

SPORT LAND ACQUISITION (LONG)

Objective Reference: A1751909
Reports and Attachments (Archives)

Attachment: [Attachment 1 Aerial Photos Giles Road Land](#)

Authorising Officer: Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Angela Wright
Principal Advisor City Spaces

PURPOSE

This report seeks Council approval to acquire land in Redland Bay for the purpose of establishing a new sporting venue in Redland City.

The 5 properties on offer from the owners, [REDACTED] are on [REDACTED] [REDACTED]. The [REDACTED] wish to sell the properties and are interested in the idea of keeping them together under one owner and seeing them developed for community and sporting purposes.

Under the new Redland City Plan if Council owned the properties the development would be a self-assessable material change of use (MCU). An MCU would propose re-zoning the land as Open Space (from Rural Non-Urban).

The development of sporting facilities would see the [REDACTED] remain in a similar state that is, [REDACTED] and movement. [REDACTED] may have some purpose but also may be assessed as unusable for sporting club requirements.

The properties are centrally located to the emerging and growing communities of Mount Cotton, Victoria Point and Redland Bay where few sporting facilities currently exist.

BACKGROUND

On 20 May 2015, Cr Julie Talty received a letter from [REDACTED] from [REDACTED]

Cr Talty inquired whether this land may be suited to a sporting precinct and if so what would be a ball park figure of what the land may be worth. It is outside the urban footprint and is currently [REDACTED]

_____ would like an indication as soon as possible as to the intention Council has in relation to acquiring _____. If no indication is provided by August, the _____ has indicated that the lots will be sold on the open market.

ISSUES

Site description

_____ One lot faces Double Jump Road and the remaining lots all have road frontage to Giles Road.

The lots range in size from _____. Only 4 of the lots are suitable for development of sportsfields. The fifth lot is a bushland lot zoned for Conservation. The total area available for sportsfields and ancillary facilities is approximately between _____ probably fragmented over three areas. The conservation land is _____ and would be suitable for trails for horses, bikes, walking and running activities.

A level 3 water course runs across the far northern part of the _____ and there is a large _____ dam occupying nearly one whole lot.

_____ and a number of other buildings including two residences and numerous sheds. The majority of the dam and the buildings are all on the one lot. The removal _____ would make an ideal flat platform for courts or fields. _____

_____ There is power and water to the site.

Conceivably about _____ could be developed for sporting fields and courts. A large portion of this area is relatively flat, however there is a portion with fall across 200m of about 20m. This area could be benched for courts and fields, used as a natural amphitheatre or used for car parking.

Development proposal

If the properties were in Council ownership, the proposed development would possibly be along the following lines:

- pony club area and trails beside/in the conservation area;
- sportsfields for a range of sports including different football codes, baseball and hockey;
- courts for some of the following: netball, tennis, gymnastics;
- multi-sports clubhouse;
- car parking;
- change rooms associated with each set of fields / courts.

The site will not be big enough though to cater for the 2030 shortfall and which includes moving sports off current closed land fill sites onto unconstrained land.

Demand and supply

City Sport & Venues is currently undertaking a review into sport land supply and demand. Some early indications of need have been determined using a sports demand modelling tool developed by Moreton Bay Regional Council.

By 2030 Redland will need:

- 1 more rugby league field;
- 6 more cricket ovals;

- 3 more AFL ovals;
- A dedicated athletics track;

These figures are based on participation growth in each of the sports and a range of other factors including sports seasons, number of existing fields and courts and amount of use that each sport requires.

This model however does not take into account the following:

- Long term use and turf management of sportsfields that are on uncapped closed landfill. Major issues are already being experienced at a number of sportsfields which are affecting the growth and development of the sports being played:
 - Henry Ziegenfusz – hockey
 - Redland Baseball
 - Victoria Point Sharks – AFL
- Long term use, sustainability and resilience issues to do with flooding, storm surge, drought, extreme weather events and lack of irrigation and various sportsfields. Redland has few, if any, back-up plans in the case of field closures due to any of these issues.
- Lack of space for clubs to grow, e.g. add new fields and courts. Redlands United Football Club and Redlands Netball Club are two prime examples.
- Lack of sportsfield lighting or the ability to install sportsfield lighting due to proximity to residential homes, conservation areas and installing lighting into landfill.
- Growing conflicts between events and sport at Norm Price Park (showgrounds).

Site location

The site has many advantages in relation to its location including:

- The properties are within a 5km catchment of Mount Cotton, Victoria Point and Redland Bay;
- The Double Jump Road entrance would be across the road from any future development in the Bunker Road structure plan area;
- The development could meet the short-term needs of any emerging communities in southern Redland Bay;
- The development would have two entrances (one north, one south) enabling the dispersion of traffic and closer access for residents;
- It would be expected that the road network, particularly along Double Jump Road, would be upgraded one day and could include cycle lanes and bus stops enabling bus and bike travel to the site;
- The conservation lot provides additional habitat for Redland native species and ultimately a north-south corridor and access to the creek lines.

Appropriateness of use

There are advantages to the lots being established for sporting use and a number of disadvantages, mostly to do with topography.

Advantages:

- The dual site entry from both [REDACTED] - splitting the traffic impact;
- The upgrade of Double Jump Road including the intersection of Double Jump Road and Redland Bay Road with future sub-divisions, improving safety along the road for pedestrians and turning vehicles;
- The site can be developed for sports fields and has the potential for the following:
 - 2 cricket / AFL ovals;
 - 8 senior soccer / rugby fields / hockey fields / touch;
 - Horse riding clubhouse and stables (in chicken sheds);
 - Horse riding trails;
 - Club houses and amenities – may be using existing buildings or utilising power and water from demolished buildings.
- Re-use of stormwater for irrigation via the dam which will also be a landscape feature;
- Adjoining properties may be able to be purchased and developed in the future;
- Minimal amount of tree removal;
- Water and power already on the site.

Disadvantages:

- The level of cut and fill will be considerable but not difficult. It will be more than possible to build sportsfields on the site. A site plan would have to be developed to determine the level of cut and fill required.
- Due to site and planning constraints (e.g. creek lines and other overlays), only about 16ha will be able to be developed for fields. This site will meet current and short-term sporting needs of the city but will not be enough land to provide for all the medium and long-term needs of sporting clubs over the next 20-30 years.
- Choosing to retrofit club houses and amenities into existing buildings can sometimes be more costly than building a new building. The existing structures have not been assessed for asbestos.
- Relatively poor road frontage may be a disadvantage, however it can reduce the impact of the site to neighbouring properties.

Considerations when evaluating a site for a new sports field construction
(from the Sports Turf Institute)

- Intended usage – type/amount/standard;
- User expectation;
- History of the site;
- Location in relation to neighbouring features (e.g. buildings, trees);
- Climate, including rainfall intensity, sunshine;
- Access details;
- Makeup of the soil and underlying parent material;
- Drain outlets;
- Legal requirements;
- Access to power, water, storm outlet and services;
- Budget;
- Parking;
- Site geometry/ area;
- Access to the site;
- Site topography and drainage;
- Environmental;
- Spectator viewing;
- Trees;
- Safety and security;
- Cost benefit analysis of different options.

PLANNING ASSESSMENT

- Redland Planning Scheme 2006
 - Use is most appropriately defined as an outdoor recreation facility
 - Current Zone – Conservation (1 lot) and Rural Non-Urban (4 lots)
 - Outdoor recreation facility is impact inconsistent within both zones
 - Overlays – acid sulphate soils; bushfire hazard; flood hazard; habitat protection; poultry buffer; landslide; road noise impact; and waterways, wetlands and Moreton Bay
 - Specific consideration should be made for bushfire hazard; flood hazard; habitat protection; landslide; and waterways, wetlands and Moreton Bay overlays
- Draft City Plan
 - Use most appropriately defined as outdoor sport and recreation
 - Draft Zone – Rural (all lots)
 - Development for outdoor sport and recreation is code assessable
 - Overlay – bushfire hazard; environmental significance; flood; landslide; waterway corridors and wetlands. Consideration should be made for these overlays.
- SEQ Regional Plan SPRP
 - Designated regional landscape and rural production area
 - Development within the rural production and regional landscape area for the purpose of a sport and recreation facility with a GFA of more than 5,000m² requires impact assessment. If this is the case, it would elevate the level of assessment as specified in draft City Plan.
 - Development should consider provisions of Schedule 4 of the SEQRP SPRP, and whether it would satisfy these.

- SEQ Koala Conservation SPRP
 - Site is identified as high value bushland; and medium and low value rehabilitation
 - Required to be assessed against Division 6 of the SPRP
 - Development for a sport and recreation facility is not prohibited by Division 6 and is required to be assessed against the criteria detailed in column 2 of table 6.
 - Development will be required to be located outside the high value bushland areas and not involve any clearing within these areas. This limits the development potential of the site to 4 of the 5 lots.

STRATEGIC IMPLICATIONS

Legislative Requirements

The purchase of the land will be purchased under the *Local Government Planning Act*.

The development of the land is governed by the Redland Planning Scheme, the State Planning Policy, the *Sustainable Planning Act*, the SEQ Koala Conservation SPRP and the South East Qld Regional Plan.

Risk Management

Good risk:

- Redland purchases land that it can bank to meet the current and future needs of sport in the city
- The land is close to residential communities saving commuting time
- The land area is big enough to cater for a number of sporting activities

Unknown risk:

- No site evaluation undertaken to date
- Amount of cut and fill required until a survey is undertaken and the configuration of fields and courts are determined
- Community reaction and perception
- The land area is not big enough to cater for all the sport land demand issues when all issues are factored in: closed land fill rehabilitation, growth of some sports, the need for a dedicated events space

Financial

A financial commitment will need to be made by Council to purchase the land and to develop the facilities. The contract to purchase the land will be made in line with current market conditions and as agreed between the land owner and Council.

Council will investigate all available external funding sources to offset the cost of (for example) construction of fields, courts and building amenities.

The ongoing cost maintenance of the sportsfields will depend on the leasing and management arrangements put in place.

Consideration will also need to be given to how Council would receive the site, e.g. what building should be removed, should site contamination be addressed. If

the lots are purchased in their current state then budget would need to be allocated to site establishment. Site establishment and management would need to occur early in ownership to avoid vandalism.

People

Council will need to appoint someone to oversee the following aspects of the project:

- site evaluation
- site establishment
- site analysis
- planning
- design
- community consultation
- legislative requirements
- budget requirements and requests
- partnership development
- management options and establishment
- development applications
- construction

Environmental

The site is in a Priority Koala Assessment Development Area and Council would undertake all necessary environmental assessments, striving for best practice design and project management, and fully comply with legislative requirements. The objective would be to enhance the properties for improved fauna movement and habitat.

Social

Evidence suggests that the provision of appropriate and sufficient sports facilities has considerable influence on participation in sport. The availability of suitable sports facilities, access to those facilities, and the conditions under which a facility operates can either encourage participation or act as a barrier to participation. A number of geographical, environmental, and population demographic factors are important in determining the impact a sporting facility has on the community.

Sporting facilities per se do not represent a barrier, unless factors such as location (relative access by active transport, public transport, or independent motorised transport), community reach (socio-economic and age profile of the community), design (indoor, outdoor, year-around or seasonal), management practices (accessible hours of operation), and sustainability (regular maintenance and planned upgrade) create conditions that restrict usage. When best practice planning principles are applied, sports facilities can service the widest possible participant base.

The sporting community of Redland City provide exceptional service to the whole city by ensuring people have access to a multitude of sporting activities. Providing land for sport and recreation and allowing sporting developments to occur on land is a fundamental local government service that ultimately makes cities and towns healthy and liveable. The Volunteer Sporting Community provides the passion, energy, time, resources and service to make sport happen in the ground.

Playing a sport or belonging to a sporting team delivers a full array of social benefits to the players, coaches, umpires, spectators, organisers and volunteers. The community is a wealthier and healthier place because of sport.

Redland City Council has only developed one minor playfield (School of Arts Road, Redland Bay) on the mainland since the development of Redlands Baseball in 1995/96 –some 20 years ago. The time has come to address the demand that 20 years of development has brought to the city and what another 20years will bring.

Alignment with Council's Policy and Plans

There are no alignment issues with Council's policy and plans

CONSULTATION

City Spaces has consulted with the following people:

- Councillor Division 6
- Service Manager City Sport and Venues
- Group Manager City Spaces
- Group Manager Environment and Regulation
- Principal Property Consultant
- Service Manager Strategic Planning
- Senior Turf Service Officer

A number of the above officers have been on site and inspected the property and others have offered advice on the properties ability to be developed for sporting purposes.

All are supportive of proceeding to seek Council advice on proceeding with the purchase [REDACTED]

This report follows the Sports Land Demand Study workshop on 12 July 2016 with Councillors and the Executive Leadership Team and the tabling of a report on the full range of issues impacting the delivery and growth of sport in Redland.

OPTIONS

1. To commence negotiations with the owners of [REDACTED]
[REDACTED] to purchase the lots for open space (sport and parks purposes) and conservation
2. To advise the owners of [REDACTED]
[REDACTED] of Council's plan to purchase the lots for sport, parks and conservation purposes following a planning study to determine the full extent of planning issues and site suitability.
3. Delay making any purchase offer to the owners of [REDACTED]
[REDACTED] until planning investigation into other potential properties has been undertaken in particular [REDACTED]
[REDACTED] particularly for sporting use to complement its already

documented environmental values. This property is already on the environmental acquisitions list.

OFFICER'S RECOMMENDATION

- 1. That Council grant approval for negotiations to be undertaken with the owners of Lot 6 RP79864, Lot 43 RP1884472, Lot 44 RP181590, Lot 45 RP181592, Lot 42 RP82443 on Giles and Double Jump Road Redland Bay for the purchase for open space {sport and park purposes}**
- 2. That the CEO or his delegate be authorised to execute all documentation to give effect to this resolution.**
- 3. That the report remain confidential until the purchase is completed.**

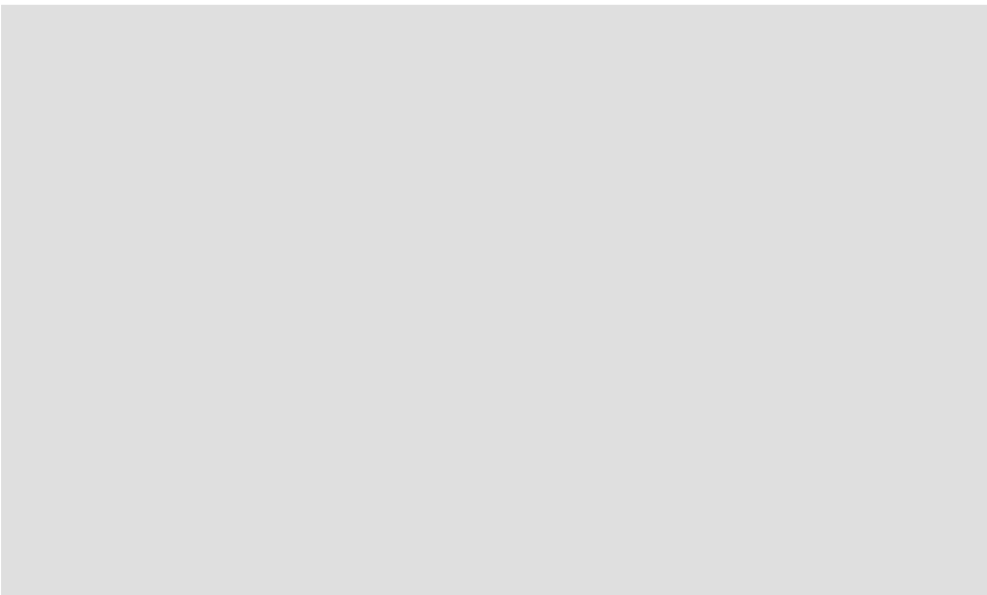
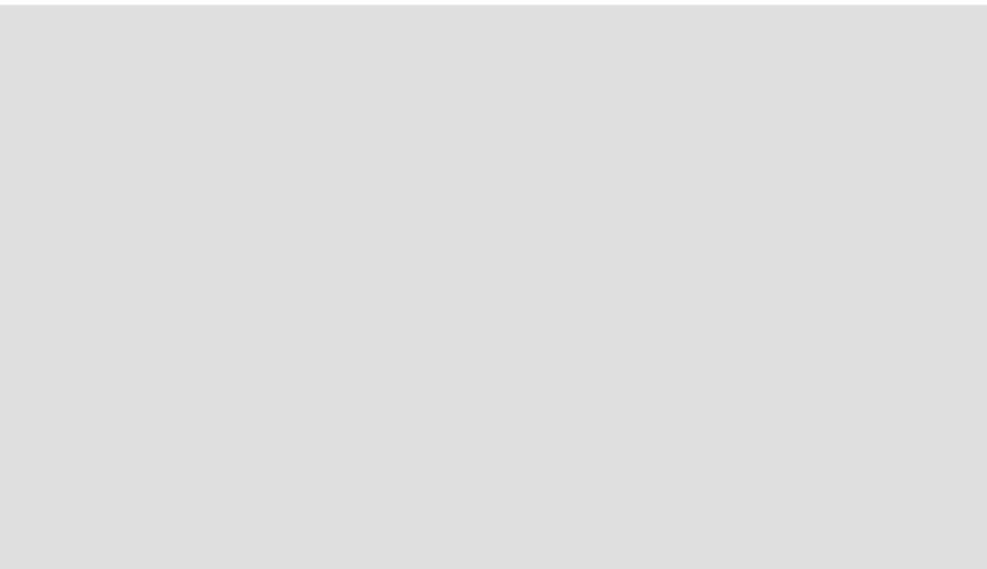
Attachment 1

Redland City Council has been invited to consider purchasing the following lots from the [redacted] for the purpose of providing sporting fields. The site (referred to as Giles Road) is made up of 5 lots. Some of the lots contain [redacted].
Some of the lots are vacant land.

It should be noted that this assessment is premature to the findings of the sports land capacity study currently being undertaken by City Sport and Venue. The report will be presented at a Councillor workshop on 12th July 2016.

Land Information

[redacted] - 5 Lots



Page 2 redacted for the following reason:

Giles Road, Redland Bay

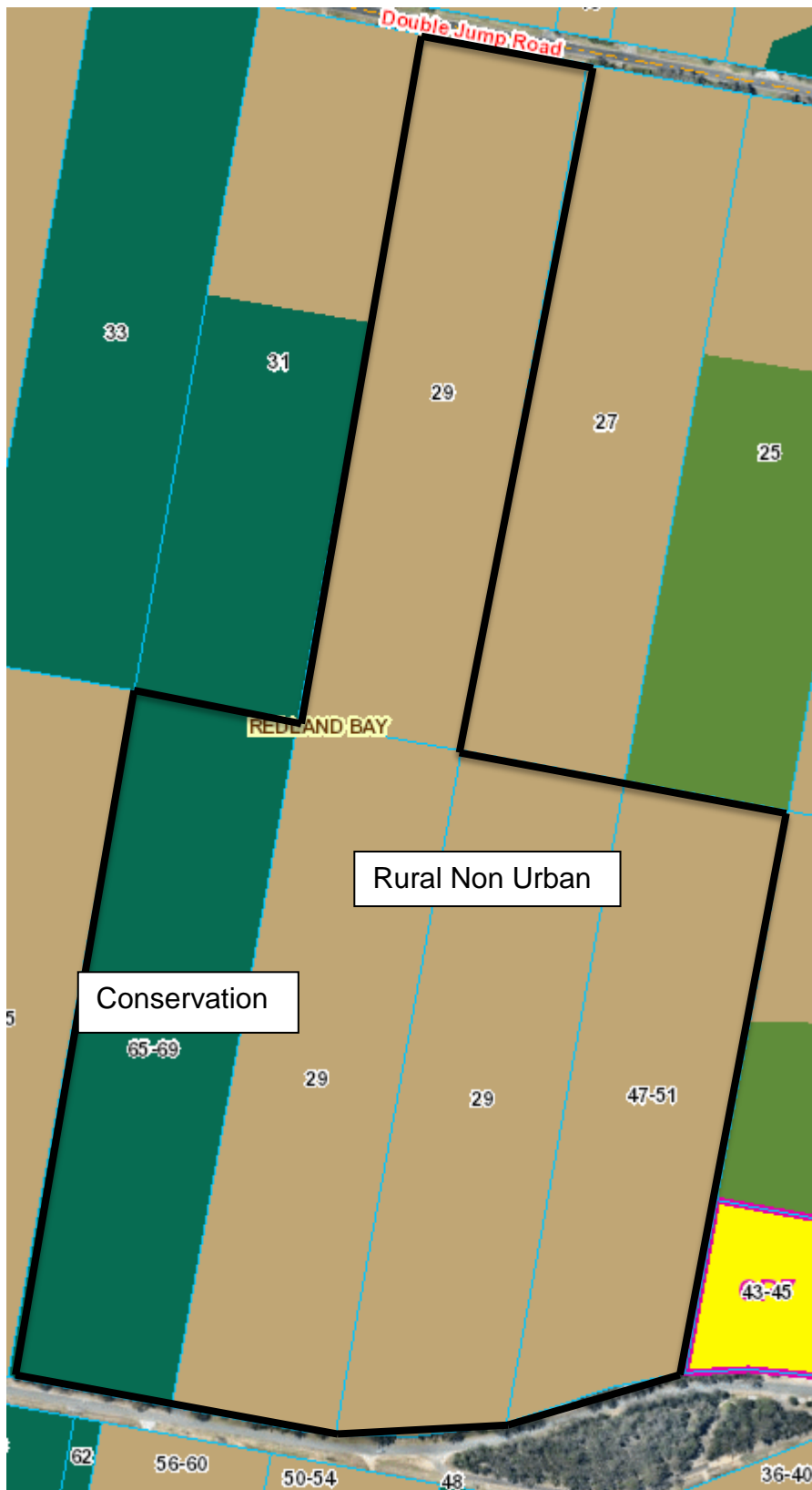


Total area of the five lots: 29.5ha

Redland Planning Scheme

	Planning overlays
	Zone – Rural Non Urban Acid Sulphate Soil (3/4 of site) Medium Bushfire Hazard Flood Prone (small area) Habitat Protection – Enhancement Area, Enhancement Corridor (small area), Bushland Habitat (small area) Poultry Buffer Road Noise Impact Waterways, Wetlands Buffer, Minor waterway and natural drainage line
	Zone – Rural Non Urban Acid Sulphate Soil Medium Bushfire Hazard (very small area) Flood Prone (small area) Habitat Protection – Enhancement Area, Enhancement Corridor (large area), Poultry Buffer Road Noise Impact Waterways, Wetlands Buffer, Minor waterway (large dam)
	Zone – Rural Non Urban Acid Sulphate Soil Medium Bushfire Hazard (small area) Flood Prone (small area) Habitat Protection – Enhancement Area, Enhancement Corridor (large area), Poultry Buffer Road Noise Impact Waterways, Wetlands Buffer, Minor waterway (dam)
	Zone – Rural Non Urban Acid Sulphate Soil Medium Bushfire Hazard (small area) Flood Prone (small area) Habitat Protection – Enhancement Area, Enhancement Corridor, Bushland Habitat, Poultry Buffer Waterways, Wetlands Buffer, Minor waterway
	Zone - Conservation Acid Sulphate Soil Bushland Habitat Road Noise Impact Waterways, Wetlands Buffer, Minor waterway, dam Medium Bushfire Hazard

Giles Road zone map



Contour Maps ——— 5m ——— 10m

Giles Road



The widest section (of the southern lots) of the current useable area is (east to west) 288m and falls approximately 40ms. The widest north the south section is 380m wide and has a fall of approximately 15m.

Possible precincts for different sports

- Joined by an internal road / path system

