

Parks Sport and Recreation Committee	
Mtg Date: 18.05.15	OAR: YES
Authorisation: Craig Maudsley	

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H:\Departmental\Committee Reports\1503JB St Edmund's College Tivoli Sports Complex PartnershipCR

ITEM 2

30 March 2015

MEMORANDUM

TO: SPORT, RECREATION AND NATURAL RESOURCES MANAGER

FROM: SENIOR SPORT AND RECREATION PLANNING OFFICER AND SPORT AND RECREATION OFFICER (USER LIAISON)

RE: ST EDMUND'S COLLEGE TIVOLI SPORTS COMPLEX CLUBHOUSE PARTNERSHIP DIVISION 5

INTRODUCTION:

This is a joint report by the Senior Sport and Recreation Planning Officer and the Sport and Recreation Officer (User Liaison) dated 30 March 2015 concerning the development of a clubhouse facility at the Tivoli Sports Complex in partnership with St Edmund's College.

BACKGROUND:

Historical Context

St Edmund's College first approached Council about the need for appropriate sporting infrastructure to meet the College's sporting needs in 2007. It is understood that at the time the School had identified that its existing sporting fields had reached capacity. Sites discussed included the school's land at Moore's Pocket, the potential expansion of facilities at Woodend Park and the then proposed sports complex expansion at the Tivoli Sports Complex. It was agreed at the time that the Tivoli Sports Complex was the better site and the College agreed to assist Council in sourcing funding to develop the facilities.

At the Conservation, Parks and Sport Committee No. 2007(12) of 3 December 2007 - Council Ordinary Meeting of 12 December 2007 with reference to a report by the Partnership Co-ordinator dated 1 November 2007 concerning investigation into partnership opportunities between St Edmund's College and Ipswich City Council (see Attachment A), the following recommendation was made:

That the Chief Operating Officer (Health, Parks and Recreation), in consultation with the Mayor, the Chairperson of the Conservation, Parks and Sport Committee and the divisional Councillor continue to pursue the partnership approach with St Edmund's College in relation to the development of sporting facilities to meet the needs of the College and Council, as detailed in Option 3, in Attachment B to the report by the Partnership Co-ordinator dated 1 November 2007.

Partnership Option 3 included the following:

- Council is given at no cost the land owned by St Edmund's College at Moore's Pocket. This land can then be utilised as public open space at some point in the future;
- Council develop the Tivoli Waste Water Treatment Plant as a Citywide Sports Ground and include facilities to meet the needs of St Edmund's College; and
- Council provide St Edmund's College an extended lease or booking arrangement.

Despite ongoing discussions at the time the agreement as detailed above did not proceed. Also at the time the College applied for however was unsuccessful in two (2) applications to the Federal Government's Local Schools Working Together Program to develop the site. Accordingly, the College did not contribute financially to the development of the sporting complex.

Stage 1 Development

In 2008, Council was successful in securing \$1.5 million in funding through the State Government Major Sport and Recreation Facilities Program with letters of support from St Edmund's College, St Mary's College and Tivoli State School towards development of the sporting facilities at the Tivoli Sports Complex.

Council completed the Stage 1 expansion works (four rectangular fields, two ovals, car parking, grand stand seating, toilets and change room facilities) to the Tivoli Sports Complex in 2012 with \$1.5 million from the State Government and Council funding. No other funds were contributed towards the project. Since this time sports field lighting has been installed to two rectangular fields with the remaining rectangular fields to be lit in 2015–2016.

Facility Users

Expressions of Interest were received in 2013 from four interested sporting groups (including St Edmund's College) for the use of the Tivoli Sports Complex facilities for various sporting activities. Based on each prospective user group's requests, a schedule of usage was developed to cater for the needs of all user groups. Usage of the Tivoli Sports Complex facilities commenced in April 2013. St Edmund's College presently use the Tivoli Sports Complex for their Association of Independent College (AIC) sporting competitions primarily on Saturdays and some Friday evenings.

Since sports field lighting was installed, interest and demand to utilise the Tivoli Sports Complex has increased dramatically from different community sporting groups. Six regular user groups including St Edmund's College (soccer, rugby union and cricket), Ipswich Junior Rugby League, Ipswich Rugby League in partnership with the Ipswich Jets (Representative Program), Whitehill Soccer Club, Mount Crosby Cricket Association and Western Pride Soccer

Club are now utilising the facilities. Stars Softball Club is also looking to relocate to the Tivoli Sports Complex once additional sports field lighting has been installed. Requests have also been received for the development of a clubhouse facility with canteen/kitchen, meeting rooms, function space and office.

Following this increase in the number of user groups, and recent articles in *The QT* in regard to the Ipswich Jets vision to establish the Tivoli Sports Complex as a home base for rugby league in Ipswich along with a Rugby League Academy, gymnasium and toilets, change rooms and meeting rooms, St Edmund's College has written to Council with concerns over their future at the Tivoli Sports Complex as a preferred tenant (see Attachment D). St Edmund's College has asked Council to give due consideration to the following proposals:

1. The development of a Memorandum of Understanding confirming the College's status as a preferred tenant of the Tivoli site allowing them to plan for the future.
2. The granting of a twenty-five year lease, (with a twenty-five year option) of an area of land near the current change-room facility to allow for the construction of a Function Centre and Club House to allow for catering/canteen facilities. The College is willing to contribute towards the funding of such a facility.
3. The erection of signage to denote the ovals as "The Jeff McLean Field" as per Council advice dated 14 April 2014.

An analysis of this request is provided below.

ANALYSIS OF REQUEST:

The development of a Memorandum of Understanding confirming the College's status as a preferred tenant of the Tivoli site allowing them to plan for the future. Council has and will continue to provide usage of the facilities at the Tivoli Sports Complex to St Edmund's College through a School Sport Permit as a preferred tenant, but not with exclusive use of the facilities over all other user groups. With the exception of a small number of minor booking clashes which were resolved through negotiation Council has at no time denied the College any requested usage of the facility. As per Council's Fees and Charges, schools are not charged a Permit Fee. This will continue to be managed in accordance with required facility usage in coordination with all other sporting groups' usage requirements and requests. No further action is required in regard to this request.

The granting of a twenty-five year lease, (with a twenty-five year option) of an area of land near the current change-room facility to allow for the construction of a Function Centre and Club House to allow for catering/canteen facilities. The College is willing to contribute towards the funding of such a facility. In accordance with the Tivoli Sports Complex Master Plan and civil works undertaken through development of the Stage 1 works at the Tivoli Sports Complex, there is space beside the existing toilet and change room facility for the construction of a clubhouse facility with canteen/kitchen, meeting rooms, function space and office. While there is space for a clubhouse facility, funding is not presently available for the construction of a clubhouse. In addition, Council does not normally issue Leases over sporting facilities or clubhouses. The Tivoli Sports Complex is a multi-use and multi-user group facility. As discussed earlier, Council has received numerous

requests over the last two years from different user groups for the development of a clubhouse facility with canteen/kitchen, meeting rooms, function space and office. The issuing of a Lease for the exclusive use of a clubhouse to one user group (in particular a private school on public land) over a multi-use, multi-user sport complex would be problematic, especially considering the number of user groups currently using the Tivoli Sports Complex.

However, a solution to resolve this issue would be to develop appropriate clubhouse facilities to allow multiple user groups access to a shared use facility while at the same time providing exclusive use of designated facilities to St Edmund's College. An example of this is evident within the multiple user group clubhouse facility that is in place at the Redbank Plains Recreation Reserve for AFL and Cricket as detailed further below under Proposed Solution.

Alternatively, if St Edmunds College have a preference for a standalone facility, then Council and St Edmunds College may jointly identify an appropriate site taking into consideration the overall master plan for the site and the associated site constraints.

The erection of signage to denote the ovals as "The Jeff McLean Field" as per Council advice dated 14 April 2014. Signage has already been installed denoting the naming of Ovals C and D as "McLean Field" (see Attachment B). No further action is required in regard to this request.

PROPOSED SOLUTION:

Option 1

For the future development of the facilities at the Tivoli Sports Complex and to ensure all user groups have access to facilities at the Tivoli Sports Complex, the following options are proposed:

- Develop a clubhouse at the Tivoli Sports Complex based on the concept plans of the AFL clubhouse at the Redbank Plains Recreation Reserve (See Attachment C). Multiple user groups can utilise this facility with two noted store rooms and two separate canteen/kitchen areas which adjoin with a shared function room.
- That Council support "in principle", St Edmund's College's request for a lease to occupy the facilities they require within a clubhouse subject to St Edmund's College obtaining the relevant building approvals within twelve months and construction of the facility within three years.
- That St Edmund's College pay all components of the clubhouse facility for which they want exclusive use (i.e. a designated kitchen/canteen area and single store room).
- That St Edmund's College, as a condition of a Lease to occupy clubhouse facilities at the Tivoli Sports Complex, be conditioned to staff the clubhouse canteen for use by community groups that use the sporting facilities.

Option 2

Alternatively St Edmunds College may have a preference for a standalone facility. If this is the case it is proposed that Council and St Edmunds College jointly identify an appropriate

site taking into consideration the overall master plan for the site and the associated site constraints. As a condition of a Lease to occupy clubhouse facilities at the Tivoli Sports Complex, St Edmunds College be conditioned to staff the clubhouse canteen for use by community groups that use the sporting facilities.

BENEFITS TO COMMUNITY AND CUSTOMERS:

The proposed solution will see the development of a clubhouse facility that can be utilised by multiple user-groups. The proposed clubhouse will enable not only St Edmund's College, but also other user groups of the Tivoli Sports Complex to undertake their sporting operations on a daily basis through the provision of appropriate canteen/kitchen, storage and function/meeting room facilities.


CONCLUSION:




Ipswich City Council has been liaising with St Edmund's College since 2007 in regard to the need to establish appropriate sporting infrastructure to meet the College's sporting needs. The Tivoli Sports Complex has been identified as the preferred location for this sporting facility provision, with Council agreeing that St Edmund's College would be a preferred tenant for use of the facilities.

With interest and usage of the sporting facilities at the Tivoli Sports Complex increasing, St Edmund's College has written to Council with concerns over their future at the Tivoli Sports Complex as a preferred tenant, as well as seeking consideration from Council for the development of and issuing of a twenty-five year lease (with twenty-five year option) of a clubhouse facility. The issuing of a Lease for the exclusive use of a clubhouse to one user group over a multi-use, multi-user sport complex would be problematic, especially considering the number of user groups currently using the Tivoli Sports Complex.

For the future development of the facilities at the Tivoli Sports Complex and to ensure all user groups have access to appropriate facilities, it has been proposed to develop a multi-user clubhouse facility similar to the Redbank Plains Recreation Reserve AFL clubhouse facility at the Tivoli Sports Complex. This report also proposes that Council support "in principle", St Edmund's College's request for a lease to occupy the facilities they require within a clubhouse subject to St Edmund's College obtaining the relevant building approvals within twelve months and construction of the facility within three years.

ATTACHMENTS:

Name of Attachment	Attachment
Partnership with St Edmunds College Tivoli Committee Report Nov 2007	 Attachment A

Photograph of McLean Field Signage	 Attachment B
Redbank Plains Recreation Reserve AFL Clubhouse Design	 Attachment C
Letter to the CEO on 27.2.15 from St Edmunds College regarding proposed tenancy of Tivoli	 Attachment D

RECOMMENDATION:

Amended PS&R Ctee No. 2015(05) of 18 May 2015

- A. That Council continue to provide St Edmund's College with use of the facilities at the Tivoli Sports Complex as a preferred tenant through a School Sport Permit as detailed in the joint report by the Senior Sport and Recreation Planning Officer and the Sport and Recreation Officer (User Liaison) dated 30 March 2015.
- B. That the Chief Operating Officer (Works, Parks and Recreation), in consultation with the Mayor, the Chairperson of the Parks, Sport and Recreation Committee and the relevant divisional Councillors, liaise with St Edmund's College on the proposed options for the future development of a clubhouse facility to meet the needs of all user groups at the Tivoli Sports Complex, as detailed in the joint report by the Senior Sport and Recreation Planning Officer and the Sport and Recreation Officer (User Liaison) dated 30 March 2015.
- C. That the Chief Operating Officer (Works, Parks and Recreation) in consultation with the Mayor, the Chairperson of the Parks, Sport and Recreation Committee and the relevant divisional Councillors, liaise with St Edmund's College and all other user groups of the Tivoli Sports Complex in the design of the proposed Tivoli Sports Complex Clubhouse based on the design of the current multi-user clubhouse facility design.

John Bolton

SENIOR SPORT AND RECREATION PLANNING OFFICER

Becky Jones

SPORT AND RECREATION OFFICER (USER LIAISON)

I concur with the recommendation/s contained in this report.

Bryce Hines

SPORT, RECREATION AND NATURAL RESOURCES MANAGER

I concur with the recommendation/s contained in this report.

Craig Maudsley

CHIEF OPERATING OFFICER (WORKS, PARKS AND RECREATION)