

## 19.5 COMMUNITY SPORT AND RECREATION INFRASTRUCTURE RECOVERY

### Objective Reference:

**Authorising Officer:** Dr Nicole Davis, General Manager Infrastructure & Operations

**Responsible Officer:** Bradley Salton, Group Manager City Assets

**Report Author:** Frances Hudson, Service Manager Civic & Open Space  
Andrew Tyson, Program Manager - City Assets

**Attachments:** Nil

The Council is satisfied that, pursuant to Section 254J(3) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

(c) *the local government's budget.*

### PURPOSE

For Redland City Council (Council) to note the projects and activities to respond to emergent safety and non-compliant community sport and recreation facilities and assets; and to endorse further assistance to Redlands Coast's community sport and recreation organisations through a Community Sport and Recreation Infrastructure Recovery Program (Recovery Program).

### BACKGROUND

In response to COVID-19 impacts and to support the Redlands Coast community to recover more quickly, Councils Infrastructure Recovery Task Group actively looks to capital and operational works which can stimulate local spend, employment and build community resilience and wellbeing. Additionally with a focus on engaging with community clubs on their asset management and overall well-being (i.e. capacity and capabilities) a number of emergent safety and non-compliant building and electrical issues have been identified.

Early assessment of the delivery of the 2020-2021 financial year (FY) program, Council is well positioned to provide assistance to Redlands Coast community sport and recreation organisations through a focused Recovery Program. COVID-19 has had a significant impact on the income generating activities and programs that community sport and recreation organisations use to invest in and maintain the facilities needed for community-based sports and recreation. Additionally, due to COVID, the desire of the community to be connected and get outdoors has increased the use of many of the sporting facilities.

The Recovery Program aims to facilitate the optimal realisation of a substantial grant, a contributed asset, and deliver facility improvements for females, emerging recreation activities and a high growth sport.

### ISSUES

#### Safety and compliance

Based on legislation, regulations, codes and standards, Council has obligations to undertake actions to rectify or eliminate safety and non-compliant building and electrical issues identified on Council owned or managed land and facilities. Delegations are in place to enable funding to be reallocated responsively to these critical actions.

A recent comprehensive audit undertaken in February 2020, identified multiple sport court lighting and goal posts at 15 different sites as requiring removal or replacement within a 6-12 month period. Some of these sites are associated with the sports club and others, public recreation facilities. The financial viability of many clubs has been impacted extensively by COVID-19 and they are unable to fund the replacement of these assets, and to remain open and functioning, they need these lighting and goal posts to operate.

The capability of many community-based clubs to design and deliver these safety and compliance projects and major building projects is limited. Council is best positioned to manage projects from a project management, bundled procurement and delivery perspective. These projects will benefit several sports clubs, increase participation and ensure compliant buildings (i.e. fit and safe for purpose, as well as meeting standards of provision for recreation and sport parks).

Identified savings and reallocations of budgets enable responsive actioning. With the Executive Leadership Team’s support, relevant delegate’s approval and financial reporting processes, the following works will be delivered to meet these safety and compliance obligations (Table 1).

Table 1. Safety and Compliance related projects and activities identified to support community sport and recreation facilities and assets.

Site	Location	Works required	Opex cost estimate \$	Capex cost estimate \$	Total estimated cost \$
<b>Safety and compliance</b>					
Judy Holt Park	Birkdale	Lighting capacity upgrade (support all clubs onsite).			
Henry Ziegenfusz	Thornlands	Testing and adjustment to controls to enable lighting to be switched on and used by club.			
Multiple, identified from Goal/Lighting Poles Audit	Multiple (11 sites)	Replace goal/sports posts at multiple sports clubs and recreation parks as per pole audit recommendation of high risk (i.e. require attention 6-12mths).			
Pinklands Sports Precinct	Thornlands	Rectify/remove multiple structural and electrical non-compliance items.			
Judy Holt Park	Birkdale	Rectify multiple building safety items onsite.			
John Fredericks	Capalaba	Rectify/investigate fire and building non-compliance items onsite.			
Raby Boulevard Park	Cleveland	Rectify electrical non-compliance item (ie live electrical line not at acceptable depth, unmarked).			
Judy Holt Park	Birkdale	Erosion management on internal service road. New tap for manual field irrigation Project Delivery (only) Goal Posts and Dug Out Shelters.			
John Fredericks	Capalaba	Footpath, decking and asphalt repairs. Building Inspection*.			
<b>Total</b>			<b>\$200,000</b>	<b>\$364,000</b>	<b>\$564,000</b>

### Sport and recreation activities, trends and gaps in facilities

Council has the opportunity to proactively respond to gaps in existing facility provision that will assist clubs, cater for expected new members and support the increased female and player participation. Taking the initiative in particular to support community recreation activities (gardening), female participation and high growth indoor sport.

It is proposed to reallocate funds in the FY2020-2021 budget of approximately \$946,100 capital (capex) and \$35,000 of operational (opex) to fund the Recovery Program (table 2). No additional budget is required to deliver the approximate budget of \$981,100 program. It will be funded by savings identified across multiple Infrastructure and Operations Programs FY2020-2021; the capital program and from reallocated operational funding. This approach supports Council's total FY2020-2021 budget and financial sustainability model.

Table 2. Community Sport and Recreation Infrastructure Recovery Program

Site	Location	Works required	Opex cost estimate \$	Capex cost estimate \$	Total estimated cost \$
<u>Sport and recreation trends and gaps in facilities</u>					
Charlie Buckler	Redland Bay	Design of sport club facility with change rooms, storage, cricket training net and services etc. and install single training cricket net in Year 1.			
Pinklands Sports Precinct	Thornlands	(Female) Modular Change Room facilities.			
YMCA	Victoria Point	Repurposing of gymnastics area to two usable basketball courts. Includes fix hole in floor, install electronic scoreboards and minor configuration works for operations. Significant player and official numbers. No support from Council to date. Out growing current facilities with minimal investment form.			
Fielding Park	Redland Bay	Design and construct a car park to service members and visitors to the community garden being developed in the community Fielding Park.			
<u>Contributed asset</u>					
Land Army Girl - Sculpture Installation	Thornlands	Sculpture installation of a donated asset (Federally funded).			
<b>Total</b>			<b>\$35,000</b>	<b>\$946,100</b>	<b>\$981,100</b>

The following detail relates to the projects identified as forming part of the program.

### Charlie Buckler Memorial Sportsground

The Southern Bay Cyclones Rugby Union and Sharks Cricket clubs have substandard club facilities and no suitable change rooms for female players. The clubs were given a grant for \$500,000 from the Federal Government however this will not deliver a fit for purpose building, including public toilets. The scope and cost estimates need to be developed through a design process which is proposed to be undertaken by Council. This will ensure that the project is managed and delivered with the appropriate approvals and standards for the benefit of Council (the proposed asset owner), clubs and community. To enable better siting and meet club needs, the existing cricket training net and storage sheds need to be relocated. Funding will be required in Year two in order to complete works. Grant acquittal expected early 2022. Funding the [REDACTED] capex planning and design activities this year (can be capitalised), will position the delivery of the project in FY2021-2022 to the desired scope whilst meeting the grant acquittal timeframes.

### Pinklands Sports Complex

The Redlands Coast Sport and Recreation Precinct (Precinct), Heinemann Road, Mount Cotton, will be developed over the next three to five years. The Redlands Rugby League Club, currently located at Pinklands Sports Complex, Thornlands, is one of the clubs proposed to relocate to the Precinct. Provision of female change rooms will assist with interim capacity issues but long term, will provide facilities for the other sports on site (e.g. netball and equestrian – both female dominated sports) or be relocated to other need areas. Planning, procurement and installation of a building suitable as a female change room will require approximately [REDACTED] capex.

### RedCity Roar – Redlands Basketball

RedCity Roar Basketball Association Inc. are a high growth/high participation sport (1000+ players and officials) in the City and currently use all facilities available to them. They have an opportunity to convert a section of the YMCA (private) building at Victoria Point to facilitate two additional courts that will satisfy their operational needs for the next three years approx. Council has not invested in indoor sports as they have done for outdoor sports, and for a small investment through a one-off grant of approximately [REDACTED] (opex), meet the needs of a high growth sport, and Redland's only basketball Association; and take off significant pressure from Council for some years, to strategically respond to indoor sport.

### Fielding Park

The Redlands Salad Bowl community organisation are developing a community garden at Fielding Park. There is a need for car parking, including accessible (disability) spaces in close proximity to the site for their expected members and visitors. This is an emerging community organisation that have shown a high level of initiative and self-sufficiency. However, to allow them to focus on their licenced areas of occupancy and community garden activities is it appropriate that Council designs and constructs a suitable car park for this T2 Community classified park. This is due to requirement to meet the high engineering standards and requirements of building, what will be, a Council owned car park. Planning, design and construction will require approximately [REDACTED] capex to deliver the full concept design. Noting this figure has 40% contingency due to the preliminary and high level phase of the concept design and is for the full construction of the concept. As design development continues the costs of a staged approached and implementation it will decrease this estimate and the potential overall actual cost.

## Contributed asset

Through a lengthy discussion, Council accepted a donated asset, being the Land Army Girl sculpture. However installation funds were not included in any Council budget, and due to the timing of obtaining agreement on a preferred location, the reallocated funds approved in the FY2019-2020 could not be carried over. To realise the benefit of this historically-connected piece, an agreed location has been identified. Structural design details are completed and an installation cost of approximately [REDACTED] has been determined.

The Land Army Sculpture is currently in storage with the organisation who donated the asset while confirmation of a location and timing of its installation was being finalised. The asset could become a public educational sculptural installation that adds to the acknowledgement of Redlands Coast's history.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

Council must abide by the *Local Government Act 2009*, managing its finances and asset management accordingly.

Under the various asset related and workplace Acts and regulations Council has an obligation to attend as a duty of care and undertake rectification works or eliminate the identified risk, and this has been facilitated through existing delegations.

The installation of a female change room facility at Pinklands, the club facility at Charlie Buckler, and the provision of a one off grant for the refurbishment to a two-court facility, car parking and donated asset installation will be carried out in accordance with applicable building approvals, codes and standards.

### Risk Management

Council will avoid the possible closure of some facilities, and removal of some assets thus improving the safety of various facilities and assets for the public and sport and recreation users by proactively addressing identified safety and non-compliance risks known at this time, through existing delegations and budget management processes.

By providing car parking, the female change room facility and facilitate a two-court indoor facility, the Council is minimising the potential reputational risk to the organisation. These facilities would also assist with creating active and connected communities, as well as build capacity and compliance with various sport code facility standards and legislation (e.g. disability access)

By failing to take advantage of an approved grant to deliver a realistic scope of works for a community based sport and recreation organisation could see the poor expenditure and unacceptable facility development on Council land. If Council doesn't facilitate through a one-off grant the securing of a two-court indoor facility, there are very limited opportunities to meet this need elsewhere within the City, nor in the timeframes needed.

Council's reputation by installing a donated asset of importance to the community could be enhanced, as well as providing community benefit of celebrating local history.

## Financial

Noting that safety and non-compliant sport and recreation facilities and assets will be managed through identified savings, existing delegations and budget management processes there will be no net change to Council's adopted budget and financial model for FY2020-2021.

Budget for the proposed Recovery Program will come from \$946,100 in capex savings identified across multiple Infrastructure and Operations Programs in FY2020-2021 (such as Road Renewal Program 41634, Open Space Asset Renewal Program 40443 and the Open Space Asset Upgrade Program 43604). Details of the required funding for each project are shown in Table 2. Corporate allocations and varying contingency percentages have been included in the cost estimates depending on the design phase and confidence in costs.

Additionally [REDACTED] opex from the Project Disposal costs of non-replacement assets 10254 will also be reallocated to cover a one-off grant to the RedCity Roar Association for facility restoration works.

With the proposed reallocations of identified savings for projects and activities as detailed in table 2 no additional funds will be required, thus maintaining Council's adopted budget and financial model for FY2020-2021.

## People

Program delivery and the management of all works (e.g. female change room facility, design of the Charlie Buckler sports facility, sculptural installation) and the one-off grant to secure a two-court facility for the RedCity Roar Association, will be managed using existing Council officers. Business units', such as Design and Technical Services and Project Delivery Group, corporate allocations, and relevant approval costs have been captured in these concept estimates.

## Environmental

Environmental impacts have and will be considered as part of the Program's planning, design and delivery of projects. Undertaking and delivering on the proposed Recovery Program aims to alleviate some unhealthy non-standard and potentially lessen any environmental impacts. Additionally fixing proactively unsafe and non-compliant facilities and assets will also mitigate potential/ existing environmental impacts (e.g. erosion).

## Social

A number of community-based sport and recreation organisations and Council's assets will benefit from the reallocation of savings. By facilitating the Recovery Program, the community will continue to be supported as it recovers from COVID-19.

## Human Rights

The initiatives within this report have no adverse impact to human rights in accordance with s58(5) of the Queensland's *Human Rights Act 2019*. Furthermore, the Program will address positively for women sports players access to safe and appropriate facilities.

## Alignment with Council's Policy and Plans

The Program's sub-projects identified support the 2018-2023 Corporate Plan outcomes related to:

- Green living
- A supportive and vibrant economy
- Strong and connected communities

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Principal Adviser, Portfolio Management Office	1 September 2020	Advice provided on program reallocations and proposal.
Service Manager, Facility Services Unit	Various dates in September - October 2020	Development of priority list of sub-projects.
Service Manager, City Sport and Venues	Various dates in September - October 2020	Development of priority list of sub-projects.
Service Manager, Business Partnering Unit	Various dates in September - October 2020	Advice on savings and financial treatment.
Senior Adviser Asset Management, Civic and Open Space Asset Management	Various dates in September - October 2020	Development of priority list of sub-projects Management of recommendations from the pole audit.
Senior Management Accountant, Business Partnering Unit	21 September 2020	Confirmation of financial treatment and program.
Executive Leadership Team	Various dates in September and October	Confirmed direction on approach and rationale including focus for report/s.

**OPTIONS****Option One**

That Council resolves as follows:

1. To note the projects and activities being undertaken to respond to identified emergent safety and non-compliant community sport and recreation facilities and assets.
2. To reallocate identified savings of \$946,100 in capital budget from across multiple Infrastructure and Operations Programs and reallocate \$35,000 operational budget from Project 10254 in the financial year 2020-2021 to the Community Sport and Recreation Infrastructure COVID-19 Recovery Program.
3. That this report remains confidential until such time as the projects' phase is at a point where it can be released for procurement or community communication and/or Council resolves to proceed with the Community Sport and Recreation Infrastructure COVID-19 Recovery Program, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

**Option Two**

That Council resolves as follows:

1. To note the projects and actions being undertaken to respond to identified emergent safety and non-compliant community sport and recreation facilities and assets.
2. To not deliver a Community Sport and Recreation Infrastructure COVID-19 Recovery Program.
3. That this report remains confidential until such time that Council resolves not to proceed with the Community Sport and Recreation Infrastructure COVID-19 Recovery Program, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To note the projects and activities being undertaken to respond to identified emergent safety and non-compliant community sport and recreation facilities and assets.
2. To reallocate identified savings of \$946,100 in capital budget from across multiple Infrastructure and Operations Programs and reallocate \$35,000 operational budget from Project 10254 in the financial year 2020-2021 to the Community Sport and Recreation Infrastructure COVID-19 Recovery Program.
3. That this report remains confidential until such time as the projects' phase is at a point where it can be released for procurement or community communication and/or Council resolves to proceed with the Community Sport and Recreation Infrastructure COVID-19 Recovery Program, subject to maintaining the confidentiality of legally privileged, private and commercial in-confidence information.