

ORDINARY MEETING	15
25 JANUARY 2023	

CAPITAL GRANT – REDLYNCH RAZORBACKS JUNIOR RUGBY LEAGUE CLUB

Daryl O'Toole | 52/2/13-01 | #7106537

RECOMMENDATION:

That Council:

1. **Contribute via a Resource and Performance Agreement, a capital grant not exceeding \$500,000 to Redlynch Razorbacks Junior Rugby League Club for the delivery of planned amenities upgrades at the Redlynch Community Facilities which are jointly managed by Council and the St Andrews Catholic College; and**
2. **Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to negotiate and finalise any and all matters relating to the Resource and Performance Agreement.**

INTERESTED PARTIES:

- Cairns Regional Council (CRC)
- Redlynch Razorbacks Junior Rugby League (RRJRL)
- St Andrews Catholic College (SACC)
- Roman Catholic Trust Corporation (RCTC)

EXECUTIVE SUMMARY:

As part of the 2022/23 capital budget process, a notional amount of \$500,000 was budgeted in the Sport and Recreation Upgrades program for an upgrade to the current club facilities at the Redlynch Community Facilities precinct jointly managed by Council and St Andrews Catholic College to address the following:

- Lack of suitable provision for the current user base (primarily the Redlynch Razorbacks Junior Rugby League Club);
- Ensure the facility can accommodate the future needs of the Redlynch Strikers Football Club including meeting the minimum requirements for senior football competition to be held onsite;
- Ensure the facility meets the needs of the growing community, including actions identified in the Redlynch Sport and Recreation Parklands masterplan.

Through discussions with the Redlynch Razorbacks Junior Rugby League Club, it was identified that the Club would be able to deliver the project from the masterplan in a manner that would be more cost and time effective than what Council would be able to achieve, due to significant in-kind contributions from club members and local trades people. The club has agreed to deliver an extension to the existing clubhouse which will include:

- 2 additional changes rooms
- Community area (including meeting room/gym area)
- Additional storage areas

Redlynch Razorbacks Junior Rugby League Club have delivered a proposed design and cost estimate of \$437,662 to deliver the works to extend the existing clubhouse. The club has also agreed to contribute an additional \$55,000 in cash reserves and in-kind support, beyond the costs to extend the clubhouse, to deliver a kitchen fit to the existing clubhouse.

The club have confirmed that they will be able to commence construction prior to the 2023 season and the upgraded facilities will be completed prior to its conclusion.

It is recommended Council contribute a capital grant not exceeding \$500,000 allowing for escalations and contingencies through a Resource and Performance Agreement.

BACKGROUND:

The Redlynch Sport and Recreation Parklands masterplan proposes the development of a range of community sporting, recreational and outdoor opportunities to serve the Redlynch, Caravonica and Kamerunga communities as well as providing in part for the Brinsmead and Freshwater communities.

The plan incorporates land recently procured by Council adjacent to the established Redlynch Community Facilities precinct comprised of a large parcel of district parkland and a school campus.

The Redlynch Community Facilities precinct provides shared facilities for the needs of the St Andrews Catholic College and the general community in what is considered a best practice example of education provider and local government collaboration.

Council holds a lease with the Diocese over the recreational spaces, and an innovative land use management agreement between Diocese, St Andrews and Council details the rights and responsibilities of each party. A Board of management, meets regularly to oversee operations, approve strategies and future joint initiatives.

Public sports facilities were developed on the land by Council in 2009, funded partially by the State Government. The facility is available exclusively during school hours for the use of St Andrews College, who manage the day-to-day management. The facilities are then opened to the broader community and clubs after hours, with Council responsible for any renewal, refurbishment, and capital development.

The facilities are well utilised outside of school hours by community-based organisations (via formal user arrangements) and the general public. Redlynch Razorbacks Junior Rugby League Football have entered into a User Agreement with Council and St Andrew's Catholic College for use of the public sports facilities outside of school hours.

Once the site has been adequately upgraded it will alleviate the current drawbacks of the facility, namely, compliance with standards for senior sport, limited storage and general amenity space, lack of female amenities and limited canteen space. This will allow the current tenants, the Redlynch Razorbacks Junior Rugby League Club to activate the space to its potential and expand operations.

COMMENT:

By supporting Redlynch Razorbacks Junior Rugby League Club to complete the proposed upgrades, Cairns Regional Council will support the development of a much-needed community asset. This will allow the Razorbacks to expand their operations further, including increased female participation as well as potential to grow into a senior club into the future. This will also allow the club to grow and service a rapidly expanding local community.

The expansion of the facility will also allow the Redlynch Strikers United Football Club to relocate part of their operations to the site. The club have recently been operating out of Calanna Park and Freshwater Christian College but are faced with issues including a lack of availability at Calanna Park and facilities not to standard for senior football at Freshwater Christian College. Relocating some of their home games to the St Andrews facility (until Council undertakes further master planned developments) will ensure the club is not disadvantaged.

This action represents a good financial investment for Council as it delivers improved community facilities that are fit for purpose, engages local trades people, and meets the needs of multiple community groups. Leveraging the in-kind support available by the Redlynch Razorbacks Junior Rugby League Club allows Council to support the delivery of the full scope of the project in a cost and time effective manner.

CONSULTATION:

Consultation to date has occurred between Council officers and representatives of Redlynch Razorbacks Junior Rugby League. Ongoing consultation also continues with Redlynch Strikers Football Club regarding potential relocation to the precinct.

The financial information referenced in this report has been received from Redlynch Razorbacks Junior Rugby League Club.

OPTIONS:**Option 1: (Recommended)**

That Council:

1. Contribute via a Resource and Performance Agreement, a capital grant not exceeding \$500,000 to Redlynch Razorbacks Junior Rugby League Club for the delivery of planned amenities upgrades at the Redlynch Community Facilities which are jointly managed by Council and the St Andrews Catholic College; and
2. Delegates authority to the Chief Executive Officer in accordance with the Local Government Act 2009 to negotiate and finalise any and all matters relating to the Resource and Performance Agreement.

Option 2:

That Council advises Redlynch Razorbacks Junior Rugby League Club that Council is unable to support their request for a capital grant.

CONSIDERATIONS:**Risk Management:**

To ensure that the contribution is correctly used it will be managed by a Resource and Performance Agreement. The project will also have a dedicated project manager, who is familiar with the site and the expected works. This will include regular updates to Council to ensure the project is on track and identify any expected issues.

The Redlynch Razorbacks Junior Rugby League Club have submitted a program of works that will be undertaken by experienced and qualified tradespeople, many of which are utilised by Council under various procurement arrangements.

Any contributions from Council toward the project will be facilitated via the Resource and Performance Agreement to ensure appropriate milestones are met before funds are released.

Council Finance and the Local Economy:

This expenditure is budgeted in the current adopted Capital Works Program.

Community and Cultural Heritage:

The proposal will ensure that the community have access to adequate facilities, including female change facilities. This project will also deliver value for money allowing Council to deliver other projects as well.

Corporate and Operational Plans:

This project delivers linkages to the Corporate Plan in the following ways:

- Focus 3 Design for Liveability: deliver valued suburban community infrastructure
- Focus 4 Community and Culture: Support diverse sport, cultural and community groups that contribute to wellbeing
- Focus 4 Community and Culture: Provide spaces and programs for the wellbeing of the community
- Focus 5 Focused Council: Build effective partnerships with community and governments.
- Focus 5 Focused Council: Ensure decision making is collaborative, transparent and accountable.

The project is identified in the Redlynch Sport and Recreation Parklands Masterplan.

Policy:

The recommended option is in accordance with the Community Grants policy and will be delivered via a Resource and Performance Agreement.

ATTACHMENTS

Appendix A: Drawings of existing facility and design for upgraded floor plan

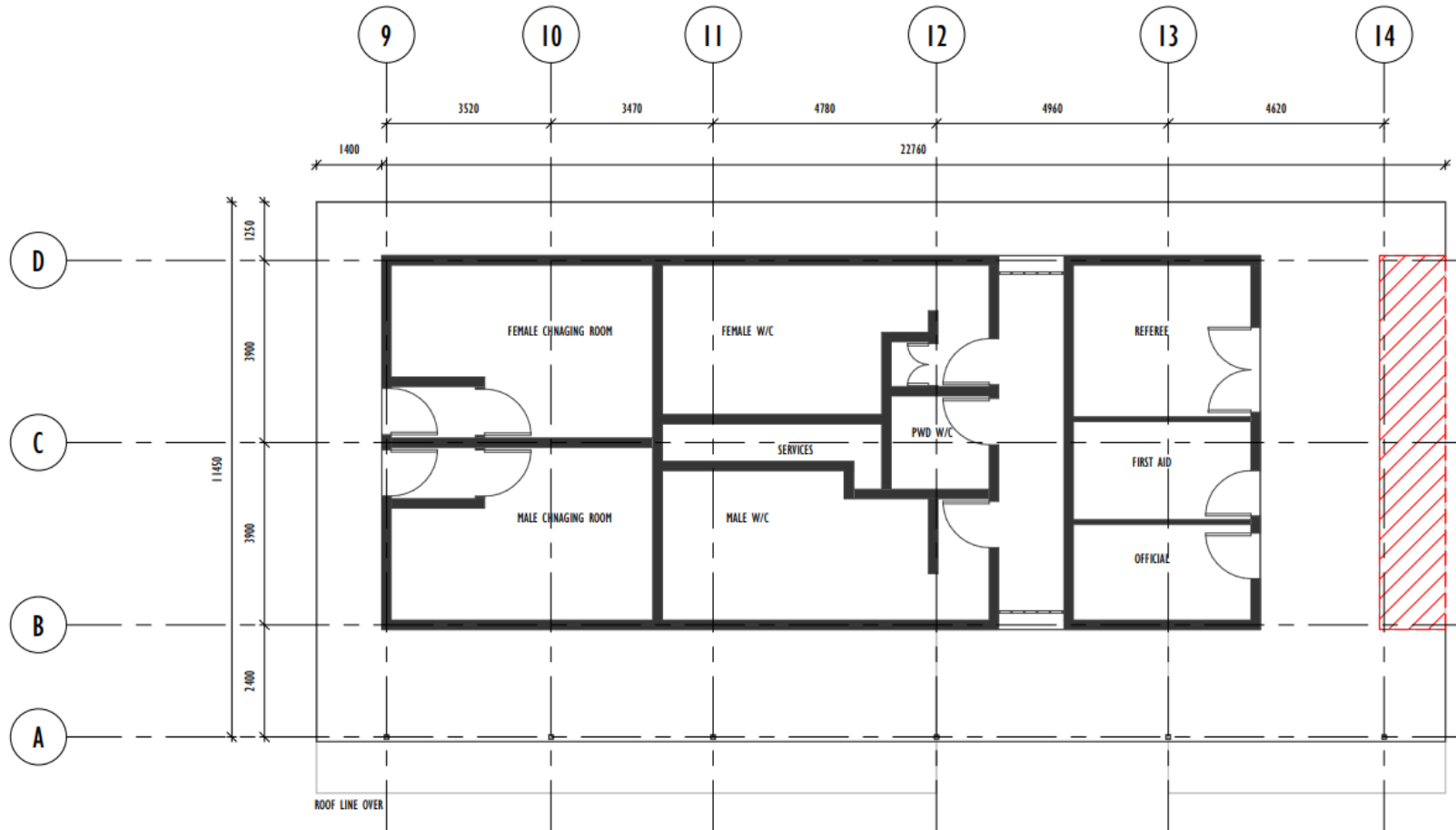


Tim Dendle
Executive Manager Community Spaces



Destry Puia
Director Lifestyle & Community

APPENDIX A:



EXISTING CONDITIONS/DEMO PLAN
1 : 100

