

ORDINARY MEETING

27 NOVEMBER 2019

18

## **SUPPORT TOWARDS IMPROVED FACILITIES FOR JUNIOR AND WOMEN'S AFL IN SOUTH CAIRNS – DIVISION 2**

Timothy Mackrill | 52/7/1 | #6211238v4

### **RECOMMENDATION:**

That Council :

1. Supports the South Cairns Cutters AFL Club and AFL Cairns proposal to change Tom Murray Park from a passive recreational park to an 'Active Park' in order to accommodate strong junior and women's participation in the southern suburbs of Cairns;
2. Prepares a Land Management Plan as required under the *Land Act 1994* ('Act') to permit the intensification of use;
3. Undertakes Public Consultation as part of the Land Management Plan as required by the Act;
4. Grants a Trustee Permit or other appropriate tenure to AFL Cairns or South Cairns Cutters AFL Club for the exclusive use of the change room facilities only;
5. In order to facilitate the delivery of capital works to upgrade the park, agrees to provide funding of \$100,000 directly to AFL Cairns that was initially budgeted to install a toilet block in Tom Murray Park in 2019/20, as a contribution towards their proposed State Grant application to build training facilities, change rooms and a public toilet within the site;
6. Notes that any form of tenure arrangement and Council funding is subject to Department of Natural Resources Mines and Energy's approval of the Land Management Plan;
7. Provides \$100,000 from the 2020/21 Sporting Facilities Renewal Program directly to AFL Cairns, as a contribution towards their proposed lighting renewal at Fretwell Park;
8. Enters into a Funding Agreement to detail the terms and conditions of the above support across the 2019/20 and 2020/21 financial years; and
9. Delegates authority to the Chief Executive Officer, in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

**EXECUTIVE SUMMARY:**

This report seeks Council endorsement of a variety of support measures to assist the South Cairns Cutters AFL Club (SCCAFLC) and AFL Cairns to provide adequate and appropriate facilities for junior and women's AFL in the southern suburbs of Cairns.

Council has been in ongoing conversations with AFL Cairns and SCCAFLC about the need for improved facilities in the southern suburbs of Cairns to support the growing population and participation in the sport.

To facilitate this outcome, upgrades are proposed within Tom Murray Park and Fretwell Park.

The upgrades within Tom Murray Park include-

- Upgrade of car park;
- Construction of a new AFL Field and realignment of the existing path; and
- Construction of a new toilet block and change rooms.

The toilet block at Tom Murray Park will also support the recently upgraded Todd Park Youth Space.

There is no intention to fence Tom Murray Park or grant exclusive tenure to AFL for the use of the park. The toilet facilities will be available for use by the general public as well as any club or organisation who has an activity booking permit.

The change rooms, however, will be for the exclusive use of AFL Cairns and appropriate tenure will be provided over this aspect of the facility.

The upgrades within Fretwell Park are limited to the upgrade of their existing lighting.

Council has secured funding from the State Government through the Works for Queensland 3 program for upgraded car parking within Tom Murray Park and budget has been allocated from the 2019/20 Toilet Facilities Program for the installation of a public toilet.

AFL Cairns has written to Council with a proposal to leverage the abovementioned funding and budget by applying to the State Government's Active Community Infrastructure program to secure additional funds to establish a suitable field for women's and junior training, construct change rooms and renew the antiquated lighting system at Fretwell Park.

Support for this proposal requires:

- a) Approval to divert capital works funding initially intended for a new toilet block in Tom Murray Park directly to AFL Cairns to deliver the project on behalf of Council; and
- b) Allocation of funding from the 2020/21 Sporting Facilities Renewal Program to contribute to the lighting project at Fretwell Park.

If successful in securing funds from the State, all works will be delivered by AFL Cairns with the exception of the car park that in accordance with Works for Queensland provisions will be delivered by Council.

It is recommended that Council support the proposal as it represents additional outcomes and value for investment that has already been planned.

**BACKGROUND:**

AFL Cairns have been advocating that Council assist with the provision of appropriate facilities to support the growth of AFL in Cairns, in particular that in the South Cairns junior and women's AFL Clubs. Participation at this level now exceeds 250 members, while the code has over 2,200 registered members across all competitions.

In response, Council officers have identified upgrades to Tom Murray Park that will allow additional space to accommodate junior and women's training on a time-share basis with the community. A concept showing upgrades is provided in Attachment 1.

Attachment 2 details AFL Cairns' proposal to leverage these planned upgrades by applying for State Government Funding through the Active Community Infrastructure program to deliver additional works at both Tom Murray Park and Fretwell Park. This grant allows for up to \$1M of funding to improve accessibility and develop equitable facilities, including, lighting, surfaces, change rooms and clubhouses for women, people who identify as LGBTIQ+, seniors and people with a disability.

Attachment 3 identifies the estimated total cost of the project at Tom Murray Park to be \$1,3M+GST, inclusive of a 30% contingency.

Attachment 4 identifies the estimated total cost of the project at Fretwell Park to be \$400,00 +GST.

Councils overall contribution to both projects will be \$550,000. The breakdown of this contribution is:

- \$350,000 towards design and construction of parking and traffic movement off Hardy Road;
- \$100,000 contribution towards a public toilet and change room facility at Tom Murray Park; and
- \$100,000 contribution towards the lighting upgrade at Fretwell Park.

AFL Cairns intends to approach the State Government for ~30% contribution towards works at Tom Murray Park and a ~75% contribution towards the lighting upgrade at Fretwell Park. This funding contribution will come from the State Government's Activate Community Infrastructure stream. AFL Cairns will fund the remaining costs at Tom Murray Park.

Attachments 5 and 6 provide site maps of both sites.

**COMMENT:**

The project presents good value for money. AFL Cairns have committed to securing funding from State Government, providing financial contribution towards the project, while utilising their resources to deliver the upgrades for less cost.

The collaboration will ultimately provide the following enhanced outcomes for Council and the community.

1. Cairns' first 'Active Park'

The 'Active Park' concept combines structured sporting usage and enhanced facilities for unstructured recreational use by the broader community. Managed and promoted as a time-share arrangement, the space is safer due to increased activation and surveillance. In addition, the Active Park is well placed for future investment in fitness equipment and other embellishments for the benefit of all users. Future investment may be funded by grant applications by the club at no cost to Council. The park will not be available to the general public during AFL training sessions but will be available at all other times. The public toilets on site are available to all users, however, the change room facilities will be for the exclusive use of AFL. There is no intention to fence the park to allow for exclusive use.

2. Asset Renewal

AFL Cairns have signalled the existing lighting system at Fretwell Park is nearing the end of its serviceable life and does not meet current standards. Whilst the responsibility of the lessee, the proposed collaboration is considered a sound investment by Council to ensure ongoing repair and serviceability of the system without fully funding the cost of renewal.

It should be noted that both sites are State reserves held in trust by Council for Park and Recreation purposes. Whilst there is a lease over Fretwell Park, at the end of the lease the asset reverts to Council. There is no lease over Tom Murray and Council will be responsible for maintenance of the toilet block (\$8,000 to \$10,000 per annum) as it will be available to the general public outside of the time share arrangements however the change rooms will be maintained by AFL Cairns as they have exclusive use over this aspect of the facility. This will be a condition of any tenure arrangement.

The maintenance of the AFL field will be the responsibility of Council as it is available for use by other clubs and members of the public. The ongoing maintenance of the existing park lighting is also Council's responsibility.

3. Supports population growth and demand for a sporting infrastructure in the area

Being only one field, there is an identified capacity issue with the Fretwell Park facility for the sport of AFL. Growth in junior participation which has organically occurred due to population increases in the catchment, coupled with the emergence of Women's AFL as a sport of choice has put further pressure on existing facilities. The proposed collaboration will not only provide additional space (Tom Murray Park) but enhanced throughput at Fretwell Park due to lighting that meets contemporary standards. This in turn will effectively cater for the future needs of AFL in the area.

**OPTIONS:**

Option 1 (Recommended):

That Council :

1. Supports the South Cairns Cutters AFL Club and AFL Cairns proposal to change Tom Murray Park from a passive recreational park to an 'Active Park' in order to accommodate strong junior and women's participation in the southern suburbs of Cairns;
2. Prepares a Land Management Plan as required under the *Land Act 1994* ('Act') to permit the intensification of use;
3. Undertakes Public Consultation as part of the Land Management Plan as required by the Act;
4. Grants a Trustee Permit or other appropriate tenure to AFL Cairns or South Cairns Cutters AFL Club for the exclusive use of the change room facilities only;
5. In order to facilitate the delivery of capital works to upgrade the park, agrees to provide funding of \$100,000 directly to AFL Cairns that was initially budgeted to install a toilet block in Tom Murray Park in 2019/20, as a contribution towards their proposed State Grant application to build training facilities, change rooms and a public toilet within the site;
6. Notes that any form of tenure arrangement and Council funding is subject to Department of Natural Resources Mines and Energy's approval of the Land Management Plan;
7. Provides \$100,000 from the 2020/21 Sporting Facilities Renewal Program directly to AFL Cairns, as a contribution towards their proposed lighting renewal at Fretwell Park;
8. Enters into a Funding Agreement to detail the terms and conditions of the above support across the 2019/20 and 2020/21 financial years; and
9. Delegates authority to the Chief Executive Officer, in accordance with the *Local Government Act 2009* to finalise any and all matters relating to the above.

Option 2:

That Council does not support the proposed upgrades of Tom Murray and Fretwell Park and adopts an alternative course of action.

**CONSIDERATIONS:**Risk Management

All improvements will be built to all relevant standards and codes having achieved all necessary approvals.

If AFL are unsuccessful in receiving the grant it is unlikely the additional upgrades will occur. At this point Council will revert to the original plan of construction of the car park and the public toilet from within existing budget allocations.

Both Tom Murray Park and Fretwell Park are reserves held in Trust by Council for the purposes of Park and Recreation. The proposed improvements are an increase in intensity of the use of Tom Murray Park and are considered a Secondary Use of Trustee Land under the Land Act. DNRME have confirmed a Land Management Plan is required to support the use. It is a requirement of developing a Land Management Plan, that Council undertake Public Consultation on the proposal. As such, any funding provided to AFL will be subject to DNRME's approval of the Land Management Plan.

Having said that, the proposed arrangements in Tom Murray Park are similar to other situations across the city where a club has a seasonal permit to use the park for periods of time during the week. There is no intention that there will be exclusive use of the field or that the park will be fenced.

The time share arrangement will ensure both AFL and the general public have access to the field on an ongoing basis. A user agreement will be entered into with AFL to govern the time-share arrangement and protect the community's interests. A formal Trustee Permit or other suitable tenure arrangement will be entered into to govern AFL's exclusive use of the change room facilities.

Finance:

Funding for the collaboration has been identified in the 2019/20 and 2020/21 Capital Works Programs. Both projects have been assessed against the standard prioritisation criteria and score very highly against all criteria. This funding will be facilitated by a resource and performance agreement with AFL Cairns in order to detail the terms and conditions and mitigate risks to Council.

The overall project costs and the proposed contributions by each respective party are summarised below:

	<b>Council</b>	<b>State</b>	<b>AFL Cairns</b>	<b>Total</b>
<b>Tom Murray Park</b>	\$350,000 (W4Q3) for new Car Park  \$100k towards amenities	\$400,000	\$483,000	<b>\$1,333,000</b>
<b>Fretwell Park (Lighting)</b>	\$100,000	\$300,000	-	<b>\$400,000</b>
<b>Total</b>	<b>\$550,000</b>	<b>\$700,000</b>	<b>\$483,000</b>	<b>\$1,733,000</b>

Community and Cultural Heritage:

This project will support social and community group requirements in the southern Cairns region. The project will align with the Parks and Recreation Strategic Plan and will see a transformation of Tom Murray Park for community use.

Serving the Community:

This project will allow Council to collaborate with the local communities surrounding Tom Murray Park to develop a community park for those living in the southern Cairns region. The facilities at Tom Murray and Fretwell Park will not only be utilised by AFL users but will also provide opportunity for community recreation and other sporting groups to be active at both sites.

Fostering a partnership between Council and AFL Cairns will provide value for money as AFL Cairns can utilise their resources to deliver the project at less cost. These facility upgrades will assist in providing more opportunities for organised and vocational activities to occur in the southern Cairns region. This will further support the sustained future population growth in this catchment.

Corporate and Operational Plans:

This project will align with the Parks and Recreation Strategic Plan and Asset Management Plans, while meeting specific economic and community strategic goals.

**CONSULTATION:**

Public Consultation is required under the Land Act as part of the Land Management Plan.

**ATTACHMENTS**

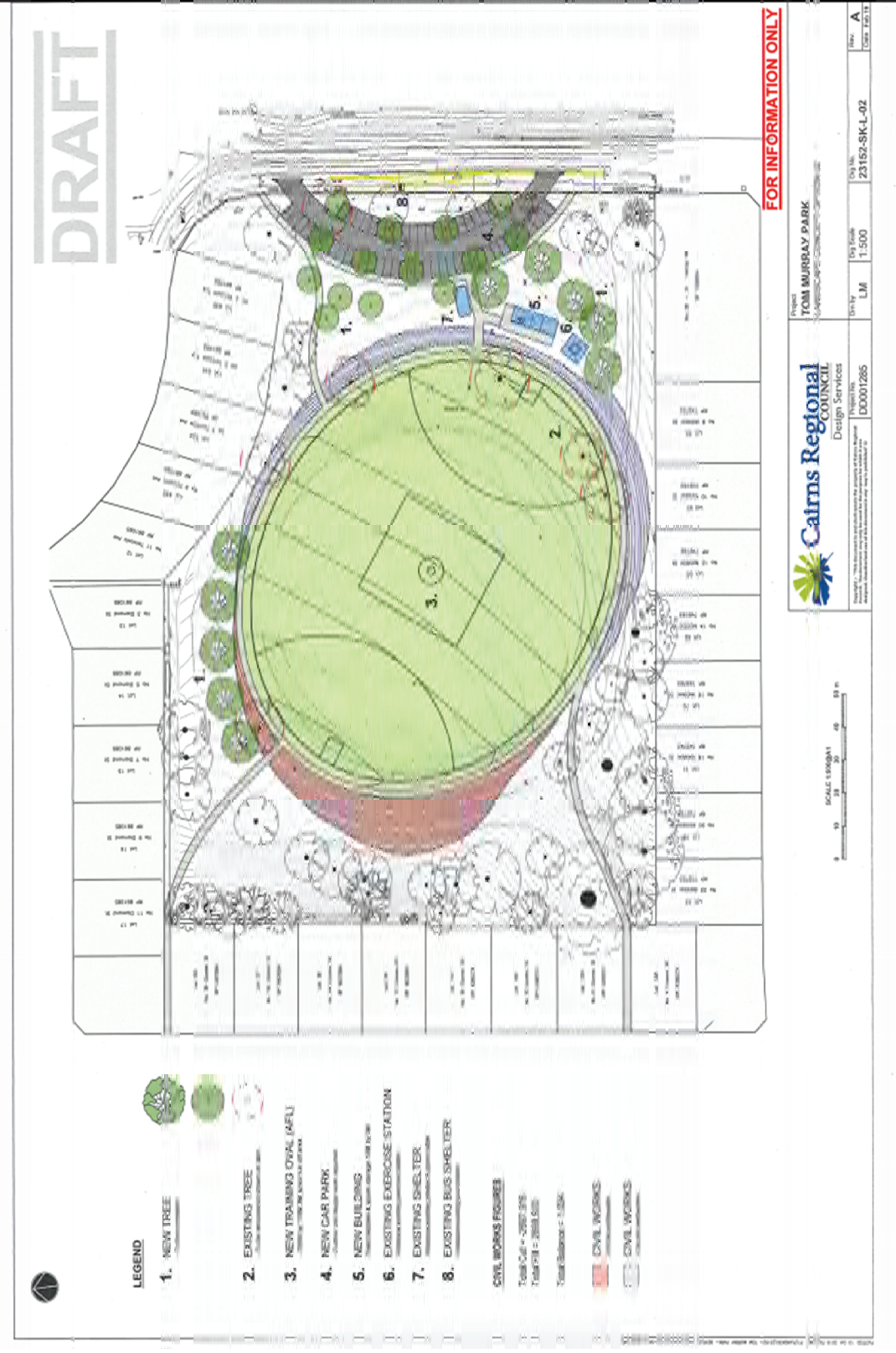
- Attachment 1: Draft Concept Plan – Tom Murray Park
- Attachment 2: AFL Cairns Proposal
- Attachment 3: Proposed Overall Costings – Tom Murray Park
- Attachment 4: Schedule of Prices – Fretwell Park Lighting provided by AFL Cairns
- Attachment 5: Dual Site Map of Tom Murray Park and Fretwell Park
- Attachment 6: Individual Site Maps of Tom Murray Park and Fretwell Park

Brett Spencer  
Manager Community Development



Linda Kirchner  
General Manager Community Sport and Cultural Services

ATTACHMENT 1: Draft Concept Plan – Tom Murray Park



## Attachment 2: AFL Cairns Proposal



45-61 Tills St, Westcourt QLD 4870  
 PO Box 12014, Cairns DC, QLD 4870  
 Phone: 07 4042 3000  
 Fax: 07 4033 1574

ABN 75 010 616 798  
 ACN 010 616 798

Tuesday, 24 September 2019

Mr. Tim Dendle  
 Cairns Regional Council  
 PO Box  
 Cairns, QLD 4870

**RE: Redevelopment of Tom Murray Park and Fretwell Park Lights**

Dear Tim,

As you are aware AFL Cairns is in desperate need of greater field capacity in the southern suburbs to cater for the growing demand for involvement in AFL football. This is particularly evident in women's and junior participation where we have grown strong numbers in women's footy with over 40 senior players now playing, as well as over 200 junior players actively involved at our South Cairns club.

As per our discussions, two projects have been identified as immediate solutions to this lack of facility. Regarding the above-mentioned planned projects AFL Cairns proposes the following to make them happen expediently.

**Tom Murray Park**

1. Cairns Regional Council (CRC) to design a precinct plan for the redevelopment of this park.
2. CRC to fund, design and construct parking and traffic movement facilities on Hardy Road.
3. CRC to design an oval and changeroom facility in consultation with AFL Cairns' needs. This should include AFL minimum lighting for this type of field of between 50 lux (min) and 100 lux (max), at the highest lux which does not impact local residences.
4. AFL Cairns (AFLC) will construct the changerooms and the field including drainage and irrigation.

It is proposed that the cost of Item 4 be paid by AFL Cairns initially with CRC reimbursing AFLC over two financial years. Based on previous construction of this type by AFLC the cost of changerooms and field development is expected to be approximately \$880,000 including a surrounding pathway.

**Fretwell Park Lighting Upgrade**

1. AFL Cairns has undertaken at its expense the lighting design for this project and has gone to market with three local contractors providing quotations.
2. The Lighting Design complies with all CRC requirements and was undertaken by SEQUAL electrical engineers.
3. The best price was \$ 401,188.97 + GST

AFLC intends to apply for a State Government Grant for this project requesting 75% of funding. We would propose that CRC fund the remaining 25% to replace their ageing and now antiquated infrastructure which AFLC has spent approx. \$60,000 on repairs over the past ten years. AFLC could provide temporary funding, at its expense, for twelve months if CRC needed to place this project in forward projection funding budgets.

Yours faithfully,

Gary Young  
 President

### ATTACHMENT 3: Proposed Overall Costings – Tom Murray Park

Tom Murray Park 02 April 2019

Item	Description	QTY	Unit	Rate	Amount
<b>Site</b>					
	Preliminaries		EA	0.00	\$10,000.00
	Earthworks-general	2700	m3	20.00	\$54,000.00
	Earthworks-Strip, Respread Topsoil (50mm)	12811	m2	5.00	\$64,055.00
<b>Building</b>					
	Toilet / Storage Area		EA		\$150,000.00
	Service Connections		EA		\$50,000.00
<b>Civil</b>					
	Parking / Kerbing	175	m	115.00	\$20,125.00
	Parking / Road Works (asphalt)	1432	m2	100.00	\$143,200.00
	Bus Stop		EA		\$30,000.00
	Bus Stop (asphalt)	93	m2	115.00	\$10,695.00
	Footpath	1422	m2	75.00	\$106,650.00
	Upgrade Lighting		EA	75.00	\$0.00
<b>Landscape</b>					
	Oval Turfing	12811	m <sup>2</sup>	6.00	\$76,866.00
	Oval Slopes Hydromulched (lawn)	2516	m <sup>2</sup>	1.50	\$3,774.00
	Oval Irrigation	12811	EA	10.00	\$128,110.00
	Oval Line Marking		EA		\$1,500.00
	Tree Planting	24	EA	500.00	\$12,000.00
	Tree Removal & Stumps	8	EA	1,500.00	\$12,000.00
	Furniture (new tables, seats & bins)		EA		\$15,000.00
	Relocate Shelter & Exercise Station		EA		\$10,000.00
	Sporting Goal Posts		EA		\$10,000.00
	Water Bubbler		EA		\$3,000.00
	Way finding/Signage	2	EA	2,500.00	\$5,000.00
<b>TOTAL</b>					\$915,975.00
Contingency @ 30%					\$274,792.50
Design Services (Internal and External) 10%					\$91,597.50
Permits, Cleave, Proj. Mng., Survey etc					\$50,000.00
<b>GRAND TOTAL</b>					<b>\$1,332,365.00</b>

**ATTACHMENT 4: Schedule of Prices – Fretwell Park Lighting provided by AFL Cairns**

**11 SCHEDULE OF PRICES**

One copy of this "Schedule of Prices" is attached to this Specification and shall be duly completed by the Tenderer. The amounts stated shall include allowances for installation, supervision and administration costs and profit as applicable to each section of the works.

ITEM	Description	Amount
1.	Cable access system	\$ 14,040.00
2.	Modifications to existing field lighting distribution board	\$ 11,462.76
3.	New pole distribution boards	\$ 101,502.00
4.	Submains cabling	\$ 7,853.00
5.	LED field lighting and lighting control	\$ 261,592.64
6.	Testing and commissioning of the installation	\$ 3,178.57
7.	As constructed drawings, operation & maintenance manuals	\$ 1,560.00
	<b>TOTAL</b>	<b>\$ 401,188.97 plus Gst</b>

DATED THIS 12 DAY OF June 2019  
 SIGNATURE OF TENDERER: [Signature]  
 COMPANY HAZ Elec Industries  
 ADDRESS 46 Comport Street, Portsmouth, Cairns, 4870

**ATTACHMENT 5: Dual Site Map of Tom Murray Park and Fretwell Park**



**ATTACHMENT 6: Individual Site Maps of Tom Murray Park and Fretwell Park**

**Tom Murray Park**



**Fretwell Park**

