute – Project A

In accordance with section 75 of the Planning Act 2016, the Applicant has made 'change representations' about a matter stated in the development approval. Infrastructure charges were levied alongside the development permit in accordance with Charges Resolution (No. 1) of 2022.

The Applicant has requested a waiver of the infrastructure charges levied against the development; however, this is not consistent with the Charges Resolution (No. 1) of 2022. Therefore, Council planning officers do not have delegation to provide a waiver or reduction to the infrastructure charges. Any waiver or reduction of infrastructure charges counter to the Charges Resolution (No. 1) of 2022 must be made by a Council Resolution.

Current Infrastructures Charges applied to Project A under charges Resolution (No. 1) of 2022 for non-residential development are:

- (a) A charge of \$6,551.20 for Gross Floor Area being 76 square meters (Broadcast Box Score Room and Storage Room); and
- (b) A charge of \$1,180.80 for Impervious Area being 96 square metres (roof area).

The calculations are reflected in the below table:

Use Schedule		Adopted Infrastructure Charge for non-residential development.		Calculated Charge
		(\$)		
		(a) per m ² of Gross Floor Area (GFA)	(b) per m ² Impervious to Stormwater	
Other Uses	Outdoor Sport and	Decided by Local Government at time of assessment (Club)		

	Recreation		
Club		86.20	12.30
			\$6,551.20
			\$1,180.80
			Total Base Charge
			\$7,732.00
			Total Base Credit
			\$0.00
			LEVIED CHARGE
			\$7,732.00

Therefore, a total charge of \$7,732.00 is payable for the development.

Officers recommend Council endorse the request to waive infrastructure charges for Project for the following reasons:

1. **Scale/Impact:** The Score Box development is minor, with a gross floor area of 76 square meters. Comparable minor projects typically do not incur infrastructure charges in community areas and are practically not considered to have an impact on Council trunk infrastructure.
2. **Community Benefit:** This project is part of a broader initiative to enhance community sports facilities at Cedric Archer Park, aligning with the Council's strategic objectives to support community development.
3. **Financial Burden:** Imposing the \$7,732.00 infrastructure charges would place a significant financial burden on the project, potentially jeopardizing its successful delivery.
4. **Targeted Waiver:** The waiver request is specifically for the Score Box (Project A) and does not extend to the Clubhouse project (Project B).
5. **Holistic Considerations:** The broader developments at Cedric Archer Park, delivered through Council enhancement project, have absorbed infrastructure credits. This has resulted in tipping this smaller project into a chargeable space, which would otherwise not attract such charges.

BACKGROUND

Sports & Active Communities Recap:

Over the years, Cedric Archer Park has become a central hub for community activities and sports in Gracemere. The park's popularity has grown significantly, driven by the increasing participation in various sports and recreational activities. The Gracemere Junior Rugby League (GJRL) has been at the forefront of this growth, fostering a diverse and inclusive environment for boys and girls to engage in rugby league. The club's commitment to volunteer recruitment and development has further strengthened its community ties.

In 2024, the Gracemere Junior Rugby League Club, in collaboration with the community, submitted a comprehensive Masterplan to the Council. This Masterplan, which has since been endorsed in principle, outlines a strategic vision for the development of Cedric Archer Park over the next 15 years. The plan includes various projects aimed at enhancing the park's facilities to benefit the community, rugby league, and broader sports. These improvements are designed to elevate the Gracemere community, allowing state and regional carnivals to be hosted at Cedric Archer Park, thereby boosting local tourism and community engagement.

Since the endorsement of the Masterplan, the club has been working closely with the Sports & Active Communities Team and Development Planning to realise several smaller but highly valuable community projects. These projects include the construction of grandstands, Scorebox, seating, and the development of a second field. These improvements have already started to enhance the experience for current users and are laying the groundwork for future developments.

The club continues to work closely with various community groups and clubs within the precinct to ensure that all improvements align with the broader needs of the community. This collaborative approach ensures that the developments not only benefit the rugby league community but also support other sports and recreational activities within the park.

Development Team Background & Proposal

Over the past 12 months, our Development Team has worked closely with the club to assess and provide relevant approvals to support the previously mentioned projects. On 28 November 2024, Council, under delegated authority, approved a Preliminary Approval for Building Works Assessable against the Planning Scheme (BWAP) for Goal Posts, Grandstands, and Broadcast Box (Scorebox) with enclosed storage located at Lot 242 Fisher Street, Gracemere, described as Lot 242 on LN837879. The proposed development involves the construction of the following:

- 1 broadcasting box building with enclosed storage at the ground level
- 2 grandstands
- 4 goalposts
- 12 player benches (not assessable)

PREVIOUS DECISIONS

January 2024

THAT: Council receives Gracemere Junior Rugby League Inc. proposed Master Plan for Cedric Archer Park.

BUDGET IMPLICATIONS

Lease Extension: No financial implications imposed on Council. The Trustee Lessee is subject to an annual fee set by Council's adopted Fees and Charges schedule.

Development Approval: Council will forfeiture a total of \$7,732.00 considered as payable under Charges Resolution (No. 1) of 2022 for non-residential development.

LEGISLATIVE CONTEXT

Section 236(1)(b)(ii) of the Local Government Regulation 2012 allows a Local Government to dispose of a valuable non-current asset to a community organisation, provided that Council has decided, by resolution. Exception applies to the leasing of valuable non-current assets (ie land) other than by tender or auction.

In accordance with section 75 of the Planning Act 2016, any waiver or reduction of infrastructure charges counter to the Charges Resolution (No. 1) of 2022 must be made by a Council Resolution.

LEGAL IMPLICATIONS

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

STAFFING IMPLICATIONS

Existing resources within the Property Insurance, Sports & Active Communities and Development Assessment can adequately manage the required administrative processes & legal documentation.

RISK ASSESSMENT

Subject to Council's approval, the disputed infrastructure charges may set a precedent for future disputes lodged by incorporated community organisations developing infrastructure within community land.

CORPORATE/OPERATIONAL PLAN

The proposal aligns with the following Corporate Plan objectives:

- 2.1 – Our places and spaces enhance the livability and diversity of our communities
- 2.2 – We support our communities through our activities and programs.

- 5.1 – Our Region has Infrastructure that meets current and future needs

CONCLUSION

The extension of the Trustee Lease area and the reduction of infrastructure charges will significantly benefit the Gracemere Junior Rugby League Club and the broader community. These developments will enhance Cedric Archer Park, aligning with Council's strategic objectives to support community activities and improve infrastructure.

GRACEMERE JUNIOR RUGBY LEAGUE INC - LEASE EXTENSION AND INFRASTRUCTURE CHARGES

Proposed Extended Lease Area

Meeting Date: 18 March 2025

Attachment No: 1



**GRACEMERE JUNIOR RUGBY
LEAGUE INC - LEASE EXTENSION
AND INFRASTRUCTURE CHARGES**

Prelim Design - Project A (Score Shed)

Meeting Date: 18 March 2025

Attachment No: 2

**NEW SCORESHED BUILDING
AT
RUSSELL STREET, GRACEMERE
FOR
THE GRACEMERE CUBS
JUNIOR RUGBY LEAGUE CLUB**



DRAWING SCHEDULE - 24_1037

Sheet 1	DRAWING SCHEDULE	Rev 0
Sheet 2	PROJECT NOTES	Rev 0
Sheet 3	SITE PLAN	Rev 0
Sheet 4	LOWER, UPPER FLOOR PLANS AND SLAB PLAN	Rev 0
Sheet 5	ELEVATIONS & CROSS SECTIONS	Rev 0
Sheet 6	LOWER & UPPER BRACING PLANS	Rev 0

GENERAL NOTES

All dimensions within this drawing set are noted in millimeters UNO. Figured dimensions take preference over scaled.
All wall dimensions are to the structural components and not to the face of cladding or lining finishes.

Prior to commencement of any works, the builder must:

- Verify all dimensions on site
 - Verify the location and depth of all underground services
 - Verify the height above ground of any services visible
 - Verify existing contours on site
 - Verify existing levels and design finished floor levels on site
 - Verify heights for any proposed retaining walls
 - Verify new & existing material finishes with the owner
- Report any discrepancies to the designer for amendment if required.

All construction work shall comply with

- The Building Act 1975 - 1991
- The National Construction Code of Australia (NCC)
- AS3600, AS3700, AS 1720 and AS 1684.2 or .3 per Note 1
- and any other relevant codes applicable to this building project

Refer to the Queensland Building & Construction Commission (QBCC) publication of "Standards and Tolerances Guide" to reference general building standards required relative to new work and new materials used in domestic construction. Such are only applicable within specified time periods noted in Section 1.2 of the document.

The builder and the owner shall determine and agree on appropriate building materials, products and finishes to suit the proposed building in it's environment when complete.

These plans are issued for Building Approval and quoting purposes only. They are not to be used for construction until approved by an accredited Building Certifier.

SITE

SITE MANAGEMENT & EARTHWORKS:

Prior to commencement of on-site works, the builder shall identify and be satisfied of the correct locations of all existing services whether indicated or not on the plans. Any damage to existing services is to be rectified as soon as possible.

Remove unnecessary vegetation, organic topsoil, and other deleterious material from site and dispose of such. Excavate and trim the building platform levels to suit ensuring that no water can pond around the building/s when completed. The Site Development Plan provides approximate finished levels as a guide only. Levels shall be adjusted by the builder to suit in situ site conditions.

Remove any potential sources for abnormal moisture from near the building. e.g. Hot water system overflow, air-conditioner condensate drains, garden taps and downpipes. Such items should be discharged a minimum of 3m away from the external walls.

Refer to CSIRO pamphlet 10-91 "Guide to home owners on foundation maintenance and footing performance". Follow recommendations noted in paragraphs B2 to B4.

Slope batters from the edge of the building platform to be no greater than 1 in 2 for any CUT batters, and 1 in 3 for FILL batters. Excess CUT/FILL areas may have to incorporate retaining wall systems where such grades can not be obtained.

1/5/24 Rev 0 First Issue

Sheet 1 of 6

April 2024

 **GILL KERR**
Plan & Drafting Service

A.B.N. 63681481976
Mobile 0488 110262
email: gkdrafting@gmail.com
15 Samson Crescent,
Yeppoon Qld 4703

Licensed under QBCC Act 1991
Licence No. 1082209

PRELIMINARY 240410

BUILDING

WIND CLASS:

Region: **C** Terrain Category: **2**
 Topographic Class: **T1** Shielding: **PS**

CLASSIFICATION: **C2 (W50C)**

BUILDING SUSTAINABILITY REQUIREMENTS:

All hydraulics and lighting components within this building shall comply with requirements of the Queensland Development Code, Section MP 4.1 Sustainable Buildings'.

Specific details of these requirements include the following :

HYDRAULICS

- "Greenhouse-efficient" hot water systems to be provided
- "AAA" rated shower roses to be provided throughout
- Provide tapware with minimum 3-star water efficiency rating for plumbing fixtures serving kitchen sinks, bathroom basins and laundry tubs
- Dualflush (6 / 3 litre) toilets to be provided
- Water pressure limiting devices to be installed where pressure exceeds 500kPa

LIGHTING

Minimum 80% of total floor area for each level is to be provided with "energy efficient lighting" (defined as lighting that provides a minimum output of 27 lumens per Watt excluding a heat lamp used in a Bath Rm for the purpose of radiating heat)

TERMITE RISK MANAGEMENT:

Termite protection will be provided in accordance with AS3660.1 "Protection of Buildings from Subterranean Termites", and the National Construction Code of Australia (NCC). Owner to select the preferred method of protection.

- | | | |
|---|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Reticulated system | <input type="checkbox"/> Termimesh | <input type="checkbox"/> Kordon |
| <input type="checkbox"/> Natural spray | <input type="checkbox"/> Viz system | <input type="checkbox"/> Physical |
| <input type="checkbox"/> Other | | |

Record in writing the selected option. The builder and home-owner shall each retain a copy signed by both parties. The home-owner and any subsequent owner shall then be responsible for organising inspections by a qualified and trained person on an annual basis at maximum 12 months intervals.

STORMWATER:

1. All stormwater drainage to be in accordance with the requirements of AS3500 Plumbing and Drainage
2. Downpipes are to be min. 90# PVC (100# recommended)
3. Downpipes are to be installed per National Construction Code Part 3.5.2. Locations shown on plans may be adjusted by the Plumber to suit the site and insitu conditions
4. Rainwater downpipes are to be interconnected and joined into an underground PVC stormwater drainage system and directed to discharge to either kerb and channel if falls permit, or a rubble pit constructed in accordance with Local Authority requirements to discharge on elsewhere on site. Alternatively, PVC downpipes may be discharged onto concrete splash pads (not applicable to H & E soil class sites), or interconnected to discharge into water tanks with appropriate overflow measures.
5. Finished ground surface surrounding any external slabs shall be drained to give a minimum falling slope of 1:20 for the first metre away from the building/s. Ensure that no ponding may occur around or under the building/s.

DRIVEWAYS AND PATHWAYS:

1. Concrete crossovers and driveways shall comply with the requirements of the relevant Local Government Authority and AS2890.1 'Off Street Car-Parking Facilities'
2. Refer to 'Capricorn Municipal Development Guidelines' drawing CMDG-R-041 Residential Driveway Slab and tracks for general design requirements of crossovers and driveways.
3. All pathways and pavements shall have a minimum fall of 1:100 unless noted otherwise.
4. The maximum design grade of driveway pavements shall be 1:4 with min. 2.0m long transitions entering and exiting the grade.

CONCRETE:

1. All concrete work to be in accordance with AS3600 Concrete Structures and AS2870 Residential Slabs and Footings
2. Refer to the certified engineering drawings (if available) for all specific notes and design details relative to this building project.
3. Otherwise, all concrete work to comply with the notes.
4. Concrete to be grade N25 unless noted otherwise
5. Minimum cover to steel reinforcing to be:
 - 40mm to footings in contact with the ground
 - 20mm to internal slabs
 - 40mm to external slabs
6. All concrete to be vibrated with a mechanical vibrator.
7. All concrete to be cured in an approved manner appropriate to the site location and weather conditions.
8. Tied areas are to have an approved flexible glue. Tiling to be delayed as long as practicable. Expansion joints shall be installed to the tile manufacturer's specifications (maximum 6.0m spacing recommended)
9. All incidental pipework in concrete to be sleeved.

STEELWORK:

1. All workmanship, materials and welds to be in accordance with
 - AS1250 'The use of steel in structures'
 - AS4100 'SAA Steel Structures Code'
 - AS1554.1 'Welding of steel structures'
 - AS4600 'Cold formed steel structures'
2. Structural steel members shall be Grade 300 hot rolled structural steel sections UNO.
3. All bolts shall be hot dipped galv UNO and conform with AS1111, AS1112 & AS1252 as appropriate. Washers shall satisfy the requirements of Section 4 of AS1720.
4. All welding shall be in accordance with AS1554 'SAA Structural steel welding code'
5. Welds shall be 6mm continuous shop fillet welds continuous around all meeting faces and edges of members to be connected UNO.
6. All butt welds shall be full penetration welds.
7. No splice welds are allowed unless authorised by a structural engineer.
8. Grouting at supports (if required in construction) shall be carried out in accordance with the requirements of AS4100.
9. All structural steel fixing details are to be based on A.I.S.C. standardised structural connections.
10. All structural steelwork shall have an approved corrosion inhibiting coating system applied in accordance with the manufacturer's specifications.
11. An epoxy primer protective coating (or approved equivalent) shall be used on columns in direct contact with concrete.

MASONRY:

1. All materials and workmanship shall comply with AS 3700 Masonry Structures.
2. All construction, reinforcing and control joints to be in accordance with the structural engineer's certified designs and details.

TIMBER FRAMING NOTES:

1. All materials and workmanship shall comply with AS 1720 Timber Structures and AS1684.3 (Cyclonic) or 1684.2 (Non Cyclonic) Residential Timber Framed Construction. Refer to the wind speed classification for the relevant code to this project.
2. All timber used shall have been stress graded by visual or mechanical means in accordance with the appropriate Australian Standards.
3. All structural timber used shall be treated to a min. Hazard Level H2 for internal members and min. H3 for exposed external members above the ground.
4. Prefabricated wall framing and lintels shall be to the manufacturer's certified design for wind speed classification relative to this project. Alternatively - stick framing shall be used in accordance with the relative codes per Note 1, or as per the suppliers certified design. Confirm with the Owner.
5. Timber frames & trusses are recommended to be H2 treated.
6. Structural plywood shall be at least D/D grade and marked with the following:
 - a. Manufacturer's name
 - b. The word "structural"
 - c. Type of bond ("A" bond)
 - d. Stress grade (e.g. F14)
 - e. The tested "PAA Structural" mark
7. Structural LVL (Laminated Veneer Lumber) shall be "Hyne", "HYSPAN" or "Smartframe". Structural LGL (Laminated Glued Lumber) and 17C, 18C or 21C members shall be "HYNE". Members shall be marked with the PAA product certification.
8. All framing anchors and triple grips to be fixed with a minimum of 4/30x2.8 dia. galvanised nails
9. All bolts shall be hot dipped galvanised UNO
10. M12 hold down bolts shall be located at corners, each side of openings, and then at max. 900 crs between. Locate bolts within 100mm of trusses.
11. Roof trusses:
 - Roof trusses to be as per the manufacturer's specifications and details for the relative wind classification of this project.
 - Hold down connections for trussed including girder trusses shall be in accordance with the manufacturer's design loads and details.
12. Roof battens:
 - Timber roof battens are to be fixed in accordance with the relative codes per Note 1 and WPHS requirements.
 - Metal roof battens are to be fixed in accordance with the manufacturer's specifications and WPHS requirements.
13. Holes for bolts, unless otherwise detailed, shall be made oversize as follows:
 - a. Bolt diameter 16mm or less, 2mm oversize
 - b. Bolt diameter more than 16mm, 3mm oversize
14. All bolts bearing on timber shall use the following washers:
 - a. Sizes up to M12: 50x50x3mm
 - b. M16 and M20: 65x65x5mm
15. At practical completion of the contract and again at the end of the maintenance period, the contractor shall re-tighten all bolts to approval. Bolts that will be inaccessible after completion of the project shall be re-tightened immediately prior to being built in
16. Water proofing of wet areas shall be in accordance with the National Construction Code of Australia (NCC) requirements for Class 1 & 10 buildings and AS 3740 Waterproofing within wet areas of residential buildings.
17. All construction work shall comply with
 - The Building Act 1975 - 1991
 - The National Construction Code of Australia (NCC)
 - AS3600, AS3700, AS 1720 and AS 1684.2 or .3 per Note 1
 - and any other relevant codes applicable to this building project

WORKING AT HEIGHTS:

For construction, cleaning and maintenance procedures where there is a possible risk of falling, the builder shall comply with the requirements of the Workplace Health and Safety Queensland 'Code of Practice' document. Specifically refer to Part 4 - Fall Prevention Devices

FLOOR FRAMING:

For LVL members, it is recommended that the top edge be protected from water penetration during construction. This can be achieved using an application of a waterproof tape, or painting the top edge of the member with Duram 'Durabil' acrylic. Painting is recommended whilst members are stacked prior to installation. 'Protectadeck' or 'Malthoid' capping fixed continuously along the top of joists and bearers, junctions and end faces - is recommended where LVLs (H3 treated) are used for decks. All other members excluding hardwood should be protected as per the manufacturer's specifications. Internal strip flooring shall be weather protected at all times and have a moisture content not greater than 15% prior to installation.

ROOFING:

Metal roofing to be in accordance with the requirements of AS1562.1 Design and installation of sheet roof and wall cladding (Part 1: Metal) - and fixed per the manufacturer's specifications. **Tile roofing** to be in accordance with the requirements of AS2049 Roof Tiles - and fixed per the manufacturer's specifications.

ALUMINIUM WINDOWS & DOORS:

Aluminium windows and doors to be installed and maintained in accordance with AS2047 Windows and external glazed doors in buildings, and AS2048 Code of practice for installation and maintenance of aluminium windows in buildings.

STAIR TREADS:

Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosings.

INSULATION:

Refer to the Building Energy Rating Scheme (BERS) report if available and applicable to the project. Alternatively, refer to the Owner for heating, cooling and noise insulation requirements and preferences.

ENGINEERING:

Refer to Engineer's drawings for design and details of:
 - Stiffened raft slab and footings

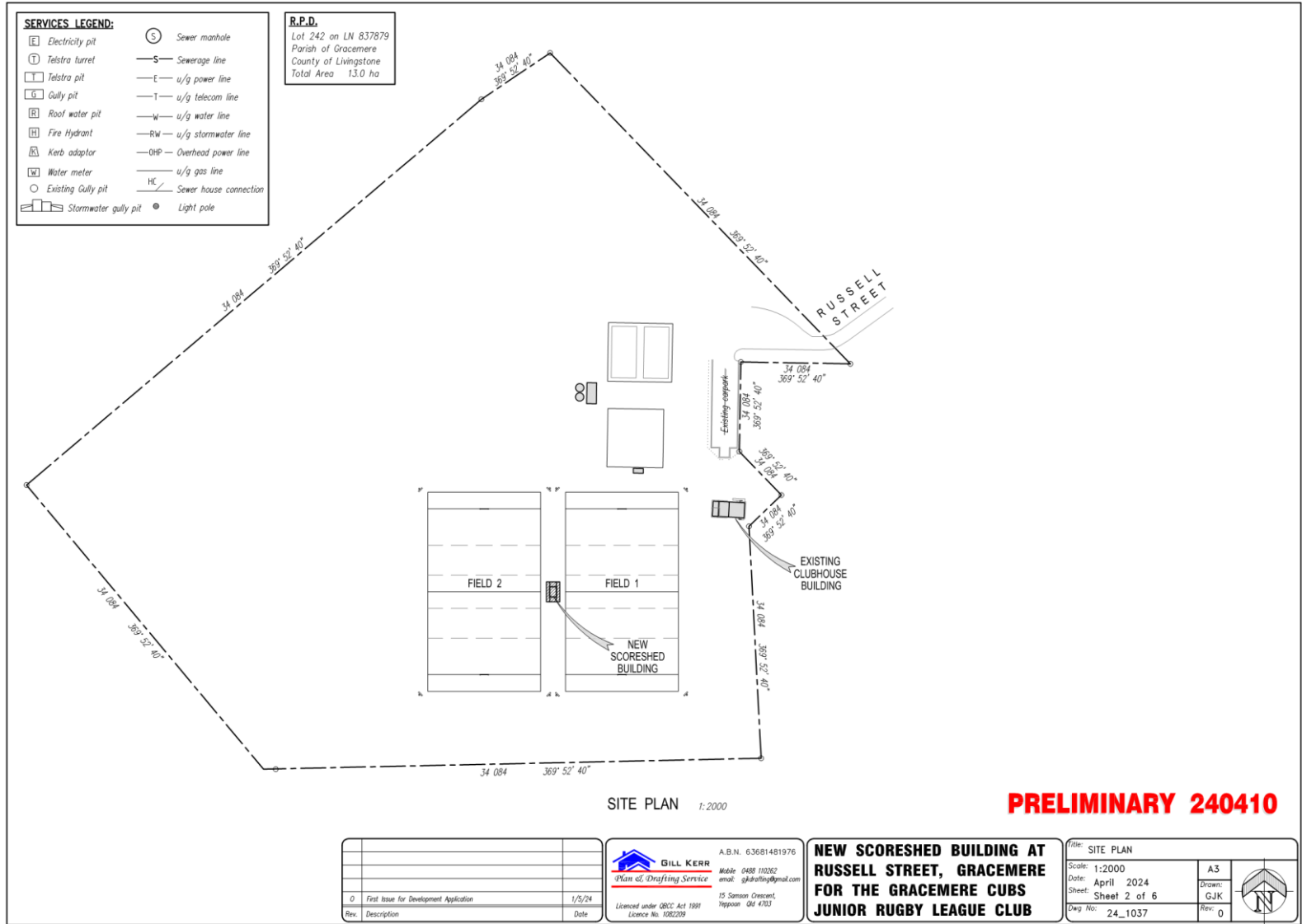
PRELIMINARY 240410

0	First Issue for Development Application	1/5/24
Rev.	Description	Date

GILL KERR
 Plan & Drafting Service
 A.B.N. 63681481976
 Mobile 0498 110262
 email: gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon QLD 4703
 Licensed under QBCC Act 1991
 Licence No. 1982209

**NEW SCOSHED BUILDING AT
 RUSSELL STREET, GRACEMERE
 FOR THE GRACEMERE CUBS
 JUNIOR RUGBY LEAGUE CLUB**

Title: PROJECT NOTES	
Scale: n/a	A3
Date: April 2024	Drawn: GJK
Sheet: 2 of 6	Rev: 0
Dwg No: 24_1037	



PRELIMINARY 240410

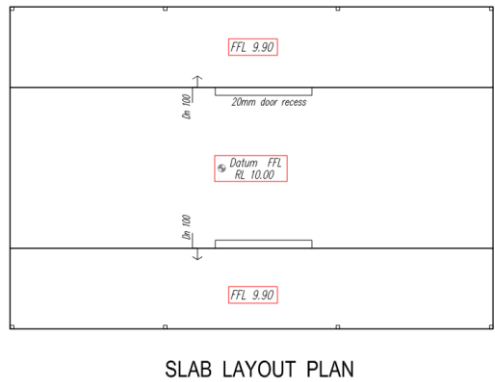
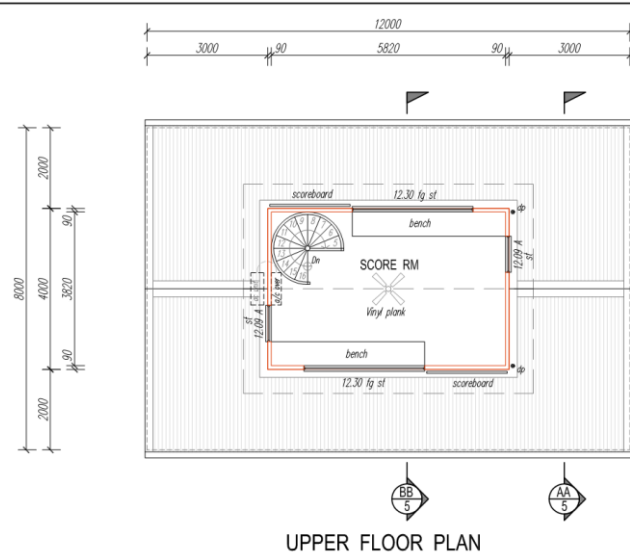
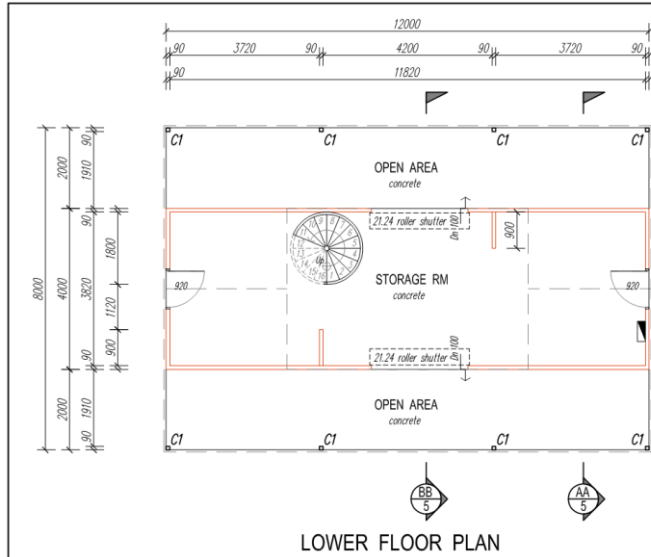
SITE PLAN 1:2000

Rev.	Description	Date
0	First Issue for Development Application	1/5/24

GILL KERR
Plan & Drafting Service
 A.B.N. 63681481976
 Mobile 0488 110262
 Email gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon Qld 4703
 Licensed under QBCC Act 1991
 Licence No. 1102209

**NEW SCORESHED BUILDING AT
 RUSSELL STREET, GRACEMERE
 FOR THE GRACEMERE CUBS
 JUNIOR RUGBY LEAGUE CLUB**

Title: SITE PLAN		
Scale: 1:2000	A3	
Date: April 2024	Drawn: GJK	
Sheet: Sheet 2 of 6	Rev: 0	
Dwg No: 24_1037		



FLOOR AREAS:

LOWER AREAS	
Storage Rm	48.0m ²
Open Areas	48.0m ²
	96.0m ²
UPPER AREAS	
Score Rm	24.0m ²
TOTAL ROOFING AREA	98.0m²

LEGEND & NOTES:

Windows:
 12.18 - 1200 high x 1800 wide
 A - Awning window
 D - Double hung window
 st - Solar tint finish (or equal)
 obs - Obscure glazing
 fg - Fixed glass
 sgd - Sliding glass door
 xo denotes sliding/fixed viewed from outside

Sliding glass doors & windows supplier shall adapt the sizes noted on the floor plan to their standard stock sizes.

C1 90x90 steel SHS column

Min. 900# ceiling fan

Min. 90mm# PVC downpipe

Electrical distribution sub-board

ENGINEERING:
 Refer to Engineer's drawings for design & details of:
 - Stiffened raft footings & slab design
 All waterproofing, priming & sealing to be in accordance with the manufacturer's specifications and the requirements of the National Construction Code of Australia (NCC)

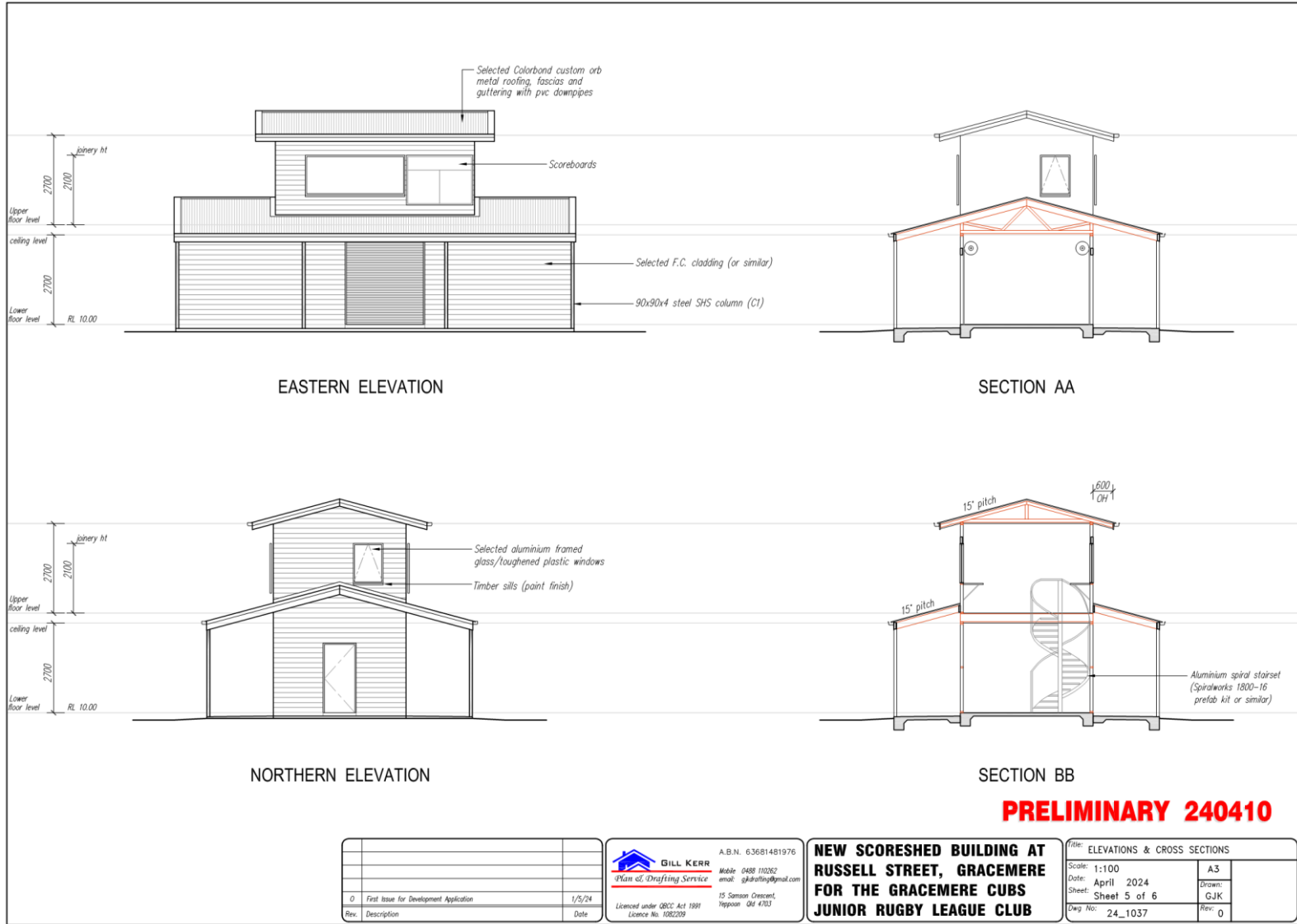
0	First Issue for Development Application	1/5/24
Rev.	Description	Date

GILL KERR
 Drafting Service
 A.B.N. 63681481976
 Mobile 0468 110262
 Email: gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon Qld 4703
 Licenced under QBCC Act 1991
 Licence No. 1802209

NEW SCORESHED BUILDING AT RUSSELL STREET, GRACEMERE FOR THE GRACEMERE CUBS JUNIOR RUGBY LEAGUE CLUB

Title: LOWER, UPPER & SLAB LAYOUT FLOOR PLANS		
Scale: 1:100	A3	
Date: April 2024	Drawn: GJK	
Sheet: 4 of 6	Rev: 0	
Dwg No: 24_1037		

PRELIMINARY 240410



EASTERN ELEVATION

SECTION AA

NORTHERN ELEVATION

SECTION BB

PRELIMINARY 240410

0	First Issue for Development Application	1/5/24
Rev.	Description	Date

GILL KERR
Plan of Drafting Service
 A.B.N. 63681481976
 Mobile: 0488 110262
 Email: gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon Qld 4703
 Licensed under QBCC Act 1991
 Licence No. 11082209

**NEW SCORESHED BUILDING AT
 RUSSELL STREET, GRACEMERE
 FOR THE GRACEMERE CUBS
 JUNIOR RUGBY LEAGUE CLUB**

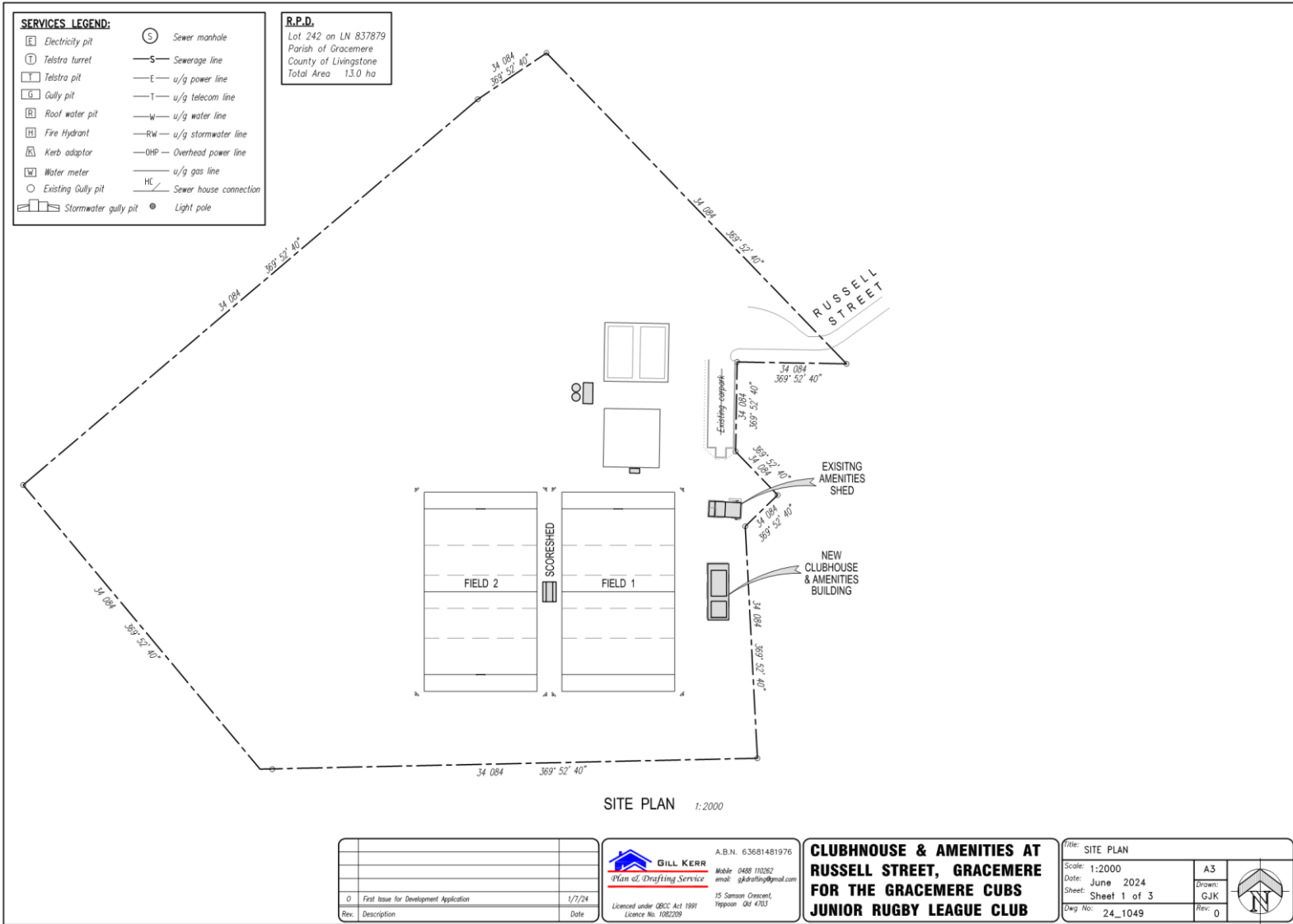
Title: ELEVATIONS & CROSS SECTIONS	
Scale: 1:100	A3
Date: April 2024	Drawn: GJK
Sheet: Sheet 5 of 6	Rev: 0
Dwg No: 24_1037	

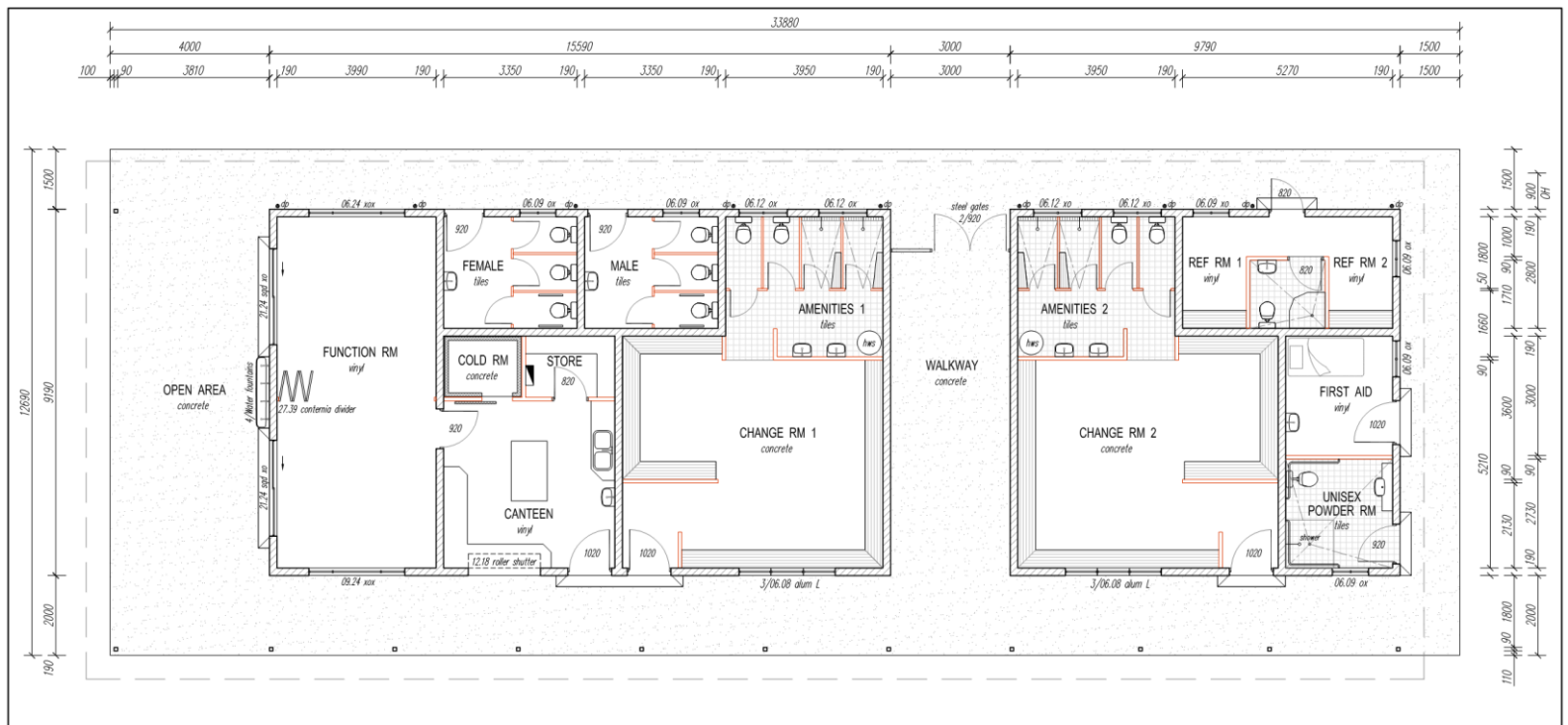
**GRACEMERE JUNIOR RUGBY
LEAGUE INC - LEASE EXTENSION
AND INFRASTRUCTURE CHARGES**

Prelim Design - Project B (Clubhouse)

Meeting Date: 18 March 2025

Attachment No: 3





FLOOR PLAN

LEGEND & NOTES:

Windows:
 12.18 - 1200 high x 1800 wide
 A - Awning window
 D - Double hung window
 st - Solar tint finish (or equal)
 obs - Obscure glazing
 fg - Fixed glass
 sgd - Sliding glass door
 xo denotes sliding/fixd viewed from outside

Sliding glass doors & windows supplier shall adapt the sizes noted on the floor plan to their standard stock sizes.

••• Min. 90mm# PVC downpipe
 Electrical distribution board
 Min. 900# ceiling fan
 Cavity sliding door
 Aluminium sliding doors

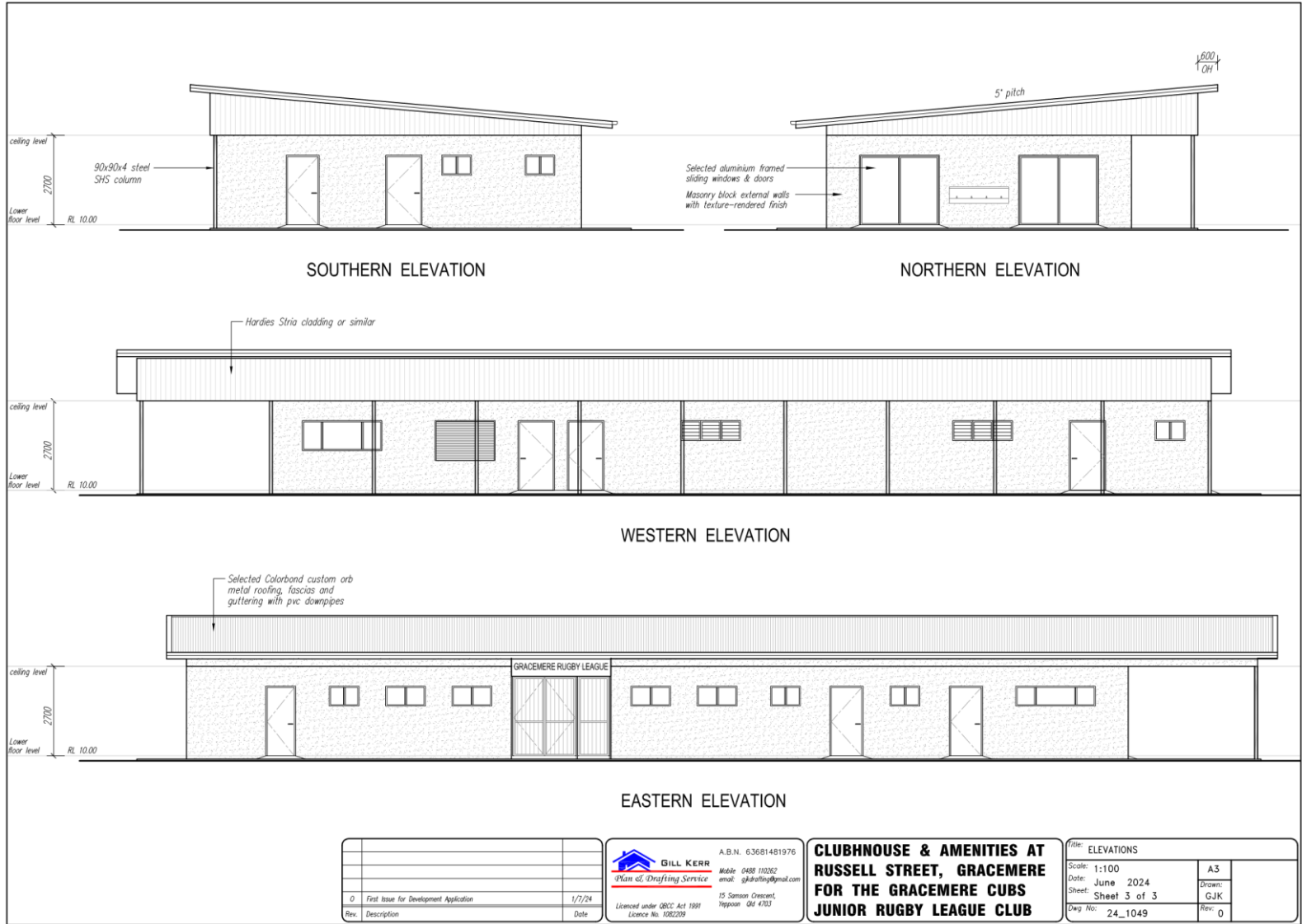
Change Room details:
 Hot water system (415 l)
 Grated drain
 Shower head
 Denotes 90x90 steel SHS column

0	First Issue for Development Application	1/7/24
Rev.	Description	Date

GILL KERR
 Drafting Service
 A.B.N. 63681481976
 Mobile 0488 110262
 email: gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon Qld 4703
 Licensed under QBCC Act 1991
 Licence No. 1982209

**CLUBHOUSE & AMENITIES AT
 RUSSELL STREET, GRACEMERE
 FOR THE GRACEMERE CUBS
 JUNIOR RUGBY LEAGUE CLUB**

Title: FLOOR PLAN		
Scale: 1:100	A3	
Date: June 2024	Drawn: GJK	
Sheet: Sheet 2 of 3	Rev: 0	
Dwg No: 24_1049		



Rev.	Description	Date
0	First Issue for Development Application	1/7/24

GILL KERR
Plan & Drafting Service
 A.B.N. 63681481976
 Mobile 0488 110262
 Email: gkdrafting@gmail.com
 15 Samson Crescent,
 Yeppoon Qld 4703
 Licensed under QBCC Act 1991
 Licence No. 11082209

**CLUBHOUSE & AMENITIES AT
 RUSSELL STREET, GRACEMERE
 FOR THE GRACEMERE CUBS
 JUNIOR RUGBY LEAGUE CLUB**

Title: ELEVATIONS	
Scale: 1:100	A3
Date: June 2024	Drawn: GJK
Sheet: Sheet 3 of 3	Rev: 0
Dwg No: 24_1049	

GRACEMERE JUNIOR RUGBY LEAGUE INC - LEASE EXTENSION AND INFRASTRUCTURE CHARGES

Gracemere JRL Master Plan

Meeting Date: 18 March 2025

Attachment No: 4



TABLE OF CONTENTS



<u>INTRODUCTION</u>	<u>1</u>
<u>DEMOGRAPHICS AND SOCIAL INDICATORS</u>	<u>2</u>
Demographics table	2
Social cohesiveness and indigenous participation in sport	3
Crime in Gracemere	3
<u>MEMBERSHIP DATA</u>	<u>4</u>
Number of teams per age group	4
Player registration per season	4
<u>FINANCIAL PERFORMANCE</u>	<u>5</u>
Income growth	5
<u>REGIONAL CONTEXT AND FUTURE USE</u>	<u>6</u>
Population growth	6
<u>STAKEHOLDER ENGAGEMENT</u>	<u>7</u>
Consultation program	8
Outcomes from stakeholder meetings	8
Survey results	9
Snapshot of survey respondents' characteristics	9
Snapshot of survey respondents' facility usage characteristics	9
Identified improvements	10
Summary	10
<u>SITE DETAILS</u>	<u>11</u>
Land ownership	11
Overlays and services	11
Overlays	11
<u>MASTER PLAN</u>	<u>12</u>
<u>PRIORITISED IMPLEMENTATION PLAN</u>	<u>13</u>
Prioritised Implementation Table	13
<u>ACKNOWLEDGEMENTS</u>	<u>14</u>
<u>COPYRIGHT AND DISCLAIMER</u>	<u>14</u>






INTRODUCTION

Gracemere Junior Rugby League (JRL), affiliated with the Queensland Rugby League, is a club deeply committed to fostering a diverse and inclusive environment. At GJRL, the focus isn't solely on rugby league; it's about creating opportunities for boys and girls to participate in the sport whilst also placing a strong emphasis on volunteer recruitment and development. The club's ethos revolves around welcoming everyone, regardless of background or skill level, to engage, play and flourish at GJRL.

The club has long recognised the need to upgrade its facilities to a suitable standard and has commissioned this master plan report to clearly and strategically detail the future facility improvement projects that are required. The plan identifies and prioritises future development that will benefit all current and future users and members, potential partner clubs, and the broader community with it's location being conveniently sited within the popular Cedric Archer Park. The master plan provides direction for Gracemere JRL to form part of the broader sport and community facility network across the Rockhampton region.

Following the recommendations in this master plan and through engaging with local stakeholders, Gracemere JRL will be in a position to attract external funding assistance to invest in the development of additional and improved facilities. This could include applications for significant state or federal funding programs to aid in the growth of the sport in the region, whilst supporting other community initiatives.



DEMOGRAPHICS AND SOCIAL INDICATORS

DEMOGRAPHICS TABLE¹

	Year	Gracemere SAZ	Rockhampton LGA	Queensland	Australia
Population	2021	12,379	81,968	5,156,138	25,422,788
Percentage female	2021	51.1%	50.6%	50.7	50.7
Percentage male	2021	48.9%	49.4%	49.3	49.3
Percentage of children aged 5-15	2021	17.8%	13.1%	13%	12.4%
Median age	2021	33	37	38	38
Median weekly household income	2021	\$1,762	\$1,477	\$1,517	\$1,507
Full-time workers (%)	2021	57.3%	58.5%	55.8%	55.9%
Family households (%)	2021	77.7%	68.6%	71.0%	70.5%
Lone persons households (%)	2021	19.2%	28.0%	24.7%	25.6%
Unemployment rate (%)	2021	6.1%	5.7%	5.4%	5.1%
Households where a non-English language is used	2021	6.1%	8.0%	15.6%	24.8%
Volunteer work (%)	2021	11.6%	13.6%	14.1%	14.1%

Table 1: Demographics

1 <https://www.abs.gov.au/census/find-census-data>

Demographic and socio-economic characteristics are used as social indicators for influencing demand for services and facilities in an area. Gracemere Junior Rugby League (JRL) draws their members from various areas within the Rockhampton LGA. In Table 1 to the left, a range of demographic and socio-economic characteristics have been compared across Gracemere SAZ, Rockhampton LGA, Queensland and Australia. The demographic snapshot table demonstrates that Gracemere and Rockhampton residents exhibit the following attributes in comparison to Queensland and Australian residents:

- » A lower median age than Queensland and Australian residents
- » A higher unemployment rate
- » A lower proportion of households where a non-English language is used
- » A higher percentage of full-time workers
- » Gracemere has a stronger proportion of family households than Rockhampton, Queensland and Australia
- » Gracemere has a higher percentage of children aged 5 to 15 than Rockhampton, Queensland and Australia
- » Gracemere has a higher median weekly household income than Rockhampton, Queensland and Australian residents

A region with a greater proportion of family households (e.g. children within households) provides a potential opportunity for increased participation in community sporting organisations. This is closely linked to the higher percentage of children aged 5 to 15 in Gracemere compared to Rockhampton, Queensland and Australia. Gracemere JRL has the opportunity to leverage this increased percentage to expand its membership and foster increased involvement in junior sport. This would effectively contribute to the development of the club's player network.

Gracemere holds a substantial workforce contribution to coal mining, with 6.2% of its population employed in this sector, significantly surpassing Queensland's average of 1.8%². With 10.64% of respondents from the Gracemere Junior Rugby League (GJRL) consultation survey being associated with the mining sector, there lies a unique opportunity to harness the involvement of mining families in sports activities. For those employed in mining, sports participation offers health advantages and it can serve as a mental respite, alleviating stress and fostering community connections³. With a larger percentage of GJRL respondents linked to mining, the club can promote healthier lifestyles and serve as a unifying force, enhancing the well-being of families embedded in Gracemere's mining sector.

2 <https://abs.gov.au/census/find-census-data/quickstats/2021/QS308031210>

3 <https://ro.uow.edu.au/cgi/viewcontent.cgi?article=5805&context=theses>

SOCIAL COHESIVENESS AND INDIGENOUS PARTICIPATION IN SPORT

Sport and recreation is a key medium for creating new relationships among disparate social groups. People from culturally and linguistically-diverse backgrounds (CaLD) and Indigenous Australians can be vulnerable to social and structural disconnection. Research has suggested that participation in sport provides increased opportunities for people to connect with the wider community and provides opportunities for social engagement; often creating awareness and acceptance of differences between individuals and communities⁴.

Queensland Rugby League (QRL) is committed to further developing the capacity and reach of Aboriginal and Torres Strait Islander rugby league throughout Queensland, through development of strong sustainable partnerships with key stakeholders and Aboriginal and Torres Strait Islander peoples and communities to further enhance QRL's Indigenous rugby league moving forward. The QRL RAP is a formal recognition of rugby league's commitment to promoting reconciliation inclusiveness on and off the field.

Gracemere has a resident Aboriginal and Torres Strait Islander population constituting 10.6% of its inhabitants. This surpasses the Rockhampton average of 8.3% and notably exceeds Queensland's average of 4.6%.

Reflecting its commitment to inclusivity, Gracemere Junior Rugby League proudly welcomes 15.96% of its members from Aboriginal and/or Torres Strait Islander communities, fostering diversity within its membership base.

CRIME IN GRACEMERE

Gracemere, compared to the broader Queensland statistics, maintains a slightly elevated crime rate, averaging 84.26 crimes per 1000 people⁵, slightly higher than Queensland's rate of 83.73 crimes per 1000 people⁶. One avenue for addressing this issue involves amplifying youth involvement in sports. Studies consistently underscore the positive impact of sports engagement among young individuals in curbing criminal behaviour⁷. By providing avenues for participation in sports, communities often witness a decline in crime rates among youth. The structure, discipline and sense of community fostered by sports promotes a healthier lifestyle and it contributes significantly to crime prevention efforts.

⁴ Middle, I and Tye, M. 2014 More than Winning: the real value of sport and recreation in WA. Research Report Department of Sport and Recreation WA, Centre for Sport and Recreation Research, Curtin University, Perth

⁵ <https://redsuburbs.com.au/suburbs/gracemere/>

⁶ <https://redsuburbs.com.au/states/qld/>

⁷ <https://www.aic.gov.au/sites/default/files/2020-05/tandi165.pdf>



MEMBERSHIP DATA

NUMBER OF TEAMS PER AGE GROUP

2022		2023	
Age groups	Number of teams	Age groups	Number of teams
U6	1	U6	2
U7	1	U7	2
U8	1	U8	1
U9	2	U9	2
U10	1	U10	1
U11	0	U11	2
U12	1	U12	1
U13	0	U13	1
U14	0	U14	0
U15	0	U15	0
U16	0	U16	0
U17	0	U17	0

Table 2: Teams per age group in 2022

Table 3: Teams per age group in 2023

The expansion of junior teams from seven to twelve over a single season indicates a strong interest in rugby league within the area, reflecting exemplary club management and systems for attracting and retaining young players. Remarkably, the club almost doubled its team count from 2022 to 2023 and included additional teams across four age categories, despite not benefiting from the automatic progression of players to higher age groups.

On a member basis, the club witnessed a 57% growth, growing from 96 to 151 members within a year.

REMARKABLY, THE CLUB ALMOST DOUBLED ITS TEAM COUNT FROM 2022 TO 2023 AND INCLUDED ADDITIONAL TEAMS ACROSS FOUR AGE CATEGORIES

FEMALE REGISTRATION PER AGE

2023 Female Registration Per Age									
Club name	05	06	07	08	09	10	11	12	Total
Gracemere JRL	1	1	1	4	1	5	3	4	20

Table 4: Registration per age 2023

2022 Female Registration Per Age							
Club name	07	08	09	10	11	12	Total
Gracemere JRL	4	1	3	2	1	1	12

Table 5: Registration per age 2022

Within the female cohort, the club saw the number of female players increase from 12 in 2022 to 20 in 2023. The club added female players in two new age groups and maintained or increased participation in all but the 13-year-old category, which may be attributed to a player advancing to senior rugby league.

For all players, the club's player retention rate of 95% for 2023 stands out, significantly exceeding the benchmark of 60% that is typically considered successful. The fact that only 13 players did not return suggests the club is providing a secure, inclusive, and fulfilling environment for its members.

PLAYER REGISTRATION PER SEASON

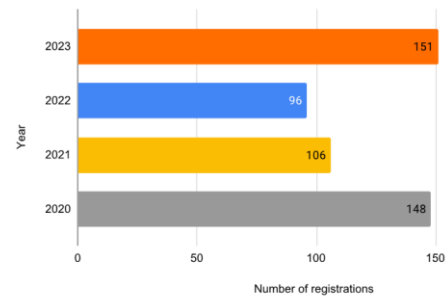


Figure 1: Player registration per season

The club's registered player numbers have rebounded to pre-COVID-19 levels after the pandemic's significant disruption. The years 2020 and 2021 saw a marked decline in participation across all categories due to the global health crisis. Encouragingly, 2023 data reflects a substantial recovery in participation, suggesting a positive trend. It is plausible to expect that 2024 data will continue this upward trend, with participation levels anticipated to exceed those of 2020.

FINANCIAL PERFORMANCE

Gracemere Junior Rugby League has applied a significant focus on raising the revenue streams of the club, most notably through membership fees, canteen sales and sponsorship. The club's efforts have been extremely successful, demonstrating Gracemere Junior Rugby League's ability to generate its own funds to support external funding for facility improvements. From 2022 to 2023, canteen sales increased by 340%, with an additional \$15,000 in canteen profit from the previous year. The club's efforts to attract more sponsors generated a significant increase in sponsor generated income, from \$8,500 in 2022 to \$33,000 in 2023. As membership grew, the income from player fees almost doubled in 12 months, from \$15,452 in 2022 to \$28,340 in 2023. At the end of the 2022/23 financial year, the club had over \$40,000 in the bank, with no significant liabilities.

INCOME GROWTH

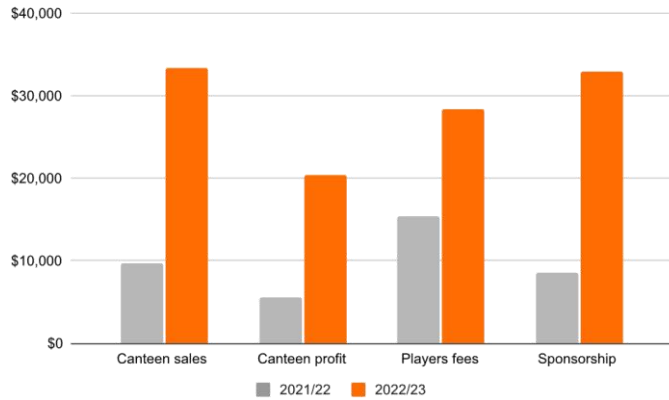


Figure 2: Income growth





REGIONAL CONTEXT AND FUTURE USE

The facility will strengthen the local rugby league presence in Gracemere. It will remain a 'local' level facility, designed to cater to the specific needs and aspirations of our region's local rugby league clubs and members. However, the club also recognises the importance of inclusiveness and adaptability. As the demand for rugby league and other sports grow, the club is ready to explore opportunities to connect with other community groups. This facility's future is tied to the sporting and community landscape of Gracemere and the wider Rockhampton region.

This inclusive approach is reflected in the stakeholder engagement results, where there exists robust backing from stakeholders for the enhancement of Cedric Archer Park's facilities. This support highlights the expected high usage of these amenities once completed and emphasises the diverse range of Gracemere-based organisations set to benefit from these upgraded facilities, including but not limited to:

- Gracemere Netball Club
- Bamfit Personal Training
- The Rippers basketball team
- Gracemere Redbacks Soccer
- The primary and secondary school sports teams

"In our quest to secure funding and enhance the clubhouse facility, we are diligently working with survey data and consultation feedback. By leveraging this input, we aim to identify multi-use opportunities that not only enhance the appeal of our new clubhouse but also make it an attractive prospect for potential funding sources. For instance, once the new clubhouse is erected, it could potentially become the go-to venue for local events in our area, a hub for community gatherings, and a space that sporting groups and community groups may utilise. Furthermore, we acknowledge the growth in female rugby league teams and the increasing need for better facilities to support this expansion. We are poised to make informed decisions that ensure our facility remains not just a rugby league home but a dynamic, evolving, and inclusive community asset."

Gracemere Cubs JRL Club

POPULATION GROWTH

The 2023 population forecast for Gracemere (North) is 4,660 and is forecasted to grow to 7,085 by 2041¹. This demonstrates a 52.06% increase over the period. This growth highlights the potential for expanded activity at the club, underscoring the necessity for enhanced facilities outlined in this master plan.

¹ <https://forecast.id.com.au/rockhampton/about-forecast-areas?WebID=130>

STAKEHOLDER ENGAGEMENT

The consultation program for the Gracemere Junior Rugby League Master Plan was designed to achieve maximum input from stakeholders and the broader community. The program was developed in compliance with the International Association for Public Participation (IAP2) Public Participation Spectrum, which is used in the development and implementation of public participation processes. When adhered to, the core values of this spectrum assist in facilitating better decisions that reflect the concerns and interests of stakeholders. The consultation program was developed in direct alignment with the IAP2 'Consult' Level of Engagement.

The objectives of the consultation program were to:

OBJECTIVES

- Engage with **current and potential members** of Gracemere JRL and Gracemere Netball to identify their current and future needs. Consultation included details relating to each user group's:
 - Historical, current and forecasted uses of the site
 - Strategic direction
 - Ideas for the site
 - Seek **information, data and evidence** to support the need for new, refurbished or expanded facilities
 - Determine realistic **timeframes** for recommended developments
 - Engage with the **local community**
- Obtain **public feedback** on analysis, alternatives and/or decisions

IAP2'S PUBLIC PARTICIPATION SPECTRUM



The IAP2 Federation has developed the Spectrum to help groups define the public's role in any public participation process. The IAP2 Spectrum is quickly becoming an international standard.


		INCREASING IMPACT ON THE DECISION 				
		INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
	PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Figure 3: IAP2 Public Participation Spectrum



CONSULTATION PROGRAM

The comprehensive consultation program involved:

- Inception meeting with Gracemere Junior Rugby League (JRL) representatives
- Online survey of the rugby league club members and the netball club members
- Telephone calls and online meetings with relevant external site stakeholders, as mentioned below
- Online review meeting with Gracemere JRL representatives to present and discuss draft master plan and report
- Submission of draft master plan and report to stakeholders consulted to date, to seek their input and feedback
- Submission of final master plan package to Gracemere JRL for adoption

During the consultation program the following groups were contacted through online surveys, telephone calls and email communication:

- Capras Rugby League
- Department of Sport and Recreation
- Gracemere Netball Club
- Police Citizens Youth Club (PCYC) Rockhampton
- Queensland Rugby League
- Rockhampton District Secondary Schools Rugby League
- Rockhampton Junior Rugby League
- Rockhampton Primary Schools
- Rockhampton Regional Council
- Rockhampton Rugby League

Consultation with members and key stakeholders informed the recommendations of the master plans. This consultative approach should continue as the implementation of the plan progresses.

OUTCOMES FROM STAKEHOLDER MEETINGS

Stakeholders were consulted through telephone and online correspondence in October and November 2023, with the following organisations responding and providing feedback:

- Capras Rugby League
- Department of Sport and Recreation
- Gracemere Netball Club
- Police Citizens Youth Club (PCYC) Rockhampton
- Queensland Rugby League
- Rockhampton District Secondary Schools Rugby League
- Rockhampton Junior Rugby League
- Rockhampton Primary Schools
- Rockhampton Rugby League

Key points from these engagements include the following:

- Rugby league membership, and that of many other local sporting clubs consulted, is strong and growing
- This project presents an opportunity for Cedric Archer Park to become a genuine community hub in Gracemere
- Potential multi-use of the site will foster and grow positive working partnerships between Gracemere Junior Rugby League and a range of other local sporting clubs
- There is a need for community spaces in Gracemere, including adequate storage options for local sporting clubs, notable Gracemere Netball Club
- High quality playing surfaces are needed for all age groups that play contact rugby league or netball
- There is a strong need to cater for female participation in the development of new infrastructure at the facility, especially change rooms
- Gracemere Junior Rugby League is dedicated to growing female participation
- The ongoing expansion of both summer and winter sporting seasons is placing strain on playing field space and this project stands to help alleviate this challenge in the Gracemere and wider Rockhampton region



SURVEY RESULTS

The results of the consultation survey, which encompassed 103 participants, revealed unanimous support for the proposed master plan aimed at enhancing the facilities at the Gracemere Junior Rugby League (JRL) club. Numerous survey respondents emphasised the potential benefits that would extend to the local event scene, all sporting organisations in Gracemere, schools, little athletics and numerous community groups resulting from the enhancement of facilities at the Gracemere JRL club.

Snapshot of survey respondents' characteristics

- » 57.45% of the respondents are active members of the Gracemere JRL community
- » 30.85% of respondents are involved in Gracemere Netball Club
- » 1 respondent is a member in both Gracemere Netball and Gracemere JRL
- » Volunteers make up 48.15% of respondents

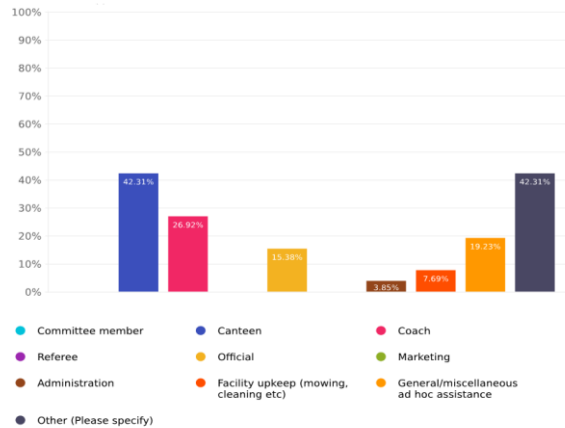


Figure 4: The composition of volunteers

'Other' responses include:

- » Manager
- » League Safe
- » Team manager
- » Sports trainer
- » First aid officer

- » 83.55% of respondents use the facilities at Gracemere JRL weekly or multiple times per week
- » 78.48% of respondents travel less than 10 minutes to reach the grounds and only 1.27% travel 30 minutes to 1 hour

Snapshot of survey respondents' facility usage characteristics

- » 94.94% of respondents use facilities at the Gracemere JRL site
- » The large field is the facility that receives the most frequent use among respondents, with 78.48% indicating their utilisation of it

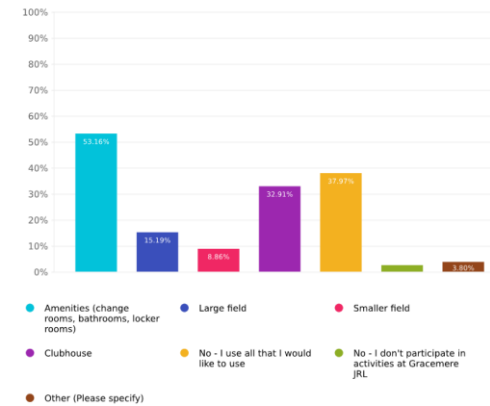


Figure 5: Composition of facility use

- » 53.16% of respondents would like to utilise the amenities at the grounds
- » 'Other' responses include:
 - » 1 respondent would like to be able to use the field at night
 - » 1 respondent said- grandstands with shade, players boxes on all fields broadcasting box
 - » 1 respondent said grandstands



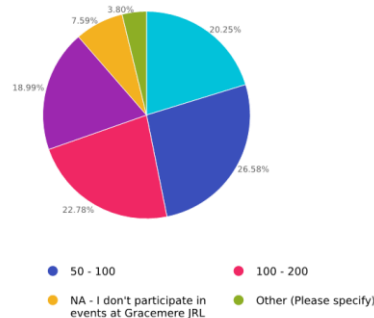


Figure 6: Attendance figures for events

Events hosted at Gracemere JRL typically draw a substantial crowd, as indicated by 26.58% of respondents reporting attendance ranging from 50 to 100 people, while 18.99% noted that events see gatherings exceeding 200 people

Identified improvements

Respondents were presented with a list of improvement suggestions and they were asked to rank their level of interest for each idea. Subsequently, a score was assigned to each improvement or development based on the respondents' rankings, enabling an assessment of the degree of need and desire for each proposal. The ideas included:

1. New clubhouse including 2 dressing rooms, first aid room, canteen commercial kitchen, flexible meeting/event space, store room, showers, toilets, referees room, accessible toilet, parents room, cleaners room
2. Covered grandstands
3. Broadcasting box between main fields with scoreboards and timers on both sides
4. An additional full sized field (resulting in the facility having 2 x full sized fields and 1 x junior field)
5. Footpath connections to make access easier for prams, people with disabilities and the elderly
6. Fencing and gates between the clubhouse and car park for safety and to assist in game day ticketing procedures
7. Field improvements to correct drainage problems
8. Upgraded lighting

Among the 8 proposed suggestions, the three options with the highest ranking scores included the new clubhouse with a score of 8.47, covered grandstands with a 6.63 and an additional full-sized field with a score of 5.86. The 'Other' suggestions included:

- » Upgrade current netball courts
- » Develop more netball courts
- » Upgraded lighting and broadcasting box with scoreboards on both sides
- » Improved basketball courts and surrounds
- » Exercise equipment

Drawing from the input of the survey participants, a prevalent theme emerges of a shared desire for increased netball opportunities and growth. This collective aspiration lends support to the idea of a collaborative endeavour between Gracemere JRL and the netball community to jointly pursue funding.

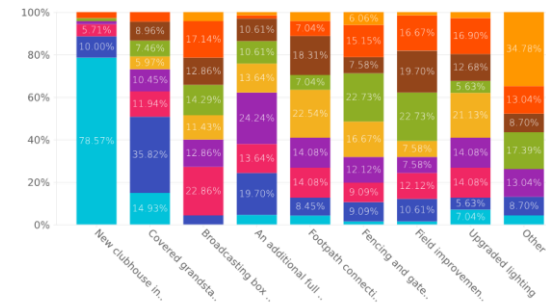


Figure 7: Priority developments

58.23% of the respondents expressed their intention to use the improved or newly developed facilities multiple times per week. This has the potential to significantly boost revenue opportunities for the club. Additionally, strengthening revenue opportunities, 59.49% of respondents identified various other organisations that could benefit from upgraded or new facilities and fields, including but not limited to:

- » Gracemere Netball Club
- » Bamfit Personal Training
- » The Rippers basketball team
- » Gracemere Redbacks Soccer
- » The primary and secondary school sports teams

Summary

The survey findings provide valuable insights into the Gracemere Junior Rugby League (JRL) club and its community. Respondents overwhelmingly support a master plan to enhance facilities, with a diverse range of interested parties including active members, parents and those closely linked to the Gracemere Netball Club. Events at the JRL club attract sizable crowds, further showcasing its importance to the community. These results underscore the vital role the club plays in Gracemere and its capacity to support the expanding community through essential enhancements and development.

SITE DETAILS

Cedric Archer Park Gracemere

LAND OWNERSHIP

Property Description	Location	Ownership
Lot 242 on LN837879	Bounded by Fisher Street and Ian Besch Drive, Gracemere	Rockhampton Regional Council

SERVICES

Planning Scheme Overlays	Applicable Overlay Layer/s
Existing Stormwater	Located in internal car park north of existing clubhouse
Existing Water	Located along northern property boundary, connection from existing water tanks to large field, connection from Fisher St to boundary near north eastern side of clubhouse
Existing Sewer	Running NS along western side of car park and eastern side of main field

OVERLAYS

The following overlays were relevant to the site (as of 18 September 2023) on the Rockhampton Region Planning Scheme Interactive Mapping:

Overlay	Details	Design Notes
Acid Sulfate Soils	Land above 5m AHD and below 20m AHD	Avoid excavation/lowering of levels, choose plant species to suit
Airport Environs	Obstacle Limitations Surface Up to 45 metres above ground level	45m height limit for built forms
Biodiversity Areas	Wetlands and Waterways	Avoid planning in overlay area or liaise with Council (development such as footpaths etc already existing in overlay area- low risk in anticipated development zone)
Flood Hazard	Creek Catchment Flood Planning Areas 1 and 2	Impacts to be confirmed by Council
Sewer and Water Planning Area	The entire site is in both of these overlay areas	Impacts to be confirmed by Council
Zone	Sport and Recreation	Relevant appropriate zone for desired use
Building Height	10m and 2 stories	Appropriate for desired structures on site
PIA	Priority Infrastructure Area	NA



ASSOCIATED DOCUMENTS
 Ensure Master Plan is read in conjunction with the full Master Plan Report inclusive of the Prioritised Implementation Plan (PIP) which elaborates on the Master Plan legend and listed improvements.

NOTE
 This Master Plan drawing is conceptual only and shall not be used for tendering and/or construction purposes. All works are subject to Council approval. Future civil engineering detailed design shall refine footpath locations, pedestrian crossing, field and drainage designs.

GRACEMERE JRL MASTER PLAN

IAN BESCH DRIVE, GRACEMERE
GRACEMERE JUNIOR RUGBY LEAGUE INC.

LEGEND

- Boundary lines
- Existing footpath
- New footpath

- 1 Existing footpath network
- 2 Proposed new shade trees
- 3 Design and construction of new junior/training field with mixed use linemarking
- 4 Relocated netball shade structures
- 5 Existing netball shade structures to be relocated
- 6 Design and construction of 2 new netball courts, consider linemarking for mixed use
- 7 Existing shade shelter to be retained
- 8 Existing netball courts to be retained and upgraded as necessary
- 9 New DDA compliant footpath connections
- 10 Overflow parking zone
- 11 Existing amenities
- 12 New pedestrian crossing and footpath connections in existing car park
- 13 Future potential to demolish disused radio control car facility and turf for shared warm up space. (Works by Council)
- 14 Design and construction of new full sized field including LED lighting and drainage design
- 15 Acquisition of 6 new portable aluminium shaded grandstands
- 16 Acquisition of 2 new double sided covered team benches
- 17 Design and construction of new broadcasting box in between 2 main fields with scoreboard and timer on either side
- 18 Lighting and drainage upgrades to existing main field
- 19 Existing clubhouse building to become storage building for netball club
- 20 Design and construction of new clubhouse including 2 changing rooms (including female facilities), showers, toilets, referee's room (incl. shower and toilet), public and accessible toilets, parents room, first aid room, canteen, commercial kitchen, flexi meeting/event/community space, storage room (with internal and external access), administration room, and cleaners store and utilities/plant room. Design and construction of new entry sign, associated landscaping works and entry footpath connections
- 21 1200mm high pool style fencing and vehicular and pedestrian gates to eastern side of new clubhouse
- 22 Existing playground amenities



PRIORITISED IMPLEMENTATION PLAN

The following prioritised implementation plan identifies each Master Plan site improvement element, whether the element is short, medium or long-term, and a budget range for each element. The implementation of the master plan is realistically planned over a 1-15 year project life cycle. Some of the potential developments will require significant investment from Gracemere Junior Rugby League Football Club, Gracemere Netball Club, Council and external funding agencies. Staging the implementation of the plan will allow capital expenditure to be distributed across multiple budget years, enhance opportunities to access external funding and facilitate the amortisation of costs over a longer period. The proposed staging may be changed at any given time should funding arise for certain facility elements. The implementation of construction projects recommended in this plan is subject to relevant approvals, including Council development and building approvals and land owner consent. Please note design and approval costs are not included in the budget ranges below. Budget ranges are based on average costs at the time of publication, budgets may need to be increased for medium and long-term projects.

Short Term 1-3 years
Medium Term 4-6 years
Long Term 7-15 years

Works shall be in line with NRL Preferred Facility Guidelines and relevant Council guidelines.

PRIORITISED IMPLEMENTATION TABLE

Master Plan Element	Detail	Priority	Budget Range
Lighting upgrades to existing main field	<ul style="list-style-type: none"> Upgrade lighting to LED lighting, 150 lux Install DDA compliant footpath connections Drainage improvements if necessary 	Short Term	\$150K-\$250K (scope dependent)
New clubhouse	<ul style="list-style-type: none"> Design and construction of new clubhouse including 2 changing rooms (including female facilities), showers, toilets, referee's room (incl. shower and toilet), public and accessible toilets, parents room, first aid room, canteen, commercial kitchen, flexi meeting/event/community space, storage room (with internal and external access), administration room, and cleaners store and utilities/plant room. Install DDA compliant footpath connections 	Short Term	\$1.2M-\$2.5M (scope dependent)
New entry works	<ul style="list-style-type: none"> Design and construction of new entry sign and associated landscaping works Install DDA compliant footpath connections from site entries 	Short Term	\$7K-\$15K (scope dependent)
New full sized field	<ul style="list-style-type: none"> Design and construction of new full sized field Inclusion of LED lighting to 150 lux Install DDA compliant footpath connections Drainage improvements if necessary 	Medium Term	\$800K-\$950K
New team benches	<ul style="list-style-type: none"> Acquisition and installation of 2 new double bench shelters for team seating (eg: https://felton.net.au/shop/shelters/double-bench-shelter/) 	Medium Term	\$10K-\$15K
New junior/training field	<ul style="list-style-type: none"> Design and construction of new junior/training field with linemarking for mixed use 	Medium Term	\$250K-\$350K
New broadcasting box	<ul style="list-style-type: none"> Design and construction of new broadcasting box (6mx3m double storey, airconditioned with water connection) between 2 main fields with scoreboard and timer on both sides 	Medium Term	\$150K-\$200K (scope dependent)
New shade trees	<ul style="list-style-type: none"> Installation of new shade trees in 1200mm dia. mulch collars throughout site as indicated on plan 	Medium Term	\$15K-\$25K
New grandstands	<ul style="list-style-type: none"> Acquisition of 6 new portable aluminium shaded grandstands (40 people per stand) (eg: https://felton.net.au/shop/grandstands/sunsafer-select-grandstand/) 	Medium Term	\$120K-\$140K
Storage facility	<ul style="list-style-type: none"> Stripping and upgrade of existing club building to transform into a storage facility 	Medium Term	\$15K-\$20K
Relocate netball shade structures	<ul style="list-style-type: none"> Relocate 2 existing shade structures on new concrete pads 	Medium Term	\$8K-\$15K
New netball courts	<ul style="list-style-type: none"> Design and construction of 2 new netball courts, consider linemarking for mixed use (possibly basketball) 	Medium Term	\$300K-\$400K
Upgrade existing netball courts	<ul style="list-style-type: none"> Upgrade of surface of 2 existing netball courts 	Long Term	\$30K-\$60K (scope dependent)
New fencing	<ul style="list-style-type: none"> 1200mm high pool style fencing and vehicular and pedestrian gates to eastern side of new clubhouse 	Long Term	\$50K-\$70K
Shared warm up area	<ul style="list-style-type: none"> Future potential to demolish disused radio control car facility and turf for shared warm up space. (Works by Council) 	Works by Council	Works by Council

Note: The above works may be re-ordered or staged based on availability of grant funding.



ACKNOWLEDGEMENTS

The contributions and cooperation from Gracemere Junior Rugby League are gratefully acknowledged.

Thanks are also extended to all stakeholders who were engaged and contributed valuable perspectives during the development of the master plan.

CPR Group acknowledges the Aboriginal and Torres Strait Islander peoples as the Traditional Custodians of the lands on which we live, learn and work. We wish to pay respect to their Elders – past, present and emerging, and acknowledge the important role Aboriginal and Torres Strait Islander people continue to play in the community.

We would like to extend this respect to the Darumbal Peoples of Rockhampton. CPR Group recognises that these have always been places of cultural, spiritual, social and economic significance.

COPYRIGHT AND DISCLAIMER

This Gracemere Junior Rugby League Master Plan (plan) has been prepared exclusively for the benefit of and use by Gracemere Junior Rugby League (the client). The plan is intended to indicate the facility needs of Gracemere Junior Rugby League.

This plan must not be used for any other purpose, or by any other party, nor is the document to be made available to any other party without the prior written consent of the client. No part of this plan may be reproduced in part or full without the prior, written permission of the client. All statements, projections and opinions expressed in this plan are given in good faith. The client indemnifies CPR Group (which includes its consultants) against any and all claims against the client, or CPR Group by reason of any information omitted or false information included in this plan.

The contents of this plan have not been independently audited. As such, the client assumes the entire risk related to its use of this plan. CPR Group does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of the contents of, or projections in this plan and disclaims any and all warranties, whether express or implied, including (without limitation) any implied warranties of merchantability or fitness for a particular purpose. In no event will CPR Group be liable to the client or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any use or misuse of this plan.

All intellectual property in the processes and methodology used to create this plan, together with the design of graphics, symbols and definitions contained in the document, is the property of CPR Group and is protected by Australian and international copyright laws. All rights reserved.

No part of the intellectual property of CPR Group may be used, reproduced, sold, transferred, modified, published or made available to any other party without the prior written permission of CPR Group.



11.2 DISPOSAL OF NON-PURPOSED COMMUNITY ASSETS AT ELIZABETH PARK

File No:	7647
Attachments:	1. Elizabeth Park - Cricket Disposals ↓
Authorising Officer:	Doug Scott - Acting Manager Parks Alicia Cutler - General Manager Community Services
Author:	Justin Bulwinkel - Sports and Active Communities Coordinator

SUMMARY

This report seeks Council's endorsement for the disposal of smaller-scale community assets identified as underutilised, poorly located, and approaching the end of their lifecycle. These assets are described as a single concrete cricket wicket and two cricket nets. The disposal of assets will enable the enhanced development and utilisation of facilities at Elizabeth Park.

OFFICER'S RECOMMENDATION

THAT:

1. Council approve the proposed disposal of aged assets at Elizabeth Park; and
2. Council officers ensure consultation with appropriate community groups and sporting organisations before finalising the disposal process.

COMMENTARY

The identified assets, specifically the cricket wicket and cricket nets located within what's considered areas occupied or utilised by football and rugby league, are no longer meeting community needs due to poor utilisation, suboptimal location, and failure to meet contemporary standards. Their removal will provide opportunities to enhance the site's usability and align with Council's strategic goals for community infrastructure.

Officers request Council receive notice regarding the disposal of the following community assets at Elizabeth Park (**Attachment 1**):

- *Cricket Wicket:* The wicket was once established as a synthetic type playing surface and is now a bare/exposed concrete slab, rendering it unsuitable for standard play. Its location encroaches on a playable field area to the east, and while it remains on site, it will render this field's future use unsuitable for competitive play (rugby league).
- *Cricket Nets (2):* The existing cricket nets are in poor condition, failing design standards and are reported to not be used for intended purposes. Therefore, they are considered to no longer serve the community effectively based on locality, condition and existing facility use through leasing agreements.

Rationale:

- *Enhancing Site Usability:* Removing these outdated assets will allow for the development of a second rugby league field, which will also accommodate soccer and other community sports. This aligns with the strategic goal of enhancing Elizabeth Park as a versatile community facility on the basis that it's not planned or considered to support the needs of cricket in foreseeable future.
- *Alignment with Strategic Goals:* The removal of both assets will support realisations of community projects with the Elizabeth Park area envisioned to support capacity

expansion and Council's broader objectives for community infrastructure, ensuring facilities meet contemporary standards and community needs.

- *Community Consultation and Transparency:* To ensure transparency and minimise community feedback risks, further consultation will be undertaken with our regional representatives of cricket as well as our local club user groups before disposal works are schedule.
- *Financial Considerations:* The disposal process is estimated to cost \$9,000.

Upon completion of the work, Council will actively support the improvement of community infrastructure and ensure that Elizabeth Park meets the evolving needs of its users.

BACKGROUND

Elizabeth Park has long been the home of the Rockhampton Tigers Junior Rugby League and the Berserker Bears Football Club. These clubs support hundreds of members, offering programs that extend from junior pathways to senior and adult competitions. Over the years, both clubs and their respective sporting bodies have utilised these facilities to host their seasonal training programs and competitive games of rugby league and soccer.

In 2024, Council commenced a project targeted to upgrade failing/aged electrical infrastructure through its rolling capital lighting renewal program, which was completed early this year. The improvements not only upgraded the existing lighting to LEDs on the primary soccer field but also laid a foundation for our community organisations (rugby league) to continue building upon. This year, the Tigers Rugby Junior League Club has already commenced working with Council to plan and scope a community-funded lighting project on the adjacent field.

Historically, the park's facilities have seen various developments. Records indicate that the 'Rainbow Cricket Club,' which eventually merged/changed to 'St George Sports Club' around 1994, may have installed some of the initial infrastructure we now look to dispose of.

To earmark the period and purpose of the asset, a memo to the curator from 1978 mentions that approval was given to Rainbow Cricket Club to construct an all-weather surface wicket. Old plans dated 1983 show the cricket nets in question proposed for development.

St George Cricket Club advised Council in 2004 they had disbanded due to lack of public interest and canceled their permit to occupy. Since then, cricket has not been a programmed or played sport within the facilities.

PREVIOUS DECISIONS

There are no previous Council decisions relating to this matter or assets proposed for disposal.

BUDGET IMPLICATIONS

Disposals can be forward programmed within Communities Disposal Budget allocation subject to prioritization of works.

Alternatively, disposal can be considered through a community-led project with the necessary council approvals.

LEGISLATIVE CONTEXT

No legal implications.

LEGAL IMPLICATIONS

No foreseen legal implications.

STAFFING IMPLICATIONS

There are adequate resources within Community Assets and Facilities and Sports & Active Communities team to manage this scope of works.

RISK ASSESSMENT

Council manages all works according to the relevant Service Agreement. Delivery partners (Including Community Organisations) must develop a detailed risk assessment for each project and comply with all workplace health and safety laws, standards, codes of practice, and Council policies and procedures.

CORPORATE/OPERATIONAL PLAN

The proposal aligns with the following Corporate Plan objectives:

- 2.1 – Our places and spaces enhance the livability and diversity of our communities
- 2.2 – We support our communities through our activities and programs.
- 5.1 – Our Region has Infrastructure that meets current and future needs

CONCLUSION

This recommendation to dispose identified community assets at Elizabeth Park, specifically the cricket wicket and cricket nets, considers a significant lack of community value and use, and creates opportunities for active user groups to enhance the site's usability. By approving this recommendation, Council will directly support the community's plan to develop a second Rugby League field, benefiting all user groups, and ensuring Elizabeth Park meets contemporary standards and community needs.

DISPOSAL OF NON-PURPOSED COMMUNITY ASSETS AT ELIZABETH PARK

Elizabeth Park - Cricket Disposals

Meeting Date: 18 March 2025

Attachment No: 1

Elizabeth Park

Overview



Cricket Nets x 2

Cricket Wicket



**11.3 QUARTERLY MINOR PROJECT STATUS REPORT FOR COMMUNITY SERVICES
- OCTOBER TO DECEMBER 2024**

File No: 8148

Attachments: 1. **Quarterly Minor Projects Report for
Community Services - October to December
2024**[↓](#)

Authorising Officer: Ross Cheesman - Deputy Chief Executive Officer

Author: Marnie Taylor - Chief Financial Officer

SUMMARY

The Quarterly Minor Project Status Report for Community Services Departments is provided for the period October to December 2024.

OFFICER'S RECOMMENDATION

THAT the Quarterly Minor Project Status Report for Community Services for the period October to December 2024 be received.

COMMENTARY

In addition to the reporting on Major and Significant Projects to the Project Reference Group, the Capital Project Framework Policy requires the quarterly reporting of all minor projects in Council's 2024/2025 Capital Budget.

The attached report is the quarterly report to the Communities Committee for minor projects within Community Services for the period 1 October 2024 to 31 December 2024.

Commentary is provided against most projects, however Managers will speak to the report if required. Please note that the areas with red font are either part of a budget for program works, which will be adjusted as required, or do not have a 2024/2025 budget allocated, which will need reallocation from other projects in a budget review.

**QUARTERLY MINOR PROJECT
STATUS REPORT FOR COMMUNITY
SERVICES - OCTOBER TO DECEMBER
2024**

**Quarterly Minor Projects Report for
Community Services - October to
December 2024**

Meeting Date: 18 March 2025

Attachment No: 1

Capital Project Report - Whole of Council - QTR 2

Completion % vs Budget 50%

										Quarter 2 Submissions				
Project Number	Project Description	Current Approved Budget	Current Year Actuals	Commitals	Actuals + Commitals	Remaining Budget	Budget 24/25 - Current Submission	Future Budget Submissions 25/26 Onwards	Project Manager	Estimated / Actual Commencement Month	Estimated Completion Month/ Quarter	Quarter 2 Comments	Quarter 3 Comments	
Community Projects														
Community Assets & Facilities														
0943056	[R] Amenities Program Renew and Upgrade	440,419	24,315	207,065	231,380	209,039	440,419	3,006,000	Zac Tomkins	Jul-24	Jun-25	Finalised scope and program of works for Queens Park and Huish Drive	Scope and design finalised for Mt Morgan #7 Dam. Demolition of 1 existing amenities at #7 Dam to commence. Works started at Queens Park & Huish Drive. Curtis Park refresh completed. Tender under evaluation	
1160129	RSP Back-Up Generator (Exp)	394,000	13,317	2,100	15,417	378,583	394,000	-	Zac Tomkins	Jul-24	Jun-25			
1160140	Memorial Gardens - close in back chapel	250,000	94,710	172,280	266,990	(16,990)	250,000	-	Damon Richardson	Jul-24	Jun-25		Works to be finalised	
1160143	[R] Roller Door Renewals	57,000	29,564	16,318	45,883	11,117	57,000	430,000	Damon Richardson	Jul-24	Jun-25			
1160146	[R] Bauhinia House Fire Panel	64,000	61,590	-	61,590	2,410	64,000	-	Damon Richardson	Jul-24	Dec-24		Works complete	
1160147	[R] Park signage & Furniture	50,000	17,096	-	17,096	32,904	50,000	500,000	Damon Richardson	Jul-24	Jun-25		Works scheduled to coincide with playground and shade installations	
1160148	[R] Northside Pool Slide Repolish	440,000	-	-	-	440,000	-	-	Damon Richardson					
1160149	[R] Bollards, Fencing, Gates	176,000	23,770	-	23,770	152,230	176,000	1,500,000	Damon Richardson	Jul-24	Jun-25		Works scheduled to start at Capelec Park and Littler Cum-Ingham Park	
1160152	[R] Kershaw Monorail Karts	55,000	47,239	-	47,239	7,761	50,000	-	Damon Richardson					
0976085	[R] Rton Showgrounds Switchboard enclosure Renewal	250,000	-	-	-	250,000	250,000	-	Damon Richardson	Oct-24	Mar-25		RPEQ design still under development. Works likely to be delayed until Q4	
1160541	[R] Masonic Lodge Refurbishment	80,000	41,041	-	41,041	38,959	42,000	-	Damon Richardson	Jul-24	Mar-25		Works complete	
0983908	[R] City Hall Refurbishment	50,000	25,540	-	25,540	24,460	50,000	800,000	Emma-Jane Dwyer	Jul-24	Jun-25		Heritage specialist organised March 2025 to provide advice on ongoing moisture concerns	
1076534	[R] Access Road renewal program - priorities provided by Civil Operations	50,000	2,356	-	2,356	47,644	415,000	500,000	Zac Tomkins	Jul-24	Jun-25		Material availability delayed until March due to weather concerns. Works scheduled for shortly after.	
1160545	[R] Field Lighting program	350,000	30,439	27,600	58,039	291,962	350,000	3,500,000	Damon Richardson	Jul-24	Jun-25		Woods Park to be completed. POs raised for Showgrounds centrerung	
1160546	[R] Gracemere library retaining wall replacement	104,000	103,513	-	103,513	487	104,000	-	Damon Richardson	Jul-24	Mar-25		Works complete	
1160547	[R] Custom House Carpet	50,000	4,248	1,800	6,048	43,952	50,000	-	Zac Tomkins	Jul-24	Jun-25	Heritage exemption approved	Works scheduled for 24th March 2025	
1160549	[R] Riverside Wetplay chlorinator replacement	30,000	27,255	-	27,255	2,745	28,000	-	Damon Richardson					
1160550	[R] Southside 25m chlorinator replacement	30,000	25,015	-	25,015	4,985	26,000	-	Damon Richardson					
0984152	[N] Access and Equity Upgrade Projects	119,000	29,227	38,140	67,367	51,633	119,000	360,000	Damon Richardson	Jul-24	Jun-25		Works complete	
1076543	[R] Air-conditioner Replacement Program	200,000	21,825	195,679	217,504	(17,504)	210,000	1,060,400	Damon Richardson	Jul-24	Jun-25			
1159236	Council Depots Asphalt Renewal	4,000	3,786	-	3,786	214	4,000	-						
1159745	[U] North Rockhampton Cemetery Entry	190,000	225	-	225	189,775	190,000	-	Emma-Jane Dwyer	Jul-24	Jun-25		Quotes works over budget - to be reviewed as part of budget review	
1159746	[R] 220 Quay st reroof	386,000	277,949	71,911	349,859	36,141	386,000	-	Emma-Jane Dwyer	Jul-24	Jun-25	Works ongoing to meet Practical completion as defined in the contract	Works ongoing to meet Practical completion as defined in the contract	
1160249	City Occasional Childcare Shade Structure	22,000	-	21,900	21,900	100	22,000	-						
1160551	[R] Woodworkers guild building repairs	100,000	44,355	-	44,355	55,645	75,000	-	Damon Richardson	Jul-24	Jun-25	Stump works complete	Front stairs complete	
1160552	[R] Jardine Park kiosk repairs	20,000	1,940	105	2,044	17,956	20,000	-	Zac Tomkins	Jul-24	Jun-25	DA approvals obtained	Waiting on Ergon to disconnect power to building to allow us to proceed	
1160553	[R] Welfare house kitchen refit	20,000	-	-	-	20,000	20,000	-	Damon Richardson	Jul-24	Jun-25		Consultation with occupants to schedule a date	
1160554	[R] Southside pool drain repairs	50,000	24,320	-	24,320	25,680	25,000	-	Zac Tomkins	Jul-24	Jun-25		Works complete	
1160555	[R] Historic library roof & gutters	50,000	-	-	-	50,000	-	50,000	Damon Richardson	Jul-25	Jun-26		Report received, re-evaluating project scope - works will be delayed until 25/26	
1160556	[R] Southside pool balance tank relining	50,000	11,364	1,146	12,510	37,490	50,000	450,000	Zac Tomkins	Apr-25	Jun-25			
1160557	[R] Walter Reid Lapidary Club AC replacement	60,000	-	44,856	44,856	15,144	50,000	-	Damon Richardson	Jul-24	Jun-25		Works complete	
1159237	Memorial Gardens - Synge St proposal	194,500	43,263	66,254	109,516	84,984	110,000	3,085,000	Emma-Jane Dwyer	Jul-24	Jun-25		Concept design in progress. Report to Council expected March 2025.	
1159239	[U] City Hall Precinct - Upgrade/replacement of essential power generator	30,027	15,715	-	15,715	14,312	15,715	-	Emma-Jane Dwyer	Jul-24	Dec-24		Works complete	
1159748	[N] Energy study to determine next solar sites & EV charging sites	6,000	670	5,269	5,939	61	6,000	-	Emma-Jane Dwyer					
1159750	[U] Elizabeth park lighting	338,000	302,937	30,778	333,714	4,286	338,000	-	Emma-Jane Dwyer	Jul-24	Mar-25		Works complete - waiting on paperwork to issue PC	
1159754	McLeod Park - lighting	1,757	(445)	-	(445)	2,202	1,757	-	Emma-Jane Dwyer					
1160558	[R] Archer Park railway AC replacement	75,000	48,116	-	48,116	26,884	50,000	-	Damon Richardson	Jul-24	Mar-25		Works complete	
1160559	[N] Dump point Gracemere	50,000	18,423	20,602	39,025	10,975	50,000	-	Zac Tomkins	Jul-24	Jun-25		Delayed due to rain, works scheduled to be complete Feb 2025	
1160563	[N] Gallagher Upgrades	80,000	20,774	59,600	80,374	(374)	80,374	500,000	Damon Richardson	Jul-24	Jun-25		All works to be completed Q3	
1159857	[R] Archer Park Railway Front Entry Renewal	130,000	16,894	-	16,894	113,106	60,000	-	Damon Richardson	Jul-24	Jun-25	Works scheduled to be completed	Rain delayed completion of works. Works scheduled to be completed Q3	
1160565	[R] Bird Aviary Remesh	200,000	2,383	-	2,383	197,617	200,000	200,000	Damon Richardson	Oct-24	Jun-26		Quotes under evaluation	
1160582	[N] Gracemere AMC - New Quarantine Donga	150,000	38,637	62,738	101,375	48,625	150,000	-						

											Quarter 2 Submissions			
Project Number	Project Description	Current Approved Budget	Current Year Actuals	Commitals	Actuals + Commitals	Remaining Budget	Budget 24/25 - Current Submission	Future Budget Submissions 25/26 Onwards	Project Manager	Estimated / Actual Commencement Month	Estimated Completion Month/ Quarter	Quarter 2 Comments	Quarter 3 Comments	
1160343	[R] Southside 50m Pool lighting	7,500	7,123	-	7,123	377	7,500	18,500	Damon Richardson	Oct-24	Jun-26			
1160344	[N] Bajool Amenities Irrigation System	42,600	-	-	-	42,600	-	-	Damon Richardson					
1159260	Asset Disposal	144,000	12,289	32,113	44,402	99,598	200,000	200,000	Emma-Jane Dwyer	Jul-24	Jun-25			
1159863	[R] Trade Waste Renewals	79,000	14,420	-	14,420	64,580	82,000	700,000	Damon Richardson	Jul-24	Jun-25		Showgrounds quotes under evaluation to deliver in Q4	
1159865	[N] Mount Morgan Local Heritage Register	12,000	3,821	3,995	7,816	4,184	12,000	-	Emma-Jane Dwyer					
1160357	[U] Athelstane disabled ramp	11,000	10,899	-	10,899	101	11,000	-	Damon Richardson					
1160655	Mop Scrubber	7,500	7,425	-	7,425	75	7,500	-						
1160675	[N] Victoria Park Cable Way	100,000	-	45,750	45,750	54,250	80,000	-						
1159870	[R] Kershaw Gardens Rapids Bridge	140,000	543	138,502	139,045	955	140,000	-	Zac Tomkins	Jun-24	Mar-25		Works commenced, due for completion Q4	
1047097	[U] CCTV Camera Upgrades	100,000	99,530	139	99,669	332	100,000	450,500	Damon Richardson	Jul-24	Jun-25		Works complete, budget allocation exhausted	
1126001	[U] Parks Electrical Assets	80,000	36,985	-	36,985	43,015	80,000	-	Damon Richardson	Nov-24	Nov-24	Works commenced	Works ongoing	
1126032	[R] Mt Morgan Rail complex external works	60,000	8,170	29,100	37,270	22,730	60,000	-	Damon Richardson	Jul-24	Jun-25		Works delayed until Q4 due to contractor availability	
1148908	[R] Schotia Place - Complete Internal repaint	46,000	41,650	-	41,650	4,350	42,000	-	Damon Richardson	Jul-24	Mar-25		Works complete	
1148917	[R] Rockhampton Botanic Gardens - Residence repairs	80,000	50,815	-	50,815	29,185	80,000	-	Damon Richardson	Jul-24	Jun-25	Works ongoing	Works ongoing	
1160449	[R] Juds Park Cricket Nets	40,000	36,580	-	36,580	3,420	40,000	-	Damon Richardson					
1148931	[R] Gracemere Community Hall - Internal Painting.	100,000	62,290	-	62,290	37,710	80,000	-	Damon Richardson	Jul-24	Mar-25		Materials order and arrived awaiting scheduling	
1126038	[N] Mt Morgan Cemetery extension	100,000	21,574	3,950	25,524	74,476	100,000	320,000	Emma-Jane Dwyer	Jul-24	Jun-25		Detailed design commenced	
1160703	[U] Aussie Gopher Drain Cleaning unit	-	5,303	-	5,303	(5,303)	5,303	-	Damon Richardson	Jul-24	Jun-25			
1159245	[U] Rockhampton Tennis - Stormwater remediation	-	163	28,094	28,257	(28,257)	163	250,000	Emma-Jane Dwyer					
1158824	[R/U] Fleet Gracemere Workshop Extensions	-	466	-	466	(466)	466	-	Emma-Jane Dwyer					
1148925	[R/D] Customs House - Internal Painting	-	514	-	514	(514)	514	-						
Subtotal - Community Assets & Facilities		6,596,303	1,913,923	1,327,782	3,241,705	3,354,597	6,157,711	17,880,400						
Communities & Culture														
1160520	HV Horse Shelter	55,000	-	-	-	55,000	55,000	-	Pat Lillieboe		Jun-25		Works not proceeding	
1160521	Neilsens House Stage 2	60,000	-	-	-	60,000	60,000	-	Pat Lillieboe	Feb-25	Jun-25		Works to be completed Q3	
1160522	Returf and Drainage Showgrounds Centre Ring	146,258	-	-	-	146,258	146,258	-	Mark Millett	Jul-24	TBC	Project scoping ongoing	Project scoping ongoing	
1160523	Rockhampton Heritage Village - Internal Road Repairs	80,000	4,247	-	4,247	75,753	80,000	-	Pat Lillieboe	Nov-24	Nov-24		Works being rescope	
0946189	[N] Artwork acquisitions Art Gallery	45,000	16,870	-	16,870	28,130	45,000	290,000	Jonathan McBurnie	Jan-25	Jun-25		Ongoing	
1159057	(N) Gold Patron Program - Art work	120,000	116,000	17,500	133,500	(13,500)	120,000	600,000	Jonathan McBurnie	Jul-24	Dec-54		Fundraising occurring	
1159058	Commissioning Collective	85,000	-	-	-	85,000	85,000	300,000	Jonathan McBurnie	Jul-24			Fundraising occurring	
1160526	Adjustment of Childcare Office Space	35,000	-	-	-	35,000	35,000	-	Kylie Hoare				Works planned awaiting scheduling to minimise impact to facility	
0983857	[R] North Rockhampton Library	3,600	-	-	-	3,600	3,600	-	Samantha Shelbourn				May not be required	
0983863	[R] City Occasional Child Care Centre	80,000	21,186	49,990	71,176	8,824	80,000	-	Kylie Hoare	Jul-24	Mar-25		Works planned awaiting scheduling to minimise impact to facility	
0984138	[U] Pilbeam Theatre - Upgrade Sound System (Monitors)	40,000	38,273	-	38,273	1,727	40,000	-	Mark Millett	Jul-24	Sep-24		Completed	
0984160	[N] RFID System Upgrade	36,000	-	-	-	36,000	36,000	-	Samantha Shelbourn				Completed	
0988081	[R] Pilbeam Theatre Overhead Stage Lighting Equipment	98,000	87,778	9,887	97,665	335	98,000	-	Mark Millett	Jul-24	Mar-25		Completed	
1160375	Security Upgrade of Service Desk Library Technology Centre	6,800	6,799	-	6,799	1	6,800	-	Samantha Shelbourn	Jul-25	Dec-24		Completed	
1047099	[R] Pilbeam Theatre Follow Spots	47,500	43,531	-	43,531	3,969	47,500	-	Mark Millett	Jul-24	Jul-24		Completed	
1047102	[R] Replace Theatre Masking / Curtains / Drapes	80,000	79,701	-	79,701	299	80,000	-	Mark Millett	Jul-24	Nov-24		Completed	
0983858	[R] Rockhampton Regional Library Renewal Program	-	11,691	300	11,991	(11,991)	-	-	Samantha Shelbourn					
1160374	History Centre Shelving Photo Neg Collection	-	1,742	-	1,742	(1,742)	-	-						
Subtotal - Communities & Culture		1,018,158	427,817	77,677	505,494	512,664	1,018,158	1,190,000						
Parks														
1148966	Upgrade Botanic Gardens Irrigation Network	100,000	-	68,000	68,000	32,000	100,000	1,000,000	Aaron Pont				Master Plan currently being drafted	
0984064	[R] Irrigation Renewal Program	385,000	73,278	-	73,278	311,722	385,000	3,500,000	Gerard Young				Kele Park irrigation upgrade DA approved Jan 2025	
0984079	[R] Footpaths Renewal Program	85,000	-	90,340	90,340	(5,340)	91,000	500,000	Damon Richardson	Jul-24	Jun-25		Works complete	
1159759	Parks Traffic Management Improvements	420,000	1,064	-	1,064	418,936	420,000	480,000	Gerard Young				Currently out for tender.	
1159250	[N] Construct new Park infrastructure	44,960	-	-	-	44,960	44,960	1,000,000						
1159253	[R] Dog Off Leash Areas	200,000	-	-	-	200,000	50,000	150,000	Damon Richardson	Jul-24	Jun-25		Scope to be finalised	
1159254	Meerkat Shade - Additional shade for animal welfare and impr visitor experience	60,000	10,702	11,755	22,457	37,543	60,000	-	Emma-Jane Dwyer	Jul-24	Jun-25		AC installed	
1159255	Perentie and Lace Monitor Shade - Additional shade shelter required for animal	25,000	2,434	11,755	14,189	10,811	25,000	-	Emma-Jane Dwyer	Jul-24	Jun-25		Works to be scoped	

												Quarter 2 Submissions	
Project Number	Project Description	Current Approved Budget	Current Year Actuals	Commitals	Actuals + Commitals	Remaining Budget	Budget 24/25 - Current Submission	Future Budget Submissions 25/26 Onwards	Project Manager	Estimated / Actual Commencement Month	Estimated Completion Month/ Quarter	Quarter 2 Comments	Quarter 3 Comments
0580850	[N] Shade Construction Program	260,000	-	284,585	284,585	(24,585)	285,000	1,600,000	Damon Richardson	Jul-24	Jun-25		Works in progress
1148835	[N] Jardine Park Courts Upgrade Contribution	140,000	16,037	8,970	25,007	114,993	140,000	-	Zac Tomkins	Jul-24	Jun-25		Tender released
1158296	[N] Botanic Gardens - Improvements in Planting/Horticultural Displays	50,000	-	-	-	50,000	50,000	500,000	Aaron Pont				works planned to by undertaken this year
1158297	[N] Kershaw Gardens footpath renewal	140,000	125,001	-	125,001	14,999	126,000	-	Emma-Jane Dwyer	Jul-24	Dec-24		Works complete
1125999	[R] Water Fountain renewals	30,000	3,152	-	3,152	26,848	10,000	280,000	Damon Richardson	Jul-24	Jun-25		
1159756	Jefferies Park	-	3,334	-	3,334	(3,334)	3,400	-	Emma-Jane Dwyer				
1158299	[N] Northside Depot Improvements	-	16,738	4,500	21,238	(21,238)	22,000	-					
1148839	The Flats - Southsea Islander Hut	-	(0)	-	(0)	0	-	-	Emma-Jane Dwyer				
Subtotal - Parks		1,939,960	251,740	479,905	731,645	1,208,315	1,812,360	9,010,000					
Planning And Regulatory Services													
1148996	[R] Noise Meter	15,000	-	12,993	12,993	2,007	15,000	-	Doug Scott				Purchase complete. Remainder budget not required.
1159716	[N] AMC - Livestock shade structure and pig impounding shed	93,819	-	-	-	93,819	93,819	-	Damon Richardson	Jul-24	Jun-25		Waiting on design for trade waste. Works to be rescheduled for 25/26.
1160660	[N] Communities Contingency	160,000	-	-	-	160,000	160,000	480,000					
1126025	[R] Replacement Weed Spraying Equipment	40,000	-	-	-	40,000	40,000	130,000	Doug Scott				24/25 budget not required.
Subtotal - Planning And Regulatory Services		308,819	-	12,993	12,993	295,826	308,819	610,000					
Total - Community Projects		9,863,240	2,593,481	1,898,357	4,491,838	5,371,402	9,297,048	28,690,400					

11.4 WESTWOOD AMENITIES RENEWAL - PROPOSED CHANGE IN DIRECTION

File No: 1807
Attachments: Nil
Authorising Officer: Alicia Cutler - General Manager Community Services
Author: Emma-Jane Dwyer - Manager Community Assets and Facilities
Kellie Roberts - Coordinator Property and Insurance

SUMMARY

Since a new approach from Westwood Progress Association in January 2025, the demolition of the existing amenities has been put on-hold. This report outlines an alternative possible solution to refurbish the existing amenities which would be subject to further budget approval.

OFFICER'S RECOMMENDATION

THAT:

- 1) Council acknowledge the request from the Westwood Progress Association to keep the existing amenities for the benefit of the wider community;
- 2) Council acknowledge that this is now a change in direction from its resolution of 20 August 2024;
- 3) Council plan and budget to renew the amenities located at 4544 Capricorn Highway, Westwood as outlined in the report, subject to Council entering a Trustee Lease from the Westwood Progress Association Inc for a term of 20 years; and
- 4) Council authorises the Chief Executive Officer (Manager Community Assets and Facilities) to negotiate the terms and conditions of the Trustee Lease in preparation for execution by the delegated officer.

COMMENTARY

In January 2025, the Westwood Progress Association president reached out to council officers and advised that their position regarding a 20-year lease for waste-water discharge has changed, and they are open to exploring lease opportunities at the site for the amenities to remain.

The Westwood Progress Association were concerned for the public amenity of the area as they believed that travelers would use the area to relieve themselves even if amenities were not available.

At this stage, the contract for the demolition works has not been awarded, allowing the reassessment and further discussions to be held.

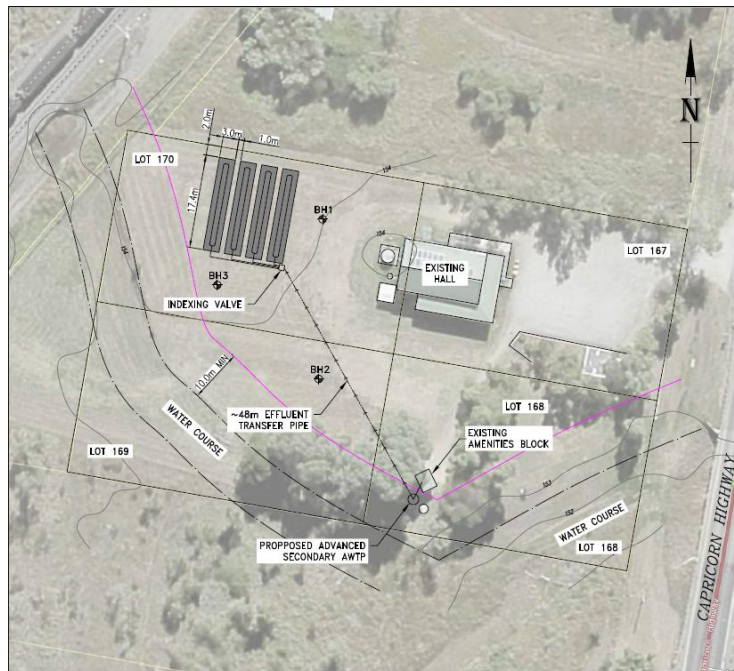
The previous new amenities that were purchased for the site have been relocated to Mount Morgan Dam.

Council officers have further explored options for upgrades on the amenities at Westwood and have determined the most cost-effective solution to ensure public amenities remain at 4544 Capricorn Highway, Westwood to be:

- Replace the existing wastewater treatment system and pump the treated waste water to the rear of the Progress Association
- Paint and update the fittings in the existing amenities

This proposal is subject to the Westwood Progress Association's agreement to a lease area that is not within 10m of the water course offset there are not expected to be any compliance concerns.

The updated concept design and forecast lease area is shown below:



This increased additional cost to revert back to the Westwood site is expected to be \$70,000.

The original project value for an entirely new amenities block at Westwood was approximately \$250,000.

BACKGROUND

Council officers have been in discussions with the Westwood Progress Association Inc. (trustee of 4544 Capricorn Highway, Westwood) regarding the replacement of the public amenities within Westwood.

The current amenities were constructed by Fitzroy Shire Council in 2000 for the Olympic torch journey, and due to location, age and usage, the amenities now breach environmental compliance. Council proposed to the Westwood Progress Association a new location for amenities within the existing reserve, to ensure Council meet environmental compliance for new amenities, specifically for the wastewater treatment system.

Officers attempted to finalise the amenities plan and subsequent lease agreement in August 2024, but unfortunately this was not achieved with the Westwood Progress Association due to the extent of the lease footprint required to achieve compliance. At the time they confirmed that they have their own amenities within the Westwood Hall for their usage and have recommended to Council officers the public amenities should be relocated elsewhere.

Council decided to not proceed with the replacement of the facilities In August 2024, and wrote to Department of Transport and Main Roads seeking their assistance to construct a roadside toilet stop. To date, no positive outcome for alternative amenities within close proximity to Westwood.

It should be noted that there is a Development Approval for a Service Station in the township on a different site which once built, might be an alternative toilet stop for travellers.

A subsequent report to Council in November 2024 highlighted the No. 7 Dam at Mount Morgan as a suitable location for the amenities originally purchased for Westwood. This amenity project at No. 7 Dam is scheduled to commence in April 2025.

PREVIOUS DECISIONS

On 20 August 2024 it was resolved "THAT Council endorse the disposal of the existing Westwood amenities and authorise the Chief Executive Officer (Manager Community Assets & Facilities) write to the Department of Transport and Main Roads requesting for the department to construct alternative amenities within the area."

On 19 November 2024 it was resolved "THAT Council endorse the renewal of the amenities located at the Mount Morgan #7 Dam."

BUDGET IMPLICATIONS

If a change in direction is chosen, this facility can be prioritised as part of the 25/26FY amenities renewal budget.

The amenities renewal budget in 24/25FY will be exhausted with the existing program and there is insufficient budget for amenities at both Westwood and No. 7 Dam locations.

LEGISLATIVE CONTEXT

Council has obligations under the following:

- Plumbing and Drainage Act 2018.
- Plumbing and Drainage Regulation 2019
- Plumbing Code of Australia (PCA) (Volume 3 of the National Construction Code)
- Queensland Plumbing and Wastewater Code

LEGAL IMPLICATIONS

Nil foreseen

STAFFING IMPLICATIONS

There are adequate resources within Community Assets and Facilities to manage the amenities renewal program.

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

Goal 1.1: We are fiscally responsible; We prioritise our projects and operational activities effectively to achieve our long-term goals

Goal 2.1: Council ensures community assets are utilised and appropriate for the needs of the community.

Goal 5.1 Our Region has infrastructure that meets current and future needs.

CONCLUSION

It is recommended that Council proceed with the amenities renewal at the Westwood site as part of the 25/26 Capital renewal program. Also, that Council leases the land from the Westwood Progress Association Inc. (trustee of the land) for a period of 20 years.

12 NOTICES OF MOTION

Nil

13 QUESTIONS ON NOTICE

Nil

14 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

15 CLOSED SESSION

RECOMMENDATION

THAT Council move into Closed Session pursuant to section 254J(1) of the *Local Government Regulation 2012* and the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J(3) of the *Local Government Regulation 2012*, for the reasons indicated.

16.1 2nd World War Memorial Aquatic Centre - Upgrades

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

16 CONFIDENTIAL REPORTS

16.1 2ND WORLD WAR MEMORIAL AQUATIC CENTRE - UPGRADES

File No: 15997

Attachments:

1. **Splash-a-bout Funding Proposal**
2. **Starting Block Quote**
3. **Timing System Quote**

Authorising Officer: Alicia Cutler - General Manager Community Services

Author: Emma-Jane Dwyer - Manager Community Assets and Facilities
Zac Tomkins - Depot Management Officer
Kellie Roberts - Coordinator Property and Insurance

In accordance with section 254J(3)(g) of the *Local Government Regulation 2012* it is considered necessary to close the meeting to discuss negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

SUMMARY

Manager Community Assets & Facilities reporting on a commercial opportunity at the 2nd World War Memorial Aquatic Centre

17 CLOSURE OF MEETING