



LATE ITEMS COMMUNITIES COMMITTEE MEETING

AGENDA

20 MAY 2025

Your attendance is required at a Communities Committee meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 20 May 2025 commencing at 11:00 AM for transaction of the enclosed business.

A handwritten signature in black ink, appearing to be "C. P.", is positioned above the printed name of the Chief Executive Officer.

CHIEF EXECUTIVE OFFICER
16 May 2025

Next Meeting Date: 17.06.25

Please note:

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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11 OFFICERS' REPORTS

11.3 GLENMORE BULLS AUSTRALIA FOOTBALL CLUB INC - TRUSTEE LEASE EXTENSION

File No:	4323
Attachments:	1. Proposed Changeroom Designs 2. Lease Extension Area
Authorising Officer:	Alicia Cutler - General Manager Community Services
Author:	Justin Bulwinkel - Sports and Active Communities Coordinator

SUMMARY

The report recommends extending the Freehold Lease area for Glenmore Bulls Australia Football Club Inc. to support the development of a Female changeroom and amenities.

OFFICER'S RECOMMENDATION

THAT:

1. Pursuant to Section 236(1)(c)(iii) of the *Local Government Regulation 2012 (Qld)* Council approve the request for a Freehold Lease extension as identified in the report.
2. Council authorises the Chief Executive Officer (Sports & Active Communities Coordinator) to negotiate the terms and conditions of the agreements with the organisations listed in the report in preparation for execution by the delegated officer.

COMMENTARY

The Glenmore Bulls are seeking a lease extension at Stenlake Park to support the development of a new change room and amenities facility. This project is backed by secured funding from multiple stakeholders, including the State and Federal Governments and the club's state sporting body, with a total forecasted project cost of \$800,000.

To support Council's consideration, Attachment 1 provides a project overview. This document outlines the proposed layout of the changeroom facility, providing a clear representation of the footprint by design and its integration with existing infrastructure. The design reflects the club's commitment to functionality, accessibility, and community benefit.

The lease extension area identified in Attachment 2, subject to Council approval, will support the proposed development build site. This location has been selected in consultation with stakeholders to ensure it meets the operational needs of the club while maintaining the broader functionality of the park for community use.

Once the lease extension is approved, the club will proceed to finalise detailed design and secure a revised lease survey plan to incorporate the development site within their existing lease footprint.

It is also important to note that the proposed development is not expected to trigger any Development Approvals (DA) under current planning regulations. The scope of the works is likely limited to relative building approvals, which will be managed through standard building certification processes.

With Council's support offering access to land, the club will be well-positioned to advance to the next stages of the project, ensuring timely delivery of the project in line with funding milestones set by the contributing bodies.

Site Considerations

The development site will necessitate the removal of several trees. Following a technical assessment, the trees earmarked for removal have been acknowledged to hold local environmental and aesthetic value, contributing to the natural amenity of Stenlake Park. These mature native species provide shade, visual appeal, and ecological benefits to the area.

Recognising the impact of this vegetation loss to realise the project, the Glenmore Bulls AFC has committed to a replanting and offset program as a condition of lease approval. This program will follow a 3:1 replanting ratio, meaning that for every tree removed, three new native trees will be planted elsewhere within the park. This approach ensures that the ecological value is not only preserved but enhanced over time.

The club has accepted this condition as part of the development process and will work closely with Council's Parks team to identify suitable replanting zones and select appropriate native species. This collaboration will support long-term canopy restoration and biodiversity outcomes for Stenlake Park.

Alternative Site Review

Alternative sites to the northeast of the clubhouse, near the water tank, were considered. While this area is flat and imposed a lesser impact to vegetation, it presents several challenges:

- Distance from the field of play reduces its functional value for players and officials.
- Lack of existing service connections would require significant civil works to extend water, sewer, and power infrastructure.
- Cost implications are substantial, with early estimates indicating a significant increase in project delivery costs if the build site was relocated.

As a result, all alternative locations have been assessed and deemed functionally and financially unviable for delivering the project.

PREVIOUS DECISIONS

No previous decisions relate to this matter.

BUDGET IMPLICATIONS

No financial implications imposed on Council. The Freehold Lessee is subject to an annual fee set by Council's adopted Fees and Charges schedule.

LEGISLATIVE CONTEXT

Section 236(1)(b)(ii) of the Local Government Regulation 2012 allows a Local Government to dispose of a valuable non-current asset to a community organisation, provided that Council has decided, by resolution. Exception applies to the leasing of valuable non-current assets (ie land) other than by tender or auction.

LEGAL IMPLICATIONS

It is proposed that Council will enter a Freehold Lease with the Tenant which satisfies the requirements of the Land Act 1994.

STAFFING IMPLICATIONS

Existing resources within the Property Insurance, Sports & Active Communities can adequately manage the required administrative processes & legal documentation.

CORPORATE/OPERATIONAL PLAN

The proposal aligns with the following Corporate Plan objectives:

- 2.1 – Our places and spaces enhance the livability and diversity of our communities
- 2.2 – We support our communities through our activities and programs.

CONCLUSION

The extension of the Freehold Lease area and the delivery of new female change rooms and amenities at Stenlake Park will significantly benefit the Glenmore Bulls AFC and the broader community. This development supports Council's strategic objectives to enhance community infrastructure, promote inclusive participation in sport, and improve the overall functionality of public open space.

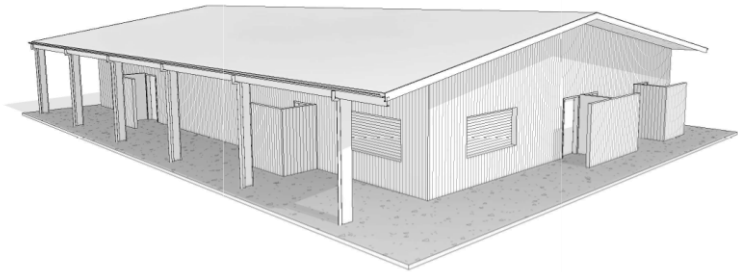
The preferred location, despite requiring the removal of several mature trees, has been carefully assessed and remains the most viable option from both a technical and operational perspective. The club's commitment to a 3:1 replanting, and offset program ensures that the environmental value of the site will be preserved and enhanced over time.

GLENMORE BULLS AUSTRALIA FOOTBALL CLUB INC - TRUSTEE LEASE EXTENTION

Proposed Changroom Designs

Meeting Date: 20 May 2025

Attachment No: 1

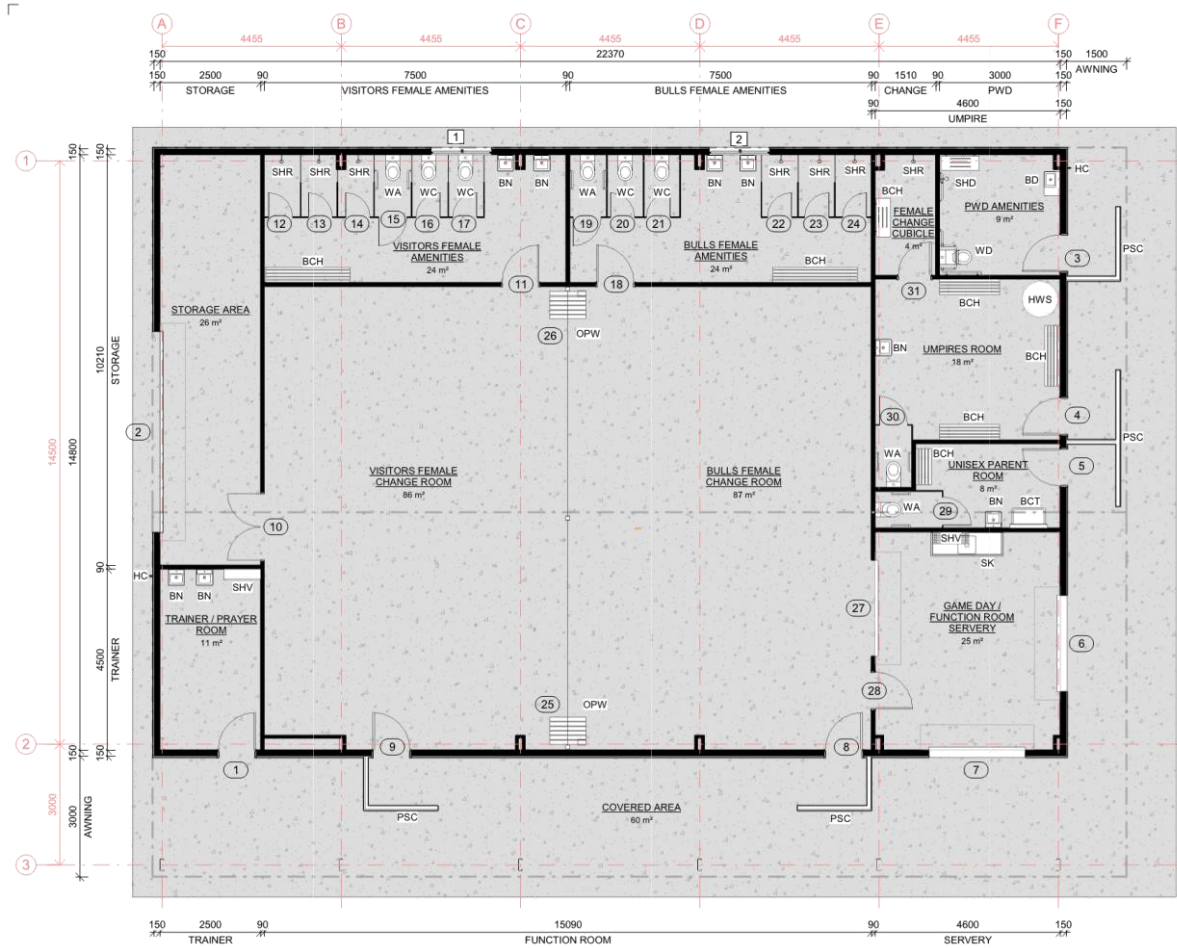


**PROPOSED FEMALE CHANGE ROOMS & AMENITIES
AT STENLAKE PARK, KAWANA
FOR GLENMORE BULLS AFC**

DRAWING LIST				
DWG No.	DRAWING NAME	REV.	DESCRIPTION	DATE
A00.01	COVER SHEET	C	PRELIMINARY	20.03.25
A00.02	LOCALITY PLAN & NOTES	C	PRELIMINARY	20.03.25
A01.01	EXISTING & DEMOLITION SITE PLAN	C	PRELIMINARY	20.03.25
A01.02	PROPOSED SITE PLAN	C	PRELIMINARY	20.03.25
A01.03	PROPOSED LANDSCAPING PLAN	C	PRELIMINARY	20.03.25
A02.01	PROPOSED FLOOR PLAN	C	PRELIMINARY	20.03.25
A02.02	PROPOSED DIMENSION PLAN	C	PRELIMINARY	20.03.25
A02.03	PROPOSED REFLECTED CEILING PLAN	C	PRELIMINARY	20.03.25
A02.04	PROPOSED ROOF PLAN	C	PRELIMINARY	20.03.25
A02.05	PROPOSED SLAB PLAN	C	PRELIMINARY	20.03.25
A03.01	PROPOSED ELEVATIONS	C	PRELIMINARY	20.03.25
A03.02	PROPOSED ELEVATIONS	C	PRELIMINARY	20.03.25
A04.01	PROPOSED SECTIONS	C	PRELIMINARY	20.03.25
A04.02	PROPOSED SECTIONS	C	PRELIMINARY	20.03.25
A05.01	PROPOSED PERSPECTIVES	C	PRELIMINARY	20.03.25

client: GLENMORE BULLS AFC		<div><div>ADSUN PROJECTS</div><div>BUILDING & ASSET SOLUTIONS</div><div>Adsun Energy Pty Ltd</div><div>PO Box 3633, North Rockhampton Qld 4701</div><div>Phone 0400126751</div><div>Email damien@adsunprojects.com.au</div></div>		title: COVER SHEET	
project: PROPOSED FEMALE CHANGE ROOM & AMENITIES STENLAKE PARK, KAWANA		scale:	project no:	2403-35	
		sheet no:	1 of 15	drawing no:	rev:
		drawn: RE	A00.01	C	

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LEGEND	
CODE	DESCRIPTION
BCH	BENCH SEATING
BCT	BABY CHANGE TABLE
BD	BASIN - DISABLED COMPLIANT
BN	BASIN - STANDARD
HC	HOSECOCK
HWS	ELECTRIC HOT WATER SYSTEM
OPW	OPERABLE WALL
PSC	PRIVACY SCREEN - 2100mm HIGH
SHD	SHOWER - DISABLED COMPLIANT
SHR	SHOWER - STANDARD
SHV	SHELVING
SK	STAINLESS STEEL BENCH WITH SINK
WA	WC PAN - AMBULANT COMPLIANT
WC	WC PAN - STANDARD
WD	WC PAN - DISABLED COMPLIANT

DOOR SCHEDULE		
CODE	TYPE	WIDTH HEIGHT
1	SINGLE HINGED SOLID CORE DOOR	920 2040
2	COLORBOND ROLLER DOOR	5000 3000
3	SINGLE HINGED SOLID CORE DOOR	920 2040
4	SINGLE HINGED SOLID CORE DOOR	920 2040
5	SINGLE HINGED SOLID CORE DOOR	920 2040
6	COLORBOND ROLLER DOOR	2400 1200
7	COLORBOND ROLLER DOOR	2400 1200
8	SINGLE HINGED SOLID CORE DOOR	920 2040
9	SINGLE HINGED SOLID CORE DOOR	920 2040
10	DOUBLE HINGED SOLID CORE DOOR	1725 2040
11	SINGLE HINGED SOLID CORE DOOR	920 2040
12	LAMINEX PARTITION DOOR	605 1910
13	LAMINEX PARTITION DOOR	605 1910
14	LAMINEX PARTITION DOOR	605 1910
15	LAMINEX PARTITION DOOR	705 1910
16	LAMINEX PARTITION DOOR	605 1910
17	LAMINEX PARTITION DOOR	605 1910
18	SINGLE HINGED SOLID CORE DOOR	920 2040
19	LAMINEX PARTITION DOOR	705 1910
20	LAMINEX PARTITION DOOR	605 1910
21	LAMINEX PARTITION DOOR	605 1910
22	LAMINEX PARTITION DOOR	605 1910
23	LAMINEX PARTITION DOOR	605 1910
24	LAMINEX PARTITION DOOR	605 1910
25	OPERABLE WALL - DETAILS TBC	
26	OPERABLE WALL - DETAILS TBC	
27	COLORBOND ROLLER DOOR	2400 1200
28	SINGLE HINGED SOLID CORE DOOR	920 2040
29	LAMINEX PARTITION DOOR	705 1910
30	LAMINEX PARTITION DOOR	705 1910
31	SINGLE HINGED SOLID CORE DOOR	820 2040

WINDOW SCHEDULE		
CODE	TYPE	WIDTH HEIGHT
1	SLIDING GLASS WINDOW XO	1510 600
2	SLIDING GLASS WINDOW XO	1510 600



PROPOSED FLOOR PLAN
1:100

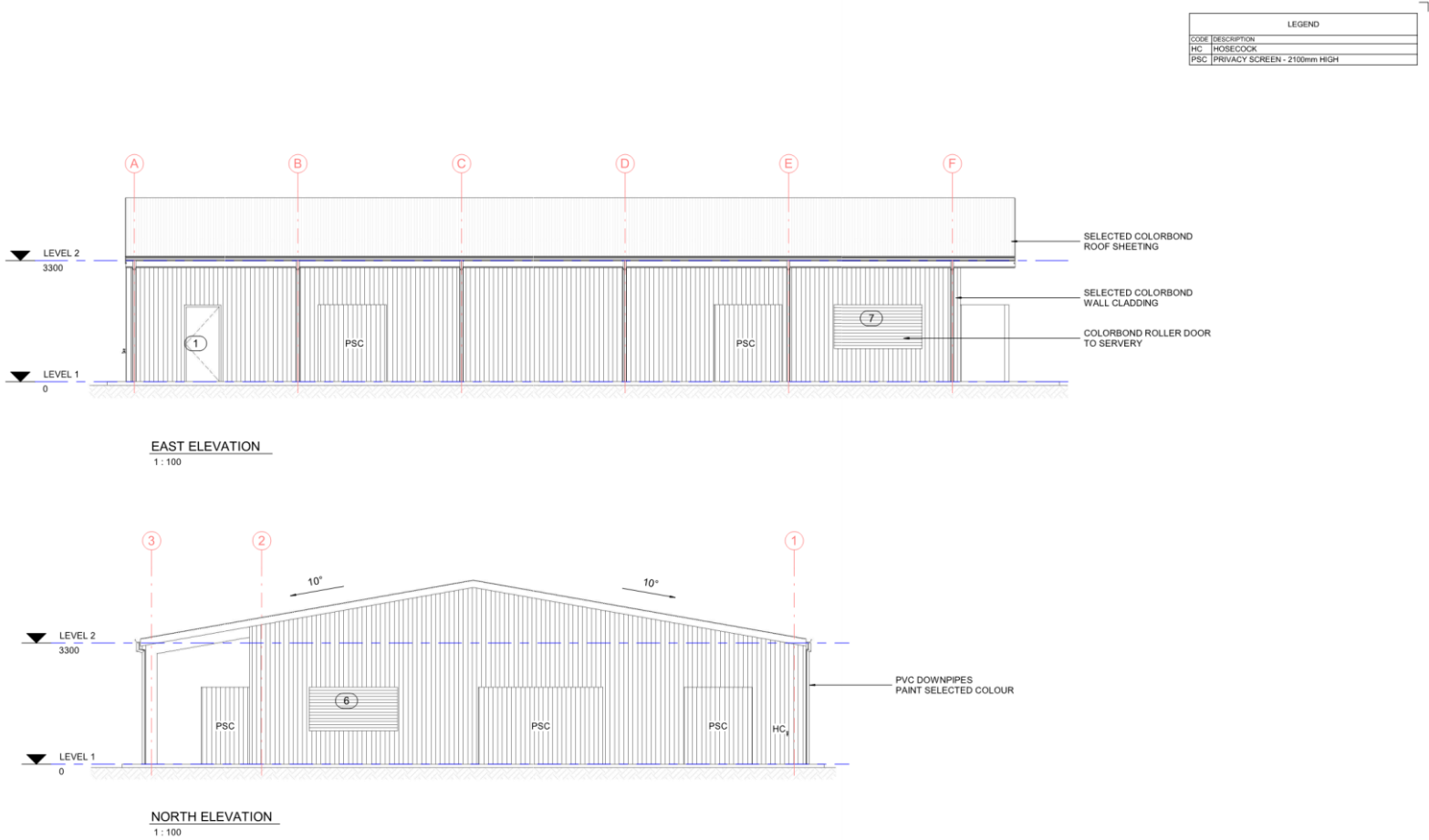
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GLENMORE BULLS AFC

project:
**PROPOSED FEMALE CHANGE ROOM & AMENITIES
STENLAKE PARK, KAWANA**

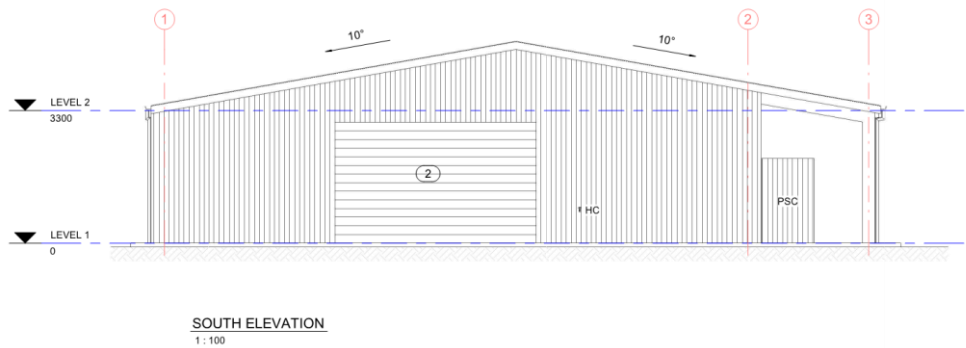
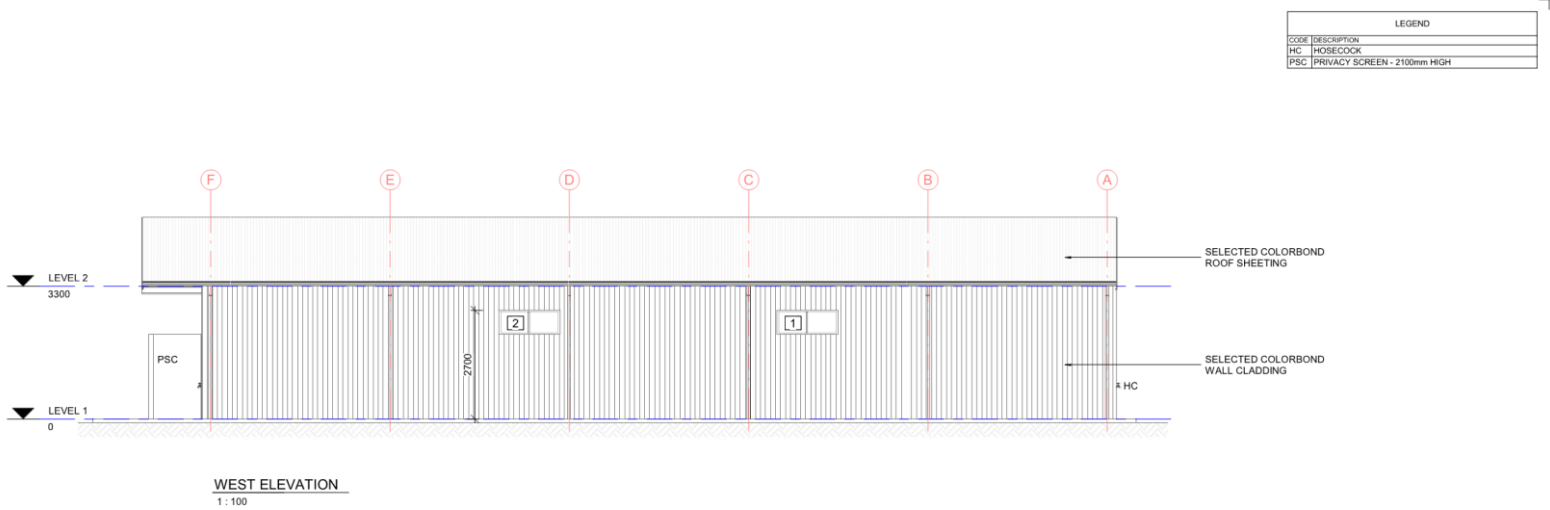
ADSUN PROJECTS
BUILDING & ASSET SOLUTIONS
Adsun Energy Pty Ltd
PO Box 3633, North Rockhampton Qld 4701
Phone 0400126751
Email damien@adsunprojects.com.au

title: PROPOSED FLOOR PLAN			
scale: 1:100	project no: 2403-35		
sheet no: 2 of 15	drawing no: A02.01	rev: C	
drawn: RE			

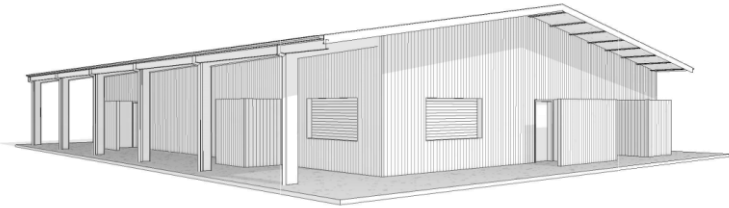
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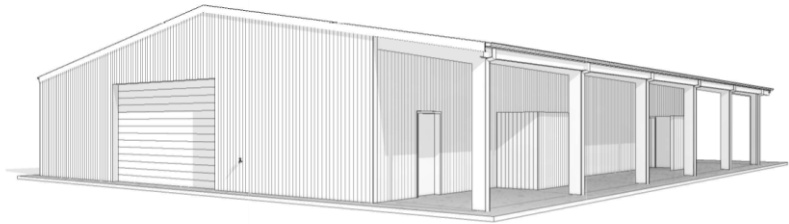
client: GLENMORE BULLS AFC		<div>ADSUN PROJECTS</div> <div>BUILDING & ASSET SOLUTIONS</div> <div>Adsun Energy Pty Ltd</div> <div>PO Box 3633, North Rockhampton Qld 4701</div> <div>Phone 0400126751</div> <div>Email damien@adsunprojects.com.au</div>	title: PROPOSED ELEVATIONS		20/03/2025 10:26:18 AM	
project: PROPOSED FEMALE CHANGE ROOM & AMENITIES STENLAKE PARK, KAWANA			scale: 1 : 100	project no: 2403-35		
			sheet no: 3 of 15	drawing no: A03.01		
			drawn: RE	rev: C		



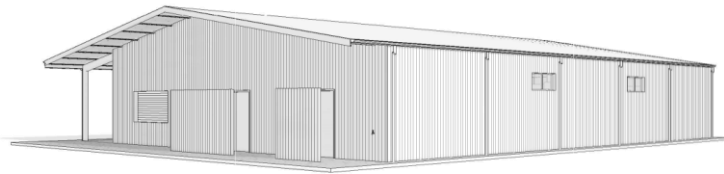
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project: PROPOSED FEMALE CHANGE ROOM & AMENITIES STENLAKE PARK, KAWANA			scale: 1 : 100	project no: 2403-35	
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			rev: C		
		drawn: RE			



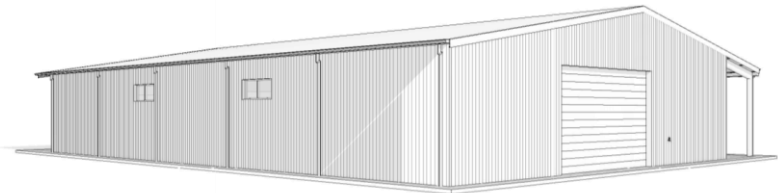
NORTHEAST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



NORTHWEST PERSPECTIVE VIEW



SOUTHWEST PERSPECTIVE VIEW

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project: PROPOSED FEMALE CHANGE ROOM & AMENITIES STENLAKE PARK, KAWANA		scale:	project no:	2403-35	
		sheet no:	5 of 15	drawing no:	A05.01
		drawn:	RE	rev:	C

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GLENMORE BULLS AUSTRALIA FOOTBALL CLUB INC - TRUSTEE LEASE EXTENTION

Lease Extension Area

Meeting Date: 20 May 2025

Attachment No: 2

