



LATE ITEMS ORDINARY MEETING

AGENDA

28 OCTOBER 2025

Your attendance is required at an Ordinary meeting of Council to be held in the Council Chambers, 232 Bolsover Street, Rockhampton on 28 October 2025 commencing at 9:00 AM for transaction of the enclosed business.

A handwritten signature in blue ink, appearing to read "P. W. G. F.", is positioned above the title of the Acting Chief Executive Officer.

ACTING CHIEF EXECUTIVE OFFICER
24 October 2025

Next Meeting Date: 12.11.25

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

11.15 GRACEMERE JUNIOR RUGBY LEAGUE INC - CONSOLIDATED LEASING FEE REQUEST

File No:	8747
Attachments:	Nil
Authorising Officer:	Damon Morrison - Acting General Manager Community Services
Author:	Justin Bulwinkel - Sports and Active Communities Coordinator

SUMMARY

This report seeks Council's endorsement to establish a consolidated leasing structure for Gracemere Junior Rugby League Inc. (GJRL), following the previously approved lease extension and infrastructure charge waiver. The proposed structure aligns with Council's existing leasing formats across similar facilities and aims to provide a more financially sustainable agreement for the Club, supporting its long-term engagement with Cedric Archer Park and delivery of its endorsed Masterplan.

OFFICER'S RECOMMENDATION

THAT:

1. The total fee payable for the Trustee Lease to the Gracemere Junior Rugby League Inc for the agreed areas at Cedric Archer Park will be in accordance with Council's adopted fee for 'Council owned multipurpose building (use)' under Council's adopted Fees and Charges (being \$2,373.00 per annum for the 2025-26 financial year); and
2. Council waives any additional Fees and Charges for the additional area to be included in the Trustee Lease for the land only for the term of the Trustee Lease.

COMMENTARY

The proposed leasing structure reflects Council's commitment to consistency across community leases, particularly where Clubs own and maintain assets within defined lease areas, while Council retains ownership and maintenance responsibilities for other assets. Under Council's adopted Fees and Charges, two annual lease fees apply depending on asset ownership and maintenance responsibilities:

Land-only lease – \$719

Land and building lease (Council-owned and maintained) – \$2,373

Gracemere Junior Rugby League Inc. currently operates under the higher lease fee (\$2,373), as the existing multipurpose building on site is Council-owned and maintained. The lease extension area previously endorsed by Council will represent land only, with the Club assuming full ownership and maintenance responsibilities for future assets developed within that area.

This report seeks Council's support to ensure that the entire lease, comprising the existing and extended areas, attracts a single lease fee consistent with the Club's current arrangement, the multipurpose building fee. This avoids a secondary charge being applied to the new lease areas and ensures financial clarity and fairness.

The previous resolution lacked specificity regarding the fee structure across the expanded lease footprint. Officers now seek Council's endorsement to consolidate the lease areas under a single agreement and fee, responding to the Club's evolving needs as outlined in its endorsed Masterplan. This approach supports financial sustainability, streamlines administration, and reinforces Council's commitment to enabling community-led development at Cedric Archer Park.

BACKGROUND

Council previously resolved to extend the Trustee Lease area for GJRL and waive infrastructure charges for Project A (Score Box), recognising the Club's strategic development plans and community benefit. The Club has demonstrated strong engagement with Council and the community and continues to deliver improvements at Cedric Archer Park. A consolidated lease will formalise tenure arrangements and support future development phases, including those infrastructure projects delivered over the coming 18 months.

PREVIOUS DECISIONS

March 2025

THAT: Council approve the Trustee Lease Extension Area at Cedric Archer Park for Gracemere Junior Rugby League

January 2024

THAT: Council receives Gracemere Junior Rugby League Inc. proposed Master Plan for Cedric Archer Park.

BUDGET IMPLICATIONS

Under Council's current leasing fees, the on offer lease structure for Gracemere Junior Rugby League Inc. would attract two separate annual charges based on asset ownership and maintenance responsibilities:

- \$2,373 for the existing multipurpose building (Council-owned and maintained); and
- \$719 for the newly endorsed lease extension areas (Club-owned and maintained).

If applied separately, this would result in a combined annual fee of \$3,092.

This report recommends consolidating all three lease areas under a single lease agreement and fee, attracting only the multipurpose building fee of \$2,373 annually. Over the proposed six-year lease term, this would result in a total revenue of \$14,238, compared to \$18,552 if separate fees were applied, a difference of \$4,314.

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 Trustee Lease with the Tenant which satisfies the requirements of the Land Act 1994.

STAFFING IMPLICATIONS

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

RISK ASSESSMENT

No risks identified.

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.
- 5.1 – Our Region has Infrastructure that meets current and future needs

CONCLUSION

Consolidating the lease areas under a single Trustee Lease and applying the multipurpose building fee ensures consistency, financial clarity, and administrative efficiency. This approach supports Gracemere Junior Rugby League Inc.'s ongoing development at Cedric Archer Park and aligns with Council's commitment to enabling community-led growth while maintaining fairness in lease arrangements.