

**1 Cameron Park - Swifts Leagues Club Ltd**

|              |   |   |
|--------------|---|---|
| Attachment 1 | Letter to Chairman of Swifts Leagues Club ..... | 3 |
| Attachment 2 | Lease Area Map Options .....                    | 5 |

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Your reference  
Our reference Brett McGrath  
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Mr John Hughes  
Chairman  
Swifts Leagues Club Ltd  
PO Box 401  
BOOVAL QLD 4303

[jhug2460@bigpond.net.au](mailto:jhug2460@bigpond.net.au)

7 August 2020

Dear Mr Hughes

**Re: Potential Disposal of Council Asset to Swifts Leagues Club**

On 29 July 2020, a meeting was held between representatives of Swifts (yourself and Mr Paul Morris) and Ipswich City Council (Mayor Teresa Harding and I) to discuss the potential disposal of the facility currently leased by Swifts, located at 95a Brisbane Road, Booval.

As an outcome of our meeting, the Mayor and I made a commitment to provide you with the minutes of previous meetings and these are attached. We also committed to provide an estimated timeframe on the various options in the attached report, which will be considered by the Council at the next meeting on 27 August 2020.

Should the Council decide to proceed with option three (3) in the report and dispose of the facility pending the results of the community consultation, it is anticipated that the consultation process will take three (3) to four (4) months to complete in its entirety. This would be from 27 August 2020 to the point at which Council makes a final decision on the outcome of this community consultation.

Council would coordinate this community consultation on the proposal to dispose of the facility to Swifts, which will be subject to the reasons behind Swifts desire to purchase the facility and its proposed plans to support the disposal. Swifts will need to provide all relevant information requested by Council in order to deliver an open, ethical and transparent community engagement process that meets the expectations of the members of the public and local residents and helps them to make an informed decision on the proposal.

An open and accountable process will ensure the public understands Swifts future plans for the site as well as other implications of Council's disposal of this asset to your organisation.

It is particularly important to outline any planned changes to the facility or operation of the Club that will impact neighbours. There has been some debate during this process concerning the potential involvement of third party organisations (such as Easts Leagues). If this could be addressed from the outset it would assist in streamlining the consultation process and ensuring transparency. The Board will need to be available for any consultation or engagement with members of the public on this matter and also provide information to respond to any reasonable requests made by the public.

Provided that Swifts can commit to the above requirements and given your advice that the Club's intention is that the current footprint of the facility will remain, with a number of comparatively modest adjustments to improve functionality, there will be no requirement for a masterplan.

As you might appreciate, Council did not support the disposal based on the outcomes of the previous community consultation led by Swifts. This was on the basis of feedback from stakeholders that the process did not meet reasonable expectations of a community consultation process, in particular, that the public were not fully-informed.

We hope that by providing this opportunity for a second round of community consultation on the disposal, led by Council and with input and support from Swifts, a more open and transparent process will be delivered and the uncertainties previously identified will be addressed.

Should you require any further information or wish to discuss any aspect further, please don't hesitate to make further contact.

Yours sincerely



David Farmer  
**CHIEF EXECUTIVE OFFICER**

**Lease Area**

Land Title Act 1994 : Land Act 1994  
Form 21 Version 2

**SURVEY PLAN**

Sheet 1 of 1

**BRISBANE ROAD**

**LEASE A**  
1.199 ha

**EASTON STREET**

**GREEN STREET**

**GLEBE ROAD**

169  
~~196~~  
RP24111

*Peg placed at all new corners, unless otherwise stated.*

| PERMANENT MARKS |          |           |        |       | M.G.A. CO-ORDINATES (GDA-94) |               |      |       |       |
|-----------------|----------|-----------|--------|-------|------------------------------|---------------|------|-------|-------|
| PM              | ORIGIN   | BEARING   | DIST   | NO    | EASTING                      | NORTHING      | ZONE | ORDER | CLASS |
| 3-OPM           | RP221455 | 55°44'20" | 165    | 30734 | 478 810 856                  | 6 945 542 931 | 56   | 3     | C     |
| 6-OPM           | IS84303  | 99°27'35" | 131.52 | 32098 | 478 887 627                  | 6 945 181 729 | 56   | 3     | C     |

| REFERENCE MARKS |                  |          |            |        |
|-----------------|------------------|----------|------------|--------|
| STN             | TO               | ORIGIN   | BEARING    | DIST   |
| 1               | G.P.             | RP100081 | 278°39'20" | 0-603  |
| 2               | G.P.             | IS8104   | 8°39'20"   | 0-603  |
| 3               | G.P.             | RP98298  | 53°39'20"  | 1-892  |
| 3               | Wt in Conc Fltch |          | 63°23'55"  | 3-474  |
| 3               | Screw in Kb Fd   |          | 346°03'10" | 4-06   |
| 4               | Pin              |          | 98°19'20"  | 1-453  |
| 5               | Pin              |          | 18°47'20"  | 14-632 |
| 6               | G.P.             | RP98298  | 8°39'20"   | 0-603  |
| 6               | Rem Nail in 1/2  |          | 188°55'50" | 3-09   |
| 6               | Rem Nail in Kb   |          | 92°40'20"  | 5-55   |
| 8               | Pin              |          | 185°40'20" | 3-5    |

Corrected(s) made by 61 = 5 in accordance with Section 15 Land Title Act 1994 / Section 261 Land Act 1994. see Booking No. 708724828  
Register of 1988-9  
L. H. L. / 10/05

Scale 1:1250 - Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180

I, Thomas Wyatt SHANNON, hereby certify that I have surveyed the land comprised in this plan personally and by Geoffrey Edgar Thomas JONES (Surveying Graduate) for whose work I accept responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1982 and that the said survey was completed on 4/12/2001

*Thomas Shannon*  
Licensed Surveyor

Date: 12/12/2001

**Plan of Lease A in Lot 169 on RP24111**

PARISH: **IPSWICH** COUNTY: **Stanley**

Meridian: **M.G.A.** F.N's: **No**

Scale: **1:1250**  
Format: **STANDARD**

SP 147837

Plan Status:

### Lease Area Overlay



### Lease Area Plus Carpark Overlay

