

EARLY WORKS - SHAWS ROAD DRAIN - REDLYNCH COMMUNITY SPORTING PRECINCT #600616

CIA | 73/2/3-02 | #7943500

RECOMMENDATION:

That Council:

- 1. Approves early works on project 600616 Redlynch Community Sporting Precinct to allow the construction of the Shaws Road Drain for an estimated value of \$1,649,000 (ex GST).**
- 2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into contracts, negotiate, finalise and execute any and all matters associated with or in relation to this contract, subject to Council's normal procurement policies and practices.**

INTERESTED PARTIES:

'Not applicable'

Note: The identification of interested parties is provided on a best endeavours basis by Council Officers and may not be exhaustive.

EXECUTIVE SUMMARY:

The Redlynch Community Sporting Precinct is a multi-stage project identified in the Redlynch Sport and Recreation Parklands Masterplan to meet the growing demand for sporting facilities across Redlynch and surrounding suburbs.

Participation in field sports, particularly among women, has increased significantly, and existing facilities in Cairns are no longer sufficient to support this growth.

Council has committed \$16M in its Capital Works budget to deliver the next stage of the project, including a \$5M contribution from the Federal Government through the Growing Regions Program. In addition, a submission is pending consideration by the State Government via the Games On! Partnership Fund for \$5.8M, which will ensure a whole of Government approach to the delivery of this vital infrastructure.

This precinct is to be delivered in a staged fashion. Whilst the final scope and delivery of Stage 1 will be the subject of a future report to Council seeking Project Launch Approval, the early upgrade to Shaws Road Drain is considered an essential consideration to the successful delivery of the future sporting facilities. In delivering these works prior to the commencement of the wet season, Council will lay a platform for the main works to occur in mid-2027 during the dry season. There are a number of other advantages which are outlined in this report.

BACKGROUND:

Due to the under-supply of public open space in the Redlynch area, in 2016 Council resolved to purchase a portion of land located at 119 Redlynch Connector Road from Powerlink (Queensland Electricity Transmission Corporation Ltd).

The land is intended to accommodate the Redlynch Community Sporting Precinct (RCSP), aiming to expand the existing sporting facilities at the adjacent St Andrew's Catholic College (SACC) to create a new District Sport Park.

This new multi-sport precinct will need to serve a range of potential participants and users, meet the catchment's sporting needs, and draw participation from the broader population.

Following comprehensive community and stakeholder engagement, a draft Masterplan has been developed and approved for the site, so the project concept has been developed accordingly and approved to progress to the detailed design phase.

Located along the southern boundary of the sporting precinct is the Shaws Road Drain, which is a 400m long open stormwater drain that discharges into Freshwater Creek. Flood modelling has identified that the existing drain is undersized and recommends it is upgraded to a concrete lined drain with greater capacity. This upgrade will improve drainage for the proposed sporting precinct as well as the surrounding areas.

COMMENT:

Early works approval is being sought to construct Shaws Road Drain on the basis that:

- The project has sufficient budget this financial year to deliver the early works.
- The detailed design of the concrete lined drain is complete and ready for construction.
- Cairns Works has the capacity to commence prior to the wet season.
- Commencement of works on site will support ongoing discussions with the State and Federal Government funding partners by demonstrating Council's commitment to the delivery of the sports facility upgrade.
- Given the currently approved \$16M budget, which includes \$5M from the Federal Budget, there is low risk of the project not proceeding. While the final scope and potential staging of the sporting precinct is yet to be determined, construction of the drain will be required irrespective of the precinct's final configuration.
- The works will provide an immediate benefit to the surrounding areas by improving drainage and reducing flooding issues.

OPTIONS:

Option 1: (Recommended)

That Council:

1. Approves early works on project 600616 Redlynch Community Sporting Precinct to allow the construction of the Shaws Road Drain for an estimated value of \$1,649,000 (ex GST).
2. Delegates authority to the Chief Executive Officer in accordance with the *Local Government Act 2009* to enter into contracts, negotiate, finalise and execute any and all matters associated with or in relation to this contract, subject to Council's normal procurement policies and practices.

Option 2:

That Council:

Does not approve the proposed early works, acknowledging that the drainage works would need to be deferred to the 2027/28 financial year. This option is not recommended, as deferring the works may require projects currently planned for delivery in 2027/28 to be postponed or cancelled to accommodate the necessary budget allocation for the drainage works.

CONSIDERATIONS:

Risk Management:

The following risks have been identified at this state of the precinct development:

Risk	Likelihood	Control Measure/ Treatment
Reputation - Community acceptance	Low	• Comprehensive engagement has been done. • Key stakeholders are constantly informed and consulted during the design phase.
Financial - Funding	Medium	• As the cost plan demonstrates a budget shortfall, the asset owner has applied for an additional grant and is awaiting the outcome to re-evaluate project scope and construction stages.
Planning	Low	• The Development Application has been lodged, currently awaiting the outcome.
Timing	Medium	• • Timing for each development zone will differ depending on funding available. Challenge will be for Council to remain ahead in planning for the precinct.

Council Finance and the Local Economy:

Council has secured a Federal grant of \$5M (Growing Regions Program - Round 2) and has applied for a State grant of \$5.8M (Games On!).

A total budget of \$16M is allocated to the project in the adopted 2026/27 10-year Capital Works Program as shown in the table below. There are sufficient funds remaining in 2026/27 to undertake the \$1,649,000 upgrade of Shaws Road Drain.

	Prior Year	2026/27	2027/28	Total
2026/27 Adopted Budget	\$663,850	\$4,336,150	\$11,000,000	\$16,000,000

Community and Cultural Heritage & Natural Environment:

Council has completed all necessary assessments and submitted a Development Application for the complete sports facility upgrade. Any conditions outlined in the approval outcome will be incorporated into the project. The early works on the Shaws Road Drain does not require development approval as it is an improvement to an existing Council asset.

There are no negative impacts to the natural environment since Shaws Road Drain will be upgraded on the current drainage alignment and utilises the existing outlet into Freshwater Creek.

Corporate and Operational Plans:

In turn, this will link to the following focuses within our:

Corporate Plan:

- **Focus 2:** Natural Assets - Value and protect Cairns' pristine natural environment
- **Focus 3:** Design for Liveability - Address opportunities for connected communities & Invest in community infrastructure and services
- **Focus 4:** Community and Culture - Support diverse sport, cultural and community groups & Provide spaces and programs for the benefit of the community

Operational Plan:

- **Design for liveability** - Creating a safe, sustainable and connected place that supports a quality life
- **Community and culture** - Fostering a vibrant and healthy community where everyone feels they belong

Statutory:

All relevant statutory requirements will be satisfied, including procurement in accordance with the legislative requirements under the Local Government Act 2009 and the Local Government Regulation 2012.

Policy:

Council will comply with its purchasing policy when engaging consultants and contractors.

CONSULTATION:

Council undertook a comprehensive process in accordance with its Community Engagement Policy. Council held numerous meetings, email correspondence, and phone calls throughout the project's community engagement phase. The following outlines what type of engagement activities were undertaken:

- Meetings on site, at adjacent sites and at Council offices with internal CRC Stakeholders
- Focus Group Workshop with Community Stakeholders
- School Student Survey
- Meetings in person, phone and email correspondence with external interested parties
- Indigenous Cultural Heritage Engagement
- Public display period on Draft Masterplan via Council's online community engagement forum (Have Your Say) and hard copy plans posted across key locations in Redlynch.

ATTACHMENT 1:

- Shaws Road Drain – Locality Plan



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Gagan Kang
Associate Director Engineering Services



Mark Wuth
Director Cairns Infrastructure & Assets

ATTACHMENT 1

