



City of Ipswich

AGENDA

of the

SPORT AND RECREATION ADVISORY COMMITTEE

**Held in the Claremont Room
8th Floor, 1 Nicholas Street
IPSWICH QLD 4305**

**On Thursday, 21 November 2024
At 3:00 PM**

MEMBERS OF THE SPORT AND RECREATION ADVISORY COMMITTEE

Councillor Jacob Madsen (**Chairperson**)
Councillor Pye Augustine (**Deputy Chairperson**)

Deputy Mayor Nicole Jonic
Councillor Andrew Antonioli
Councillor Jim Madden

SPORT AND RECREATION ADVISORY COMMITTEE AGENDA

3:00 PM on **Thursday**, 21 November 2024

in the Claremont Room, 8th Floor, 1 Nicholas Street, Ipswich

Item No.	Item Title	Page No.
	Declarations of Interest	
	Officers' Reports	
1	**Sport and Recreation - Items for Discussion	5
2	Next Meeting (to be advised)	-
3	General Discussion (within the purpose and scope of the committee)	-

** Item includes confidential papers

SPORT AND RECREATION ADVISORY COMMITTEE NO. 2024(01)

21 NOVEMBER 2024

AGENDA

DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA

OFFICERS' REPORTS

1. ****SPORT AND RECREATION - ITEMS FOR DISCUSSION**

This is a report concerning the suggested items for discussion for the Sport and Recreation Advisory Committee.

RECOMMENDATION

That the Sport and Recreation – Items for Discussion report be received and the contents noted.

2. **NEXT MEETING**

The next meeting is to be advised.

3. **GENERAL DISCUSSION (within the purpose and scope of the committee)**

Doc ID No: A10937892

ITEM: 1
SUBJECT: SPORT AND RECREATION - ITEMS FOR DISCUSSION
AUTHOR: EXECUTIVE COORDINATOR
DATE: 14 NOVEMBER 2024

EXECUTIVE SUMMARY

This is a report concerning the suggested items for discussion for the Sport and Recreation Advisory Committee.

RECOMMENDATION/S

That the Sport and Recreation – Items for Discussion report be received and the contents noted.

RELATED PARTIES

There are no discernible related party conflicts of interest associated with this report or its recommendation.

IFUTURE THEME

Vibrant and Growing

PURPOSE OF REPORT/BACKGROUND

The purpose of this report is to highlight suggested items for discussion in the Sport and Recreation Advisory Committee meetings.

Regional Sports Park

- ICC Planning Scheme / LGIP model (Refer to confidential Attachment 2)
- Honey Farm Sport and Recreation [Precinct](#)
- Greenheart Sports [Precinct](#)
- Fraser Coast Sports and Recreation [Precinct](#)

Indoor Sports Facility

- Ipswich Indoor Sports Facilities (Refer to Attachment 1)
- [Ipswich Multi-Sport Arena](#) Ipswich Turf Club / Ipswich Basketball

ICC Sport and Recreation Funding

- Refer to confidential Attachment 2

Partnerships

- Brisbane Lions (Refer to confidential Attachment 3)

- Ipswich Jets (Refer to confidential Attachment 4)

LEGAL IMPLICATIONS

This report and its recommendations are consistent with the following legislative provisions:
Not Applicable

POLICY IMPLICATIONS

There are no discernible policy implications associated with this report or its recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no discernible risk implications associated with this report or its recommendation at this time.

FINANCIAL/RESOURCE IMPLICATIONS

Sport and Recreation is budgeted and resourced in accordance with the Council budget planning processes. Any items for discussion that may move into recommendations in the future will be included in as part of the organisations budgeting process.

COMMUNITY AND OTHER CONSULTATION

The following stakeholders have been consulted for this report:

- Ben Pole – General Manager CCED
- Councillor Jacob Madsen – Chair Sport and Recreation Advisory Committee

CONCLUSION

The information provided in this report has been drafted to initiate a broader discussion on each of these items and to prioritise future discussion.

HUMAN RIGHTS IMPLICATIONS

HUMAN RIGHTS IMPACTS
RECEIVE AND NOTE REPORT
The Recommendation states that the report be received and the contents noted. The decision to receive and note the report does not limit human rights. Therefore, the decision is compatible with human rights.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Summary Report - Ipswich Indoor Sport Facilities 
	CONFIDENTIAL
2.	Sport and Recreation Advisory Committee Nov 2024
3.	Brisbane Lions Partnerships Benefits
4.	Ipswich Jets Sponsorship-Partnership Agreement - Non executed

Katie Baynham
EXECUTIVE COORDINATOR

I concur with the recommendations contained in this report.

Ben Pole
GENERAL MANAGER, COMMUNITY, CULTURAL AND ECONOMIC DEVELOPMENT

“Together, we proudly enhance the quality of life for our community”



Ipswich City Council
**Ipswich Indoor
Sport Facilities**
Preliminary Report

■■■
ipswich.qld.gov.au

OTIUM
SPORT + LEISURE + COMMUNITIES





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Project Overview

The City of Ipswich (City) continues to be one of the fastest growing areas of Australia, with the 2022 ABS estimated residential population having reached 242,884 people. This growth has seen an increase in over 40,000 residents since the 2016 Census¹ and is projected to continue over the next two decades, to see the City and its surrounding communities, exceed a residential population of over 500,000.



The City of Ipswich Council (Council) aims to improve opportunities for community participation in sport and recreation, by ensuring Increased Participation, Better Places and Stronger Partnerships and in doing so has committed to preparing an Indoor Sport Facilities Plan (Plan).

This study provides clear, strategic guidance for indoor sports centres for the next 15 years.

¹ iD Profile, Ipswich Community Profile by .id (informed decisions)

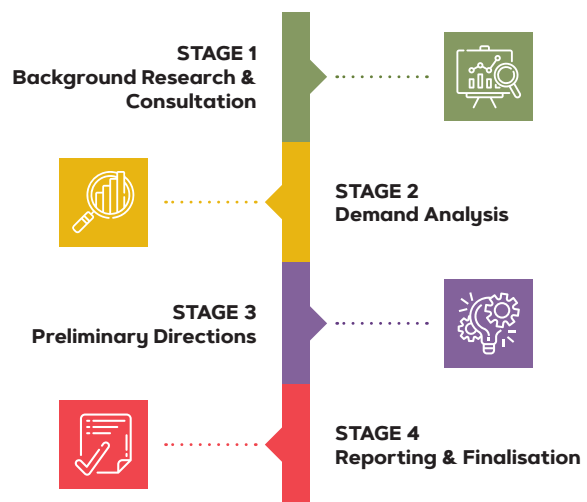
Objectives

The Indoor Sport Facilities Plan is an opportunity to inform future indoor sport and recreation facilities and activity provision within the City for the next fifteen years, focusing on the following objectives:

-  Develop an Indoor Sports Facility Plan for the City of Ipswich, to guide future needs, development and management of facilities
-  Determine future indoor sport and recreation activity demand and needs
-  Determine future indoor sport and recreation facility needs
-  Inform future planning, provision, investment, delivery, activation and management of indoor sport and recreation facilities, to meet community demands and expectations, that encourage ongoing development and growth of indoor sports and community physical activity participation.

Methodology

The following outlines the methodology that has been undertaken for the purpose of the report:



Strategic Context

As an evidence-based planning instrument, the Plan is led by and aligns with, key Council planning direction from the following strategic documents:



Other documentation relevant to indoor sports facilities suggests there is a current need for more indoor facilities that are ideally collocated within larger sport, recreation and community environments. Indoor sports facilities support several strategies at all tiers of government, by providing multiple opportunities for members of a community for social connectedness and to be physically active and healthy. Future indoor sports facilities must recognise the need for formal and informal participation opportunities. As the City continues to grow, new communities will require access to sport and recreation opportunities, including indoor sports facilities.

[The 2024 City of Ipswich LGIP - Extrinsic Material Report for Community Facilities Network \(2023\)](#) sets out an objective to maximise the range and uses of community facilities, through a consolidation of the trunk infrastructure network, with an emphasis on large community hubs, efficient land use and the removal of local-level provision. In particular, the primary functional uses required for community hubs include indoor recreation space. Further, the Strengthening Ipswich Communities Plan outlines hubs as being a large facility that caters for both indoor and outdoor sports and social interactions. The Proposed New Community Facility Trunk Infrastructure, plans for multiple community hubs from 2026 across the City.

[The 2022 Ipswich Aquatic Facilities Action Plan](#) identifies potential opportunity for the development of a local-level swimming pool in the Western Region - Rosewood area and to establish a new aquatic centre in the South East Region - Springfield/ Ripley Valley area. There are clear facility and management synergies between the potential colocation of aquatic and indoor sports facilities that should be considered as planning progresses.

[Part 6 in the Ipswich Plan - 2024](#), outlines the hierarchy, rate of provision, land requirements, flood immunity and accessibility standards, to inform the future network requirements, based on using a community hub model at the Citywide and district level. It does not include a specific provision rate for indoor sports facilities, but rather provides guidance on the provision of community hubs, although this does not preclude co-location.

Engagement with sporting peak bodies suggests participation growth rates in indoor sport is exceeding outdoor activities. Significant and unprecedented growth rates have been experienced across multiple indoor sports over the past two years. Demand for indoor sports, including courts and specialised indoor spaces, is likely to be derived from outdoor sports seeking protected environments (i.e. extreme heat, large rain events) primarily for training purposes. Emerging sports such as adventure sports, wheelchair sports and modified versions of traditional sports, will further intensify the pressure for demand to indoor sports facilities. With insufficient access to indoor facilities, sporting groups are having to limit their potential growth and use facilities that are not fit-for-purpose, or do not support sustainable competition structures.

Ipswich Demographics and Implications

Overview

Population Projections

From City of Ipswich LGIP 2024 data, the 2021 estimated population for the Ipswich LGA was 237,550. Significant growth is expected, with an increase to 453,875 by 2041. This is equivalent to 216,325 new residents, or a growth of 91%.

Figure 1 Population Growth of the City of Ipswich

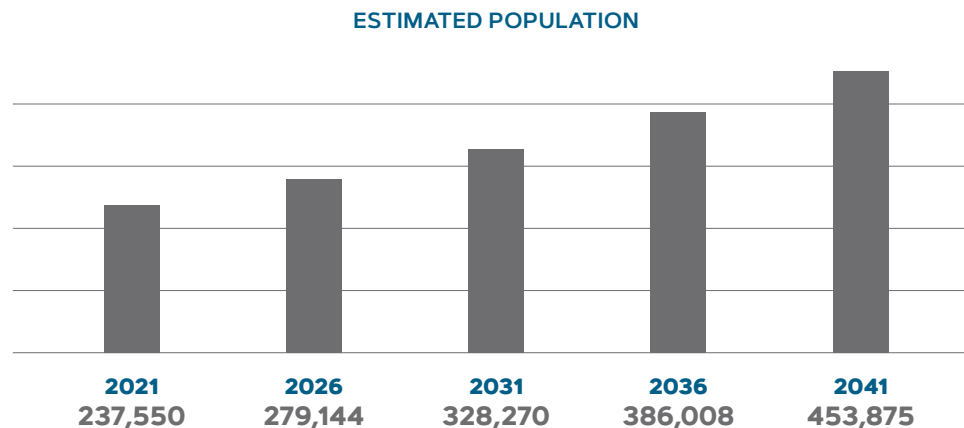
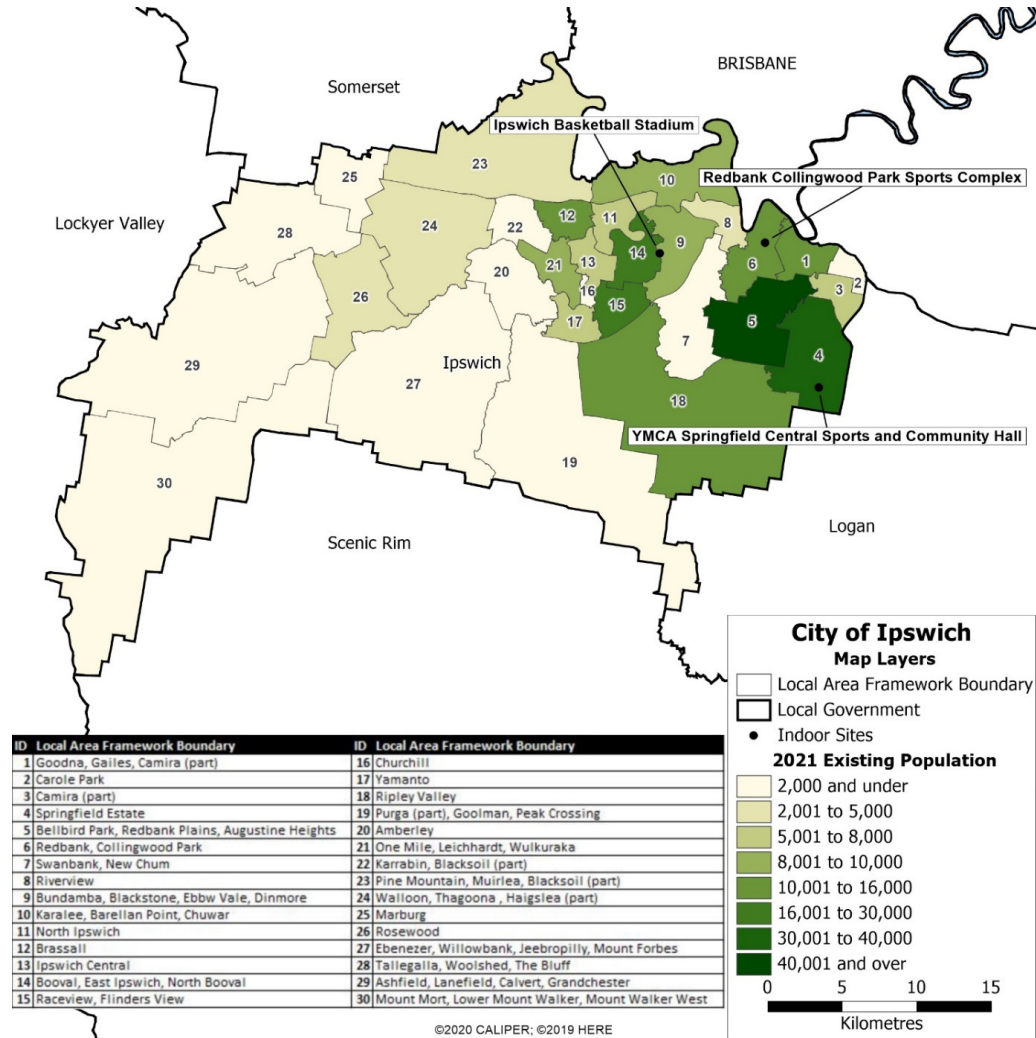
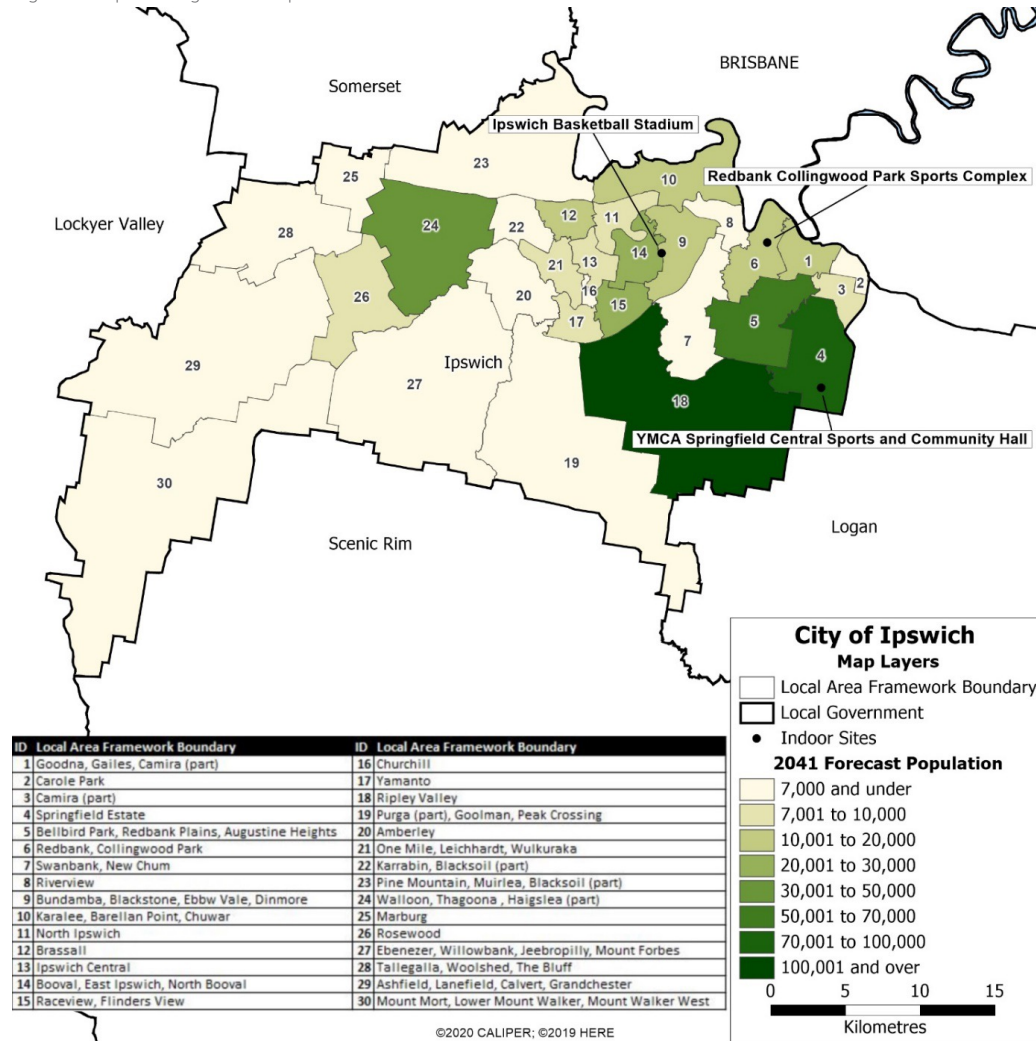


Figure 2: Map Showing Current Population



Planning areas utilised for this Strategy, have been consolidated into Western, Central and Eastern Planning Districts, from those used in the 2024 LGIP and have been used in order to identify needs by locality.

Figure 3: Map Showing Future Population 2041



Western Ipswich

Western Ipswich has been defined as the area from Grandchester in the west, Pine Mountain to the north and Willowbank in the south.

Figure 4: Western Ipswich Population Growth Snapshot

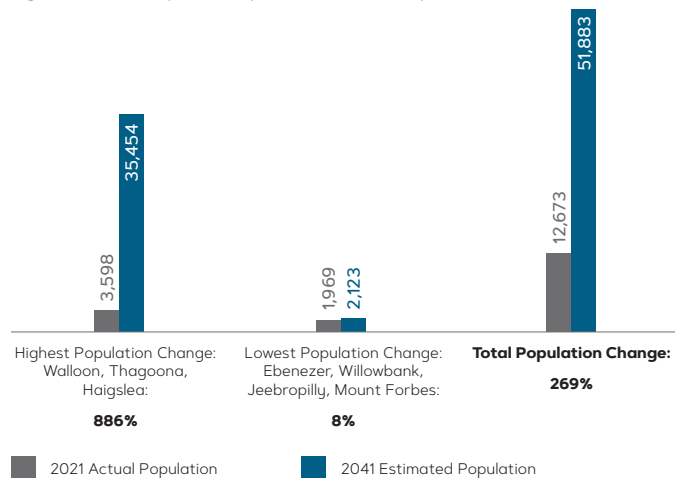
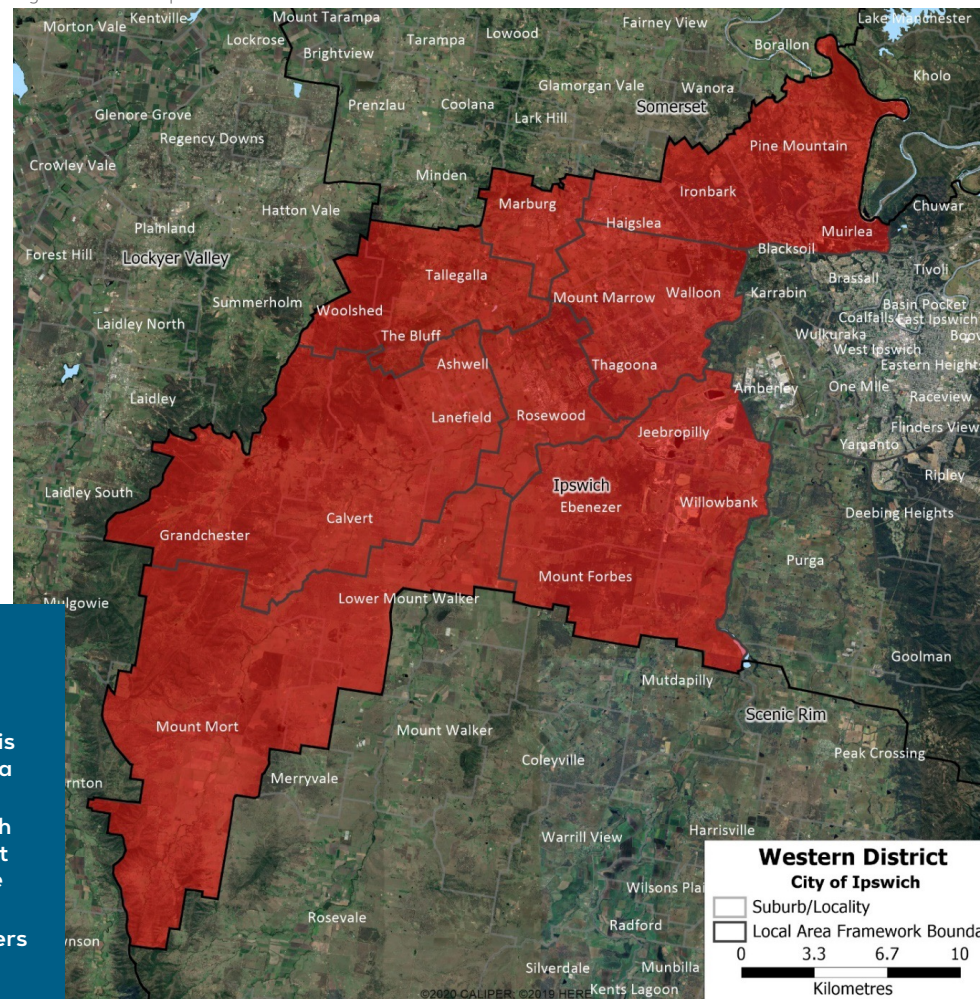


Figure 5: Western Ipswich



KEY FINDINGS

- **Moderate overall growth** in residential numbers is expected in the western part of Ipswich
- While all areas are expected to increase, the vast majority of this is to occur in the Western Growth Corridor of Walloon, Thagoona and Haigslea (886%)
- Rosewood, which is also identified as part of the Western Growth Corridor, is also expected to more than double (139%) its current estimated residential population. This is off a relatively low base and should only rise to 8,536 residents.
- The Walloon Rosewood has a higher percentage of 'empty-nesters and retirees' (12% compared to 10.2%).

Central Ipswich

Central Ipswich has been defined as the area from Amberley in the west, Karalee in the north, Yamanto in the south and Riverview in the east.

Figure 6: Central Ipswich Population Growth Snapshot

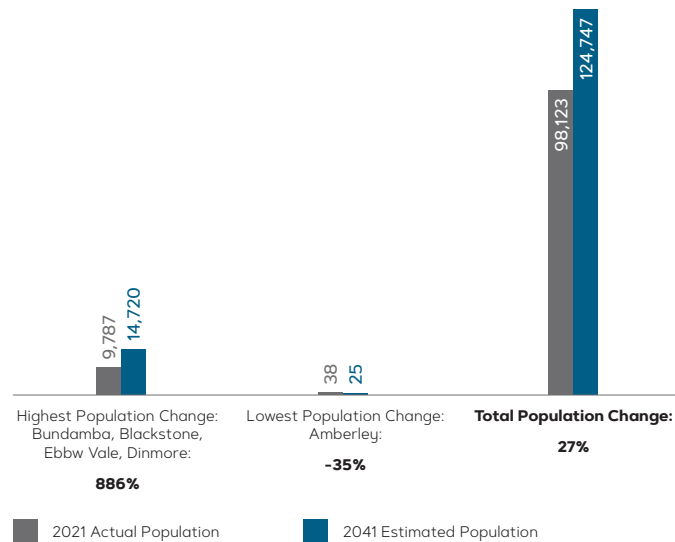
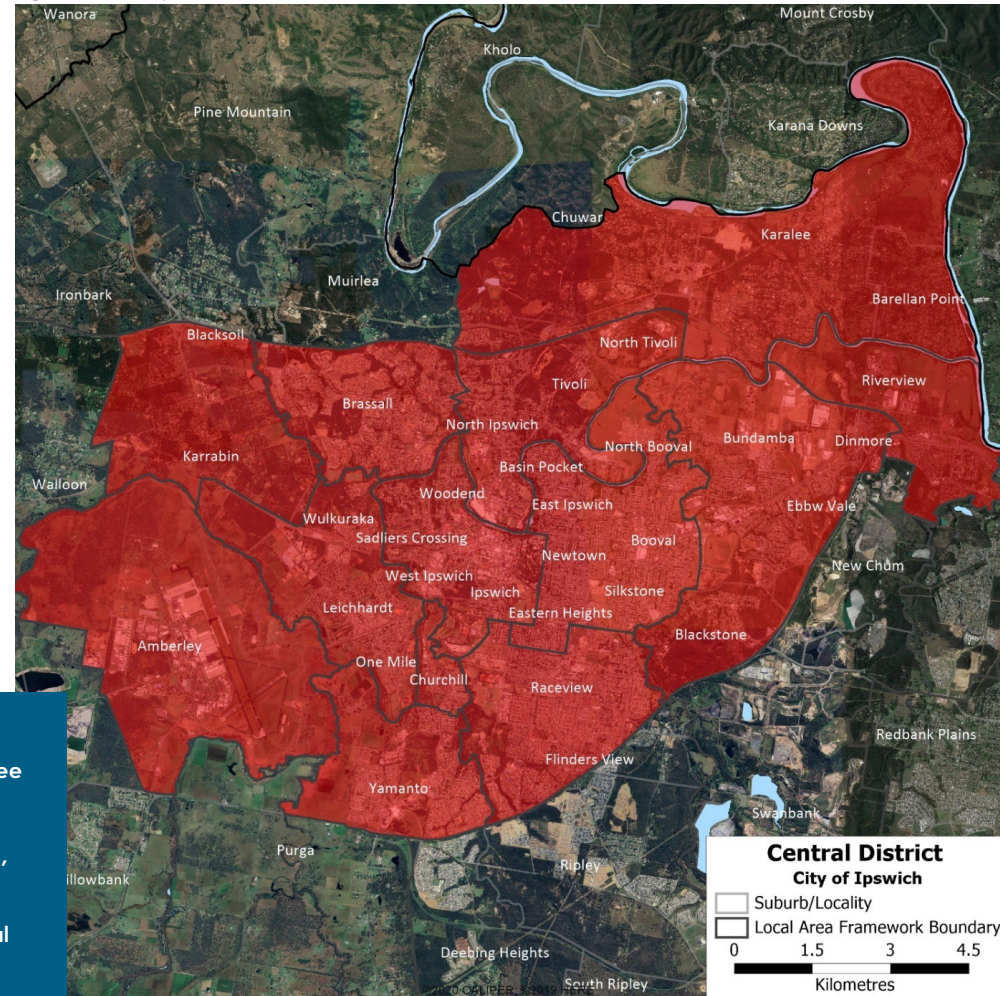


Figure 7: Central Ipswich



KEY FINDINGS

- Having the **lowest overall growth** (26,623 residents) of the three planning districts, Central Ipswich's growth is predominantly characterised by in-fill growth
- Highest residential growth is projected for Booval/ East Ipswich, Raceview/ Flinders View and Bundamba/ Blackstone/ Dinmore, with all three of these LAF's clustered on the southeast of this district, adjacent to both the Ripley Valley PDA and the Regional Employment Area of Swanbank/ New Chum.

Eastern Ipswich

Eastern Ipswich has been defined as the area from Purga in the west, Goodna in the north and Springfield to the east.

Figure 8: Eastern Ipswich Population Snapshot

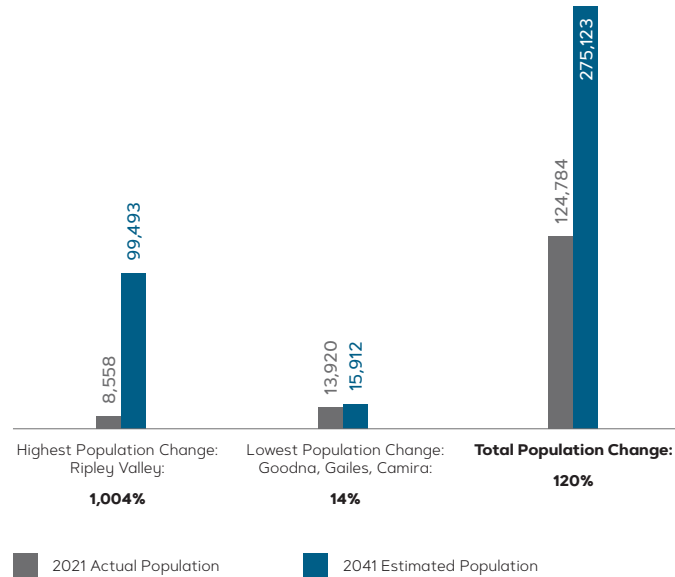
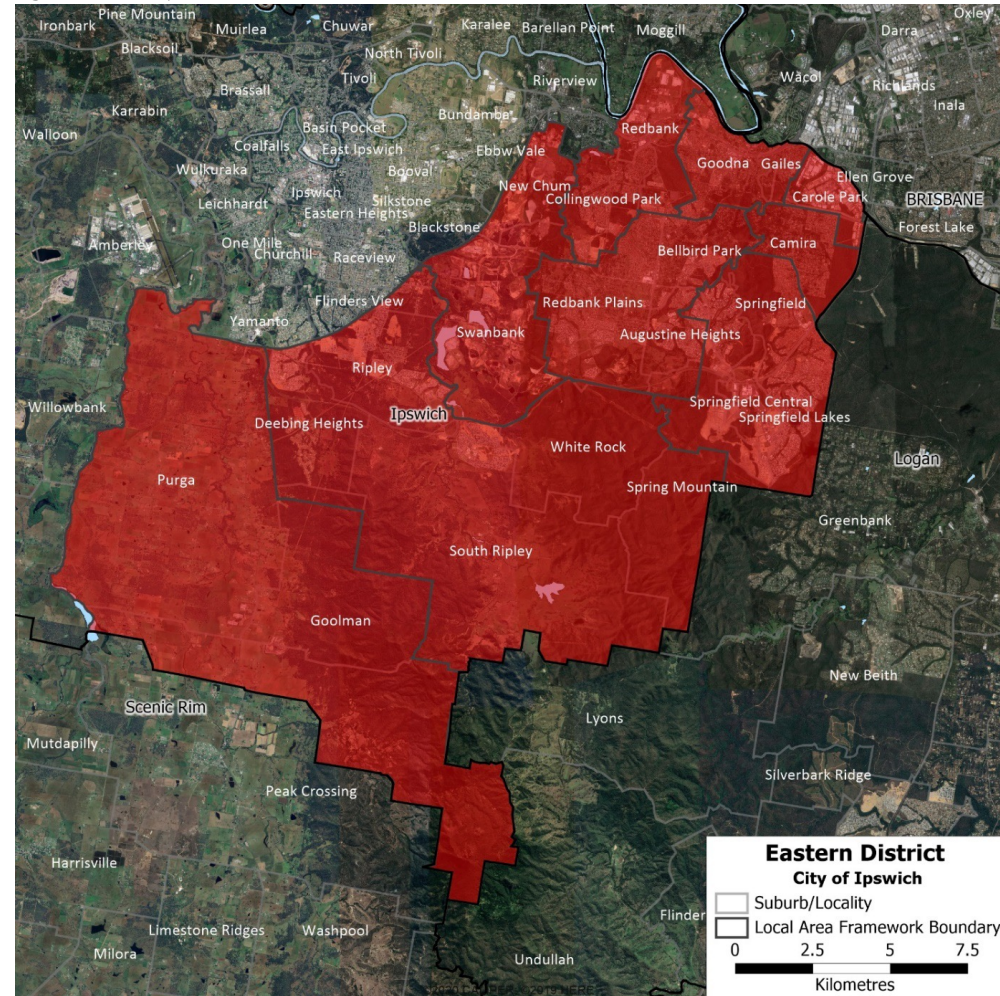


Figure 9: Eastern Ipswich



KEY FINDINGS

- **Significant growth** is expected in the eastern part of Ipswich, exceeding over 150,000 new residents or **nearly 70% of total growth** for City of Ipswich LGA, up until 2041
- The Eastern District is **expected to more than double** its population, with the Ripley Valley PDA covering over half of this growth
- Springfield Estate will continue its steady growth (95%), under the Springfield Structure Plan and nearly double its current population
- Adjoining Springfield, the more established areas of Bellbird Park, Redbank Plains and Augustine heights, will also experience moderate growth (48%), or just under 20,000 new residents
- Greater Springfield has a much higher rate of couples with children, at 47%, than Ipswich and Queensland at 30% and 28% respectively, along with higher rates of primary school (13%) and secondary school (9.4%) aged children than Queensland at 9% and 7.7% respectively
- Both Greater Springfield and Ripley Valley have a lower median age of 31 and 28, versus Queensland at 38 and Ipswich at 33
- **Ripley Valley has a very high percentage of young people** (25 -34 years) at 26%, nearly double that of Queensland, at 13.6%, with a similar major difference also in 'babies and pre-schoolers' (0-4 years) at 11.9% versus 5.7%
- Both Greater Springfield and Ripley Valley have had major differences in people born in India at 6.7% and 4.9% respectively, versus Queensland at 1.8%, with Springfield also having a higher percentage of people born in New Zealand (7% compared to 4%).

Key Overall Population Summary

The City of Ipswich is going to experience significant population growth, from an estimated population of 237,550 in 2021, to 453,875 by 2041. This is equivalent to 216,325 new residents, or a growth of 91%. The population of **the Eastern District is expected to cater for just under 70% of this growth**, rising from 124,784 in 2021, to 275,123 in 2041. This is largely driven by the continuing greenfield development of Springfield under its Structure Plan and the emergence of the Priority Development Area of Ripley Valley. As the City continues to grow, ensuring accessibility of indoor sports facilities to new communities will be paramount.



The City has a younger population with a **median age of 33 years** being younger than Queensland as a whole, of 38 years. Whilst future indoor sports facilities will need to cater for all age demographics, within Ipswich, they are likely to have a higher demand for junior and introduction programs, competitions and offerings.



The higher **unemployment rate of 6.7%** compared to the Queensland rate of 5.4%, suggests program and service offerings within an indoor sports environment may need to be price-sensitive.



With a **higher proportion of residents born overseas** from countries with a stronger alignment to indoor sporting activities (New Zealand, India, Philippines), the demand for indoor courts within an Ipswich City context is likely to be higher than many other localities within Queensland.

Trends

A review of the Desired Standards of Service of Brisbane, Gold Coast, Sunshine Coast and Logan local governments suggests indoor sport and recreation facilities should be developed at a scale that supports multiple sport, recreation and community uses and a minimum of 3 multi-purpose indoor courts. This is consistent with indoor sports facility provision throughout Australia, that recognises larger scale facilities support optimised use and viability outcomes.

Further trends for indoor sports facilities include:



Higher quality finishes, including higher quality amenities, wall finishes, lighting, audio/visual and seating, are incorporated to support broader community and cultural events.



Food and beverage facilities are being designed to have the capacity to support larger-scale sporting and community/ cultural events.



There is an emergence of interest in non-traditional indoor recreation.



Indoor sports facilities cater for a diverse range of sport, recreation, community and commercial facilities within the one location.



The emergence of indoor sports facilities as a community destination for people to meet, gather and be socially active.



The need to incorporate commercial offerings (i.e. health and fitness, retail, allied health, cafes) to minimise the cost of the primary sport infrastructure.



Offering facilities, programs and services for all members of a community, regardless of age, ability, culture or social position.



Demand Analysis

Multi-Purpose Indoor Courts

There is currently no single adopted industry standard, for the provision of indoor sport facilities. A number of considerations, therefore, have been taken into account to estimate demand. These include analysis of the current operations of the facilities, benchmarking against other Local Government Areas, using Otium Planning Groups Demand Analysis Model and analysis of engagement outcomes and demographics.

Benchmarking Analysis

A benchmarking analysis of several other LGA's was undertaken and is outlined in the table below. While there may be a number of single courts available at schools and other venues, these facilities generally only provide limited opportunities, training, or single-use activity (e.g., dance, martial arts). Therefore, the provision of courts included in the table below includes 2 or more court facilities only. For education facilities, these also had to demonstrate that they exceeded more than 10 hours/week of community sports access.

Table 1: Benchmarking of Other Local Government Areas

Council	Courts	Current Population (estimated 2022) ²	Provision Rate
Logan City Council	13	363,301	1: 27,946
Gold Coast City Council	41	647,824	1: 15,800
Sunshine Coast Council	16	356,059	1: 22,253
Brisbane City Council	64	1,284,698	1: 20,073
		Average	1: 21,518

² iD Profile, Various Community Profile by .id (informed decisions)

An assessment of the City of Ipswich shows the following:

Table 2: Provision of Indoor Courts in the City of Ipswich

Area	2021 Population	Courts (2 or more)	Provision	2041 Population	Provision (if no additional courts)
Western	12,673	0	-	51,883	-
Central	98,123	5	1: 19,624	124,747	1: 24,949
Eastern	124,784	8	1: 15,598	275,123	1: 34,390
City of Ipswich	237,550	13	1: 18,273	453,875	1: 34,913

The current provision rate of indoor courts, per head of population within the City (1: 18,273), is relatively consistent with the average provision rate of the Gold Coast, Logan, Sunshine Coast and Brisbane local government rates. However, should the supply of indoor courts in the City not increase in the future, by 2041 this provision rate will drop significantly and almost double to an estimated 1: 34,913. This would result in intense and unsustainable pressure on the demand for existing facilities.

The provision level above suggests **a current non-provision and undersupply in the west and a future significant undersupply of facilities in the east**, by 2041. It also highlights that while provision in Eastern Ipswich is higher than elsewhere in the City, 6 of the 8 courts included in the supply assessment are school facilities, where ongoing public access is not guaranteed.

There are currently a range of indoor spaces being provided across the City for activities such as martial arts, yoga and dance. Demand for these spaces is going to increase significantly as the population increases over the next 15 years.

Otium Demand Analysis Model

Otium Planning Group has developed a Demand Analysis Model, in order to inform potential facility demand for sport and recreation facilities. There is no single adopted industry standard for the provision of indoor sports courts and the amount of social play makes demand more difficult to assess. The Demand Assessment Model is assumption-based and takes into account a range of factors such as participation data, capacity of playing areas and current/ projected population, in order to determine actual facility requirements.

Every time the Demand Analysis Model is used, there are a number of individual calibrations undertaken to ensure it recognises the local context.

The Demand Analysis Model has been applied to the City of Ipswich in order to determine the demand for indoor sports facilities. The assumptions have been applied to the model for this project.

Demand Analysis Model Outputs for the City of Ipswich

A demand analysis was undertaken for indoor court and indoor specialty facilities at a Citywide level. The number of courts required for each area will not match the total for the City, due to the way the model identifies when facilities are required. As indoor specialty facilities are typically provided by private providers, these are indicated, but planning by the City should be aligned to ensure some spatial flexibility is provided within any development of indoor court facilities (i.e. provision of space for yoga/ martial arts/ dancing), rather than planning for the entirety of this provision.

The following results were obtained for Ipswich:

Table 2: Provision of Indoor Courts and Indoor Speciality Facilities in the City of Ipswich

Year	2021	2026	2031	2036	2041
Population	237,750	279,144	328,270	386,008	453,875
Indoor Courts	15	17	20	23	28
Indoor Speciality (Made up of the activities below)	55	65	76	90	105
Dancing	15	18	21	25	29
Yoga/ Pilates	15	18	21	25	29
Squash (courts)	8	10	12	14	16
Martial Arts	7	9	10	12	14
Gymnastics	4	5	6	7	8
Boxing	3	3	4	5	5
Indoor Cricket	1	1	2	2	2
Table Tennis	1	1	1	1	2

For indoor courts the demand analysis was also undertaken for each planning area, as well as Citywide. The number of courts required for each area will not match the total for the City, due to the way the model identifies when facilities are required. The following results were obtained for the City of Ipswich.

Table 3: Current Demand Analysis for the City of Ipswich

2021				
Area	Current Courts	Hours Required	Courts Required	Variance
Western	0	2,018	1	-1
Central	5	15,625	6	-1
Eastern	8	19,870	8	0
City	13	37,827	15	-2

Table 4: Demand Analysis for the City of Ipswich in 2041

2041				
Area	Current Courts	Hours Required (for indoor courts only)	Courts Required	Variance
Western	0	8,262	3	-3
Central	5	19,864	8	-3
Eastern	8	43,810	17	-9
City	13	72,273	28	-15

The demand model outlines that there is currently an undersupply of 2 indoor courts for the City of Ipswich. If no further intervention was to occur by 2041, this shortfall would increase to 15 courts in the network. These courts are required across all districts, with higher levels of provision required to support the growth corridors in the east and the west.

Location and Timing

As outlined in the table below, the central area only requires one additional facility. Additional facilities are required, though, in both the east and in the west and the location and timing of these additional facilities needs to be understood.

Western

The table below demonstrates that there is already a deficit of courts in the West, with currently no facilities with two or more courts being provided. As such the timing of any additional facilities can be considered in the short term. With new aquatic investment planned to support the Western Growth Corridor, opportunities exist to support the co-location of wet and dry sports facilities. In this regard, a minimum two-court facility, with additional space for gymnastics, would be recommended.

Western	2021	2026	2031	2036	2041
Population	12,673	16,513	22,043	36,022	51,833
Courts	0	0	0	0	0
Provision	-	-	-	-	-

Central

The Central area, like other provisions of community facilities, is well catered for, due to the former clustering of such infrastructure around the traditional Central Business District. Notwithstanding, this adequate provision rate and opportunities for government to partner with the Ipswich Basketball Association, to extend and refurbish the Ipswich Basketball Stadium, should be explored over the short to medium term.

Central	2021	2026	2031	2036	2041
Population	98,123	101,875	108,680	115,443	124,747
Courts	5	5	5	5	5
Provision	1: 19,624	1: 20,375	1: 21,736	1: 23,088	1: 24,949

Eastern

East Ipswich is already facing a deficit of supply, which is currently being off-set in-part by the provision of a range of two-court school facilities built, or under construction, in the district. As the remaining areas of Springfield get developed and the planned significant growth through the Ripley Valley materialises, this demand and deficit will rapidly increase. As a result, planning needs to commence in the short term with provisions established between 2026 and 2031. This timing, though, does present catalyst opportunities to support the significant requirement for quality indoor sports facilities for pre-Brisbane 2032 Olympic and Paralympic training and the reputational benefits this will afford the Ipswich community.

The established and growing community of Springfield may be considered to be the initial priority, with a 4 – 8 court facility recommended for several reasons. Firstly, Springfield has established a community of approximately 40,000, with a population in 2041, of 72,499 and an ultimate population beyond 90,000. Secondly, it is centrally located to the initial growth of Ripley Valley and in-fill development, occurring in support of the Eastern Regional Employment Area of Swanbank/ New Chum. It also has a mature public transport network.

Eastern	2021	2026	2031	2036	2041
Population	124,784	158,447	195,417	232,439	275,123
Courts	8	8	8	8	8
Provision	1: 15,598	1: 19,805	1: 24,427	1: 29,054	1: 34,390

While the areas of Bellbird Park, Redbank Plains, and Augustine Heights will grow by approximately 20,000 over this period, opportunities could exist to meet this future demand without the requirement for a new site, through the expansion of the Redbank Plains Collingwood Park Sports Complex and/ or through the provision of a Citywide venue at Springfield.

As previously outlined, growth for the Ripley Valley Priority Development Area has already begun, but peak demand for publicly accessible indoor sports facilities will occur in the medium to long term, after the initial government investment in school facilities reaches capacity.

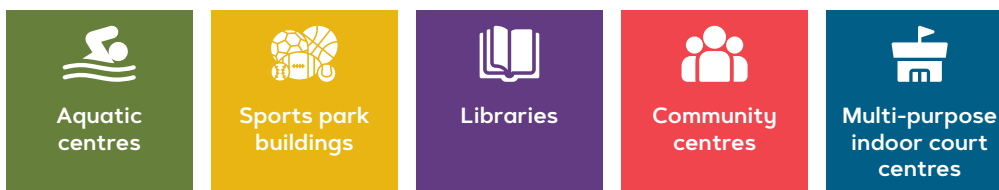
Indoor Spaces

There are currently a range of indoor spaces being provided across the City, for activities such as martial arts, yoga and dance. Demand for these spaces is going to increase significantly as the population increases over the next 15 years.

Schools have the potential to service much of the community's demand for specialised indoor sport activities. Almost all schools have a multi-purpose indoor community space, with the supply increasing over the past ten years, as a result of the Federal Government Building Education Revolution Program. The utilisation of these smaller spaces does not adequately support indoor sports competitions, which benefit from multi-court facilities, but are well placed to support specialised sports requiring a lesser activity space (e.g. dance, martial arts, yoga). Facilitating access to these spaces for community groups reduces the burden of supply solely on Council.

Further, this strategy also aligns with the new Activate Queensland Strategy, with a key action being maximising after-hours use of school facilities. In fact, the Queensland Government has committed to funding at least 20 School Sport Coordinators throughout the state, charged with the responsibility of increasing community access to school facilities and increasing the levels of physical activity by students within the school environment. Future rounds of Go for Gold funding will also provision opportunities for further investment in school sports facilities, to maximise public access opportunities.

As opposed to developing isolated indoor spaces, other opportunities for Council to maximise supply in a sustainable manner, is to ensure future upgrades or new development of other Council community facilities, include multi-use indoor spaces. Such facilities could include:

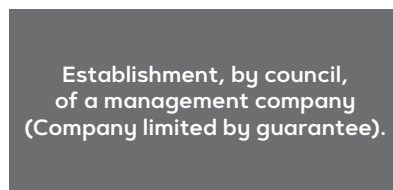


Management

In Queensland, multi-purpose indoor sporting facilities have historically been provided by schools, universities, sporting clubs/ associations, state government, or local governments. Multi-purpose indoor sporting facilities provided by local governments throughout Australia, although they may be co-funded by other levels of government, are generally managed by one of the following:



A fourth management option has emerged in Victoria and New South Wales, generally for larger scale aquatic centres that have commercialised fitness and swimming education programs:



The City of Ipswich currently does not manage any indoor sports centres, with such centres owned privately (e.g. Ipswich Basketball Association) and contract-managed.

There is no one management model more effective than the other. When exploring the need to potentially change from one management model to another, for the management of multi-purpose indoor court facilities, the key considerations are generally:

- Whether the current model is constraining venues from maximising their full usage and viability potential
- Whether there are barriers to the performance of venues, as a result of constraints to fees & charges, marketing, programming, innovation, information technology, or facility investment
- The specialist expertise required to manage high-value community assets, such as multi-purpose indoor courts, is not available within an organisation and/ or not considered the core business of an organisation and not aligned with its internal policies and procedures
- The risk associated with managing a venue is considered too high and outside of an organisations core level of responsibility and capability
- The size and facility mix of the venues and whether this supports revenues from events and fitness programs
- Whether support services such as event management, catering, cleaning and security are required and included in the management arrangement
- The award structure for the venue's management and the impacts this may have on the viability of the management model (e.g. the Local Government Award versus Fitness Industry Award).

Funding

Future potential funding options for the recommended developments include:



Queensland and Federal Government



Partnerships with peak sporting bodies



Major City-based companies



Health and wellbeing partnerships



Separate rates levy



Community fundraising initiatives



Debt servicing arrangements



Future Opportunities

Given the enormous need for wide-ranging investment in community infrastructure required to support the significant growth in the City over the next twenty years (equivalent to 216,325 new residents or growth of 91%), opportunities to provision new indoor sports facilities can be further considered under 3 key options:

- 1** Integration with other community facilities such as community centres and libraries
- 2** Co-located indoor and outdoor sports courts, within a regional sports precinct
- 3** Integrated indoor sports and aquatics

The option for a stand-alone indoor sports centre would also be available, but not generally recommended for Ipswich, given the significance of future demand and its commitments to community hubs. The proviso to this would be where the right location to service identified demand was restricted in its size (e.g. less than 2 hectares). In this circumstance, a minimum provision of 4 courts would be recommended.

Given the growth of the City and the opportunities that this will present to educational institutions including Universities, Tafe and public and private schools, there may be opportunities for non-asset solutions through joint development partnerships. These should be continued to be explored but not solely relied upon.



Recommendations

The following table outlines the preliminary recommendations for the Ipswich Indoor Sports Facilities Plan. Priorities are in accordance with:

- Short term: 0 – 5 years
- Medium term: 5-10 years
- Long term: 10+ years.

Planning Frameworks

Preliminary Recommendation	Priority	Rationale
<p>DSS Definition</p> <p>Update the Desired Standards of Service for Community Facilities to incorporate:</p> <p>a. Broadening the definition of a 'Community Hub' to provide:</p> <ol style="list-style-type: none"> Enhanced clarity on primary facility elements to be incorporated The inclusion of multi-purpose indoor spaces that can support a variety of community use, including indoor specialty sports Opportunities for colocation with indoor sports and aquatic facilities <p>b. Implement a provision target of 1 multi-purpose indoor court : 16,000 people (2 + court facilities)</p>	Short Term	<ul style="list-style-type: none"> • Given the significant growth of the City, opportunities exist to further extend existing DSS for community facilities, as part of the maturity of the City's social planning framework. • Targeting a provision below the current adjoining council's average is warranted in consideration of: <ul style="list-style-type: none"> - The provision rate for adjoining councils will dramatically reduce, as B2032 investment provides for up to 7 major indoor sports facilities across SEQ - There has been strong growth in participation in areas where new indoor sports facilities have been built • Contemporary trends for the use and provision of multi-purpose indoor courts throughout Australia and the City's own community surveying suggests an increasing demand for these type of facilities

Preliminary Recommendation	Priority	Rationale
<p>Classification Framework Implement an Indoor Sports Facility classification framework, including:</p> <p>a. District Indoor Sports Facility, including a minimum of:</p> <ul style="list-style-type: none"> i. Opportunities for colocation within community hubs and/ or other sport, aquatic and community facilities ii. 2 multi-purpose indoor courts iii. Multi-purpose room for indoor specialty sport iv. Potential colocation with gymnastics facility v. Meeting room vi. Kiosk vii. Amenities viii. Environmentally sustainable design outcomes ix. Universal design principles <p>b. Citywide Indoor Sports Facility, including a minimum of:</p> <ul style="list-style-type: none"> i. Opportunities for colocation within community hubs and/ or other sport, aquatic and community facilities ii. 4 multi-purpose indoor courts iii. Potential colocation with gymnastics facility iv. Multi-purpose rooms for indoor speciality sports v. Meeting rooms vi. Administration area vii. Café viii. Merchandise ix. Health & fitness x. Potential commercial elements (i.e. allied health) xi. Amenities xii. Flexible design outcomes to support adaptable spaces, storage, climbing, universal accessibility and high-speed digital technology xiii. Environmentally sustainable design outcomes xiv. Universal design principles 	<p>Short Term</p>	<ul style="list-style-type: none"> • Hierarchy aligns with the City’s LGIP 2024 planning for Community Facilities • Generally, aligns with hierarchal provision of adjoining LGA’s. • Single court (local) provision is not encouraged for operational and sports competition reasons. • Interest in fitness has continued to be sustained at high levels including 32.7% of adults in Ipswich participating (Ausplay 2022). • The 2019 Analysis of Sport, Recreation and Physical Activity Trends found: <ul style="list-style-type: none"> - There was a preference for informal activities that can be undertaken individually or with families and friends, with flexibility becoming more important. - Any Gym Activity ranked highly amongst adult Ipswich participants at 23%. • Inclusion of member-based fitness facilities can support lowering operating subsidies by both direct revenues and in-direct spending, while supporting additional utilisation. • While there is a clear existing, latent and future demand for spaces for traditional court sports in Ipswich, there is also strong demand for other indoor specialty sports (105 spaces by 2041). • Flexibility of use not only broadens overall utilisation, but also reduces the reliance on traditional peak periods. • Inclusive sport will continue to be a growth area, both in terms of overall participation in parasport programs, but also because of changing mobility requirements from the general population. • There is strong, but still not fully understood, demand for indoor sporting centres to cater for e-sports. The growth and emerging demand for e-sports warrants digital investment to ensure centres are adaptable to these needs and opportunities. • Local governments are increasingly accepting social and corporate responsibility to reduce energy use and the environmental impact of public facilities. • Ensuring investment in sustainability initiatives such as PV solar panels and water harvesting are included in the initial capital build considerations, will not only support these changing responsibilities, but will also assist in whole of life costs. • There has been a sharp increase in the cost of utilities in recent years and outside of labour costs are generally the second highest incurred costs for leisure facilities. • Post-Covid growth across many sports has been attributable to increases in female participation. • Equity in facility provision and programming is not only good practice but, based on recent changes in Victoria, likely to be mandated for venues seeking to secure government funding.

Preliminary Recommendation	Priority	Rationale
<p>Indoor Speciality Facilitate the expansion of indoor specialty facilities through the following mechanisms:</p> <ul style="list-style-type: none"> a. Support and advocate for non-local government providers b. Partnerships with schools c. Colocation within broader Council-owned community and sports facilities 	Ongoing	<ul style="list-style-type: none"> • The servicing of demand for indoor specialty sports (i.e. indoor cricket, squash, boxing, gymnastics, martial arts, table tennis, dancing, fencing, yoga/pilates, ten-pin bowling) is undertaken by a variety of providers, including education, private and local government facilities. • The optimisation of education and non-local government providers will reduce the financial burden on Council. • There are strong synergies between the use and management of facilities for indoor specialty sports, indoor courts and other community and social infrastructure.
<p>LGIP Funding Advocate to the Queensland Government, in partnership with the Local Government Association of Queensland and other local governments, to broaden LGIP planning and funding, to allow for infrastructure beyond the land component only, to also allow for facility development within the community infrastructure network.</p>	Short Term	<ul style="list-style-type: none"> • The current strict restrictions whereby LGIP may only recognise the land component within the community facilities network, is constraining local government's ability to provide facilities aligned with community demand.
<p>Budget Allocation Consider the implementation of a consistent budget allocation rate toward supporting the community facilities network infrastructure needs.</p>	Short Term	<ul style="list-style-type: none"> • There is currently a funding deficit between servicing the asset management needs of existing infrastructure and budget allocation. • There is currently a funding deficit between servicing the expansion and enhancement of the community facilities network to meet demand and the budget allocation.

Facilities

	Preliminary Recommendation	Priority	Rationale
1	<p>Western Ipswich Address the estimated shortfall (3 courts) in multi-purpose indoor courts in western Ipswich through the following options:</p> <p>a. Co-location of wet and dry (2-3 courts) leisure facilities as part of planned aquatics investment in Rosewood; or</p> <p>b. Co-located district indoor sports centre in the Western Growth Corridor (Walloon) as part of either:</p> <p>i. the planned district community hub, or</p> <p>ii. an indoor and outdoor sports precinct</p>	<p>Short/ Medium Term</p> <p>Medium Term</p>	<ul style="list-style-type: none"> The western area of Ipswich currently has no indoor courts and will grow to over 50,000 people by 2041. The Rosewood Aquatic Centre has been earmarked as a high priority for replacement. There are a range of operational benefits in providing a community hub with both wet and dry recreational opportunities. Rosewood is centrally located within the Western Planning Area and has an established population. There is an identified demand for 3 indoor sports courts in the Western Planning Area by 2041. Walloon/ Thagoona and Haiglea is projected to host over 80% of West Ipswich's growth and have an additional 31,857 residents by 2041. A district-level facility (2-3 courts) in Walloon would also service some of the future demand of Central Ipswich, such as Brassall, Leichardt, Karrabin and Amberly, currently outside of existing centre catchments. Co-location opportunities could include outdoor sports courts or other planned community hub uses.
2	<p>Central Ipswich Address the estimated shortfall (3 courts) in multi-purpose indoor courts in central Ipswich through the following options:</p> <p>a. Supporting Ipswich Basketball Association in advocating for State Government funding and other potential partners to expand and refurbish the Ipswich Basketball Stadium; or</p> <p>b. Co-locating district indoor sports facilities (2-3 courts) at the planned Booval/Bundamba Community Hub</p>	<p>Short Term</p> <p>Medium Term</p>	<ul style="list-style-type: none"> The Ipswich Basketball Stadium is the City's largest indoor sports facility in Ipswich but is an ageing facility and one of its courts isn't full-sized. The Association is currently having to source other venues to meet requirements, with this expected to increase as the population continues to grow. While the stadium is run by Basketball, other indoor sports utilise the facility. The Central Planning Area has the lowest shortfall in supply and this option doesn't require the building of a new venue and is a non-asset solution. There is an identified demand for an additional 3 indoor sports courts in Central Ipswich by 2041. The combined LAF areas of Bundamba and Booval will grow by close to 10,000 and account for 34% of Central Ipswich's growth by 2041. There is planned community hub investment in this area in 2026, with sufficient space to include indoor courts. A joint development opportunity could be explored with the adjoining Ipswich Tafe/ state government.

	Preliminary Recommendation	Priority	Rationale
3	<p>Eastern Ipswich Take a network approach to addressing the estimated shortfall (9 courts) multi-purpose indoor courts in eastern Ipswich through the following strategies:</p> <ul style="list-style-type: none"> a. Undertake further planning and feasibility assessment to investigate the expansion of indoor courts at Redbank Collingwood Park Sports Complex by: <ul style="list-style-type: none"> i. Establishing a purpose-built gymnastics area; and/or ii. Expanding the existing number of multi-purpose indoor courts by a further 1-2 courts. b. If expansion options at the Redbank Collingwood Park Sports Complex are deemed not feasible undertake a feasibility assessment to establish a new district indoor sports centre collocated as part of proposed new community hub at the Redbank Plains Recreation Reserve. c. Establish a new citywide indoor sports centre (minimum 4 courts) in Springfield through the following options: <ul style="list-style-type: none"> i. Establish as a multipurpose indoor and outdoor court facility; or ii. As part of the planned community hub in Development Area 5 d. Undertake a Precinct Masterplan to explore the option of an integrated district indoor sports (minimum 3 courts) & aquatic centre in Ripley Valley - <ul style="list-style-type: none"> i. If deemed unviable, explore other co-location opportunities in other identified Community Facility Hubs or Regional Sports Facility sites. 	<p>Short Term</p> <p>Medium/ Long Term</p> <p>Short Term</p>	<ul style="list-style-type: none"> • The population of the Eastern District is expected to cater for just under 70% of Ipswich's growth, rising from 124,784 in 2021 to 275,123 in 2041. • The Redbank Collingwood Park Sports Complex already has established indoor sports and currently has the City's largest gymnastics program. • Current provision of gymnastics on one of the existing indoor courts is significantly reducing the capacity to host indoor sports. • Expanding the Complex to accommodate a purpose-built gymnastics area will increase court capacity in the Eastern area, with the potential for additional courts (1-2) to be considered as part of the master plan. • Redbank Plains Recreation Reserve has been identified for investment for a future Community Hub and is an existing and well serviced Regional Sports Park. • Springfield has an established population of over 37,154, that will increase to 72,499 (95% growth) by 2041 and an ultimate population of over 90,000. • Springfield is centrally located to other growth areas within the east and has a mature public transport network. • There is an identified demand for a new netball facility to service the growing eastern corridor and there are strong co-location benefits of having indoor and outdoor courts in the same precinct. Provides opportunities to consider other court-based sports, such as tennis and 3x3 basketball. • Proximity to Brisbane would make a location in Springfield more attractive to potential B2032 related opportunities. • The Ripley Valley PDA area will grow by over 85,000 people by 2041, to a population just short of 100,000. • The area will grow rapidly to 56,739 by 2031 and currently has limited community services. • The Aquatic Facilities Action Plan identifies there is no public pool facility in the Southeast Region of the LGA. It recommends a new aquatic centre be established in this region to cater to the demand from residents. • There are a range of operational benefits in providing a community hub with both wet and dry recreational opportunities. • Once master planned, investment could be staged. • Alternatives within the PDA include a mixture of Community Facilities and Regional Sports Facility sites.
4	<p>Gymnastics: Colocation Investigate the feasibility of collocating gymnastics within broader indoor sport facility developments within the City</p>	<p>Medium Term</p>	<ul style="list-style-type: none"> • Participation in Gymnastics in Ipswich for children is 3.6% or 1,933 participants. • The higher percentage of interest in participation for kids in Ipswich (5.52%) compared to Queensland (5.2%) is likely due to latent demand due limited facilities within the catchment. • The higher percentage of interest in participation for kids in Ipswich (5.52%) compared to Queensland (5.2%) is likely due to latent demand due to limited facilities within the catchment. • The Otium demand model forecasts the need for an additional 4 gymnastic spaces by 2041. • The rapid and significant growth in Eastern Ipswich will warrant additional investment in gymnastics spaces.

Partnerships

Preliminary Recommendation	Priority	Rationale
<p>1 Non-Local Government Providers Minimise the burden on Council to address current and future demand for indoor sports facilities by:</p> <ul style="list-style-type: none"> a. Explore partnerships with non-local government providers of indoor sports facilities, such as: <ul style="list-style-type: none"> i. PCYC Queensland ii. YMCA iii. Commercial operators b. Support and advocate for funding applications made by non-local government partners. c. Develop a Council Policy Position aimed at further assisting the establishment of new commercial and non-profit indoor sport facility ventures including consideration of development and infrastructure charges concessions and/or other incentives. 	Short Term	<ul style="list-style-type: none"> • The enormous demand generated by unprecedented growth will require the support of all public community facilities. • Partnering with non-local government providers will reduce the financial burden and funding impost on Council
<p>2 Gymnastics Facility Explore partnership opportunities and the feasibility of a new gymnastics facility within the City.</p>	Short term	<ul style="list-style-type: none"> • A partnership approach reduces the burden on Council to fully address future demand.
<p>3 Education Partnerships Minimise the burden on Council to address current and future demand for indoor sport facilities by:</p> <ul style="list-style-type: none"> a. Partnering with Education Queensland and independent schools to identify opportunities for enhanced community use of current indoor facilities and/ or partnership opportunities for the development of new facilities b. Support and advocate for funding applications made by schools. 	Short Term	<ul style="list-style-type: none"> • School facilities, as highlighted in this report, play an important support role in servicing indoor sports, particularly indoor specialty sports and there is capacity for this to grow. • Activate! Queensland has a key action to target investment to deliver new and upgraded infrastructure, to encourage and maximise the use of school facilities outside of school hours. • There are current directives under Activate! Queensland to target investment to deliver new and upgraded infrastructure to encourage and maximise the use of school facilities outside of school hours. • To activate existing court spaces until other indoor investments can be established, financial incentives in the form of jointly funded community facilities. • There is funding of up to \$5 million for new or upgraded sports infrastructure within Queensland Schools, under the Go for Gold funding program. • Schools across the City are already playing an important role in supporting a variety of indoor sports, with this role increasingly important as the City's population rapidly increases. • Schools have the potential to service much of the community demand for specialised indoor sport activities. • Almost all schools have a multi-purpose indoor community space. • Facilitating access to these spaces for community groups reduces the burden of supply solely on Council.

Management

	Preliminary Recommendation	Priority	Rationale
1	Pre-Citywide Indoor Facility Development Maintain the current management model of lease/ management contract	Short Term	<ul style="list-style-type: none"> The current number, standard and scale of indoor sports facilities does not warrant the investment of Council to establish a dedicated management unit
2	Post-Citywide Indoor Facility Development Explore the feasibility of establishing a Council major venues unit with potential responsibility for the following major Council-owned facilities: a. Indoor sport b. Aquatic c. Major outdoor sport d. Convention and entertainment e. Major community f. Sporting high performance	Medium/ Long Term	<ul style="list-style-type: none"> The establishment of a major venues unit responsible for multiple facilities would provide the following potential benefits: <ul style="list-style-type: none"> A range of economies of scale savings from management and services synergies Council has better control of its major assets to ensure their use aligns with broader Council and community objectives Council can retain detailed operating data to provide a strong understanding of venue performance, should it decide to go back to an external management model in the future Council is able to optimise future investment in community and social infrastructure Internal management models often result in a higher standard of asset condition being maintained Avoids compensation to external operators should major venues require closure for major maintenance and/ or major event opportunities. Consideration should be given to the feasibility of this potential management model, in an environment where local government award rates are generally more costly, as they don't typically recognise 7-days a week, early-morning to late-night operations.

Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied its experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

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