

Ballymore Redevelopment

Community Reference Group

Meeting No. 1

Tuesday, 19 February 2008

Minutes

Please note that these minutes have not been endorsed by the CRG and as such reflect the discussions only and not the precise levels of support or disagreement regarding any of the points raised.

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Attending CRG members

Name	Organisation
Cr David Hinchliffe	Brisbane City Council Member for Central Ward Office
Grace Grace MP	State Government Member for Brisbane Central
Rodney Kendall	Representing the Hon. Arch Bevis MP, Federal Member for Brisbane
Giles Baxter	Local resident
Anne Boccabella	Herston Kelvin Grove Residents Action Group
Nick Copeland	Local resident
Barry Crook	Local resident
Kim Douglas	Local resident
Tony Edwards	Local resident
Alice Hamilton	Local resident
Brian Hickey	Local resident
Geoffrey Hitchings	Royal Brisbane and Women's Hospital
Zelle Hodge	Local resident
Wendy Kirk	Guides Queensland
Dr Greg Knight	Local resident
Sue Laracy	Local resident

Apologies

Name	Organisation
The Hon. Arch Bevis MP	Federal Member for Brisbane
Craig Chapman	Ballymore C&K Preschool Association
Cheryl Hickey	Local resident
John Lennenberg	Local resident
Janice Marshall	Local resident
Paul Taylor	Local resident
Rob Mills	Local resident

Name	Organisation
Morag McGregor	Local resident
Sacha Millar	Local resident
Greg Nunan	Herston Kelvin Grove Residents Action Group
Sue Pritchard	Local resident
Dr Graham Shorten	Environmental and Community Risk International Pty Ltd
Robert Skerl	Local resident
Jo Taylor	Local resident
Chris Tziolis	Local resident
Stewart Walls	Local resident
Shirley White	Local resident
Terry White	Local resident
Barry Woolaston	Local resident
Dr Marc Ziegenfuss	Local resident

Project team members

Name	Position	Organisation
Peter Lewis	Chairman	Queensland Rugby Union
Barry Jakeman	Project Management	Global Management
Phil Tait	Architect	Bligh Voller Neild
Richard Pearse	Architect	Bligh Voller Neild
Jeff Horn	Community Impact Assessment	pmm
Matt Murray	Community Impact Assessment	pmm
Steven Jones	Traffic Engineer	Arup
John Mullins	QRU Legal	Mullins Lawyers
Richard McGuther	Ballymore Trust	
Jo Osborne	Community and Stakeholder Engagement	Rowland
Melissa Tucker	Community and Stakeholder Engagement	Rowland
Alex Pope	Facilitator	Rowland

1. Welcome

- As Chairman of the Queensland Rugby Union (QRU), Peter Lewis welcomed all CRG members to the first meeting
- He advised there had been some misrepresentation in the local media and he clarified the following points:
 - A detailed feasibility/business plan has been established for each redevelopment option proposed to date. The project redevelopment plan is an evolving document and so too is the feasibility/business plan
 - The Ballymore site is not classified as 'parkland', it is the property of the QRU, and has always been open to the public at QRU's discretion
 - The QRU began investigating the possibility of site redevelopment two years prior to the previous Commonwealth Government awarding the \$25 million grant
 - Both the Australian Rugby Union (ARU) and QRU hold documentation provided by the then federal government dated prior to June 2007 committing funding for the project
 - The ARU and QRU are committed to proceeding with the Ballymore redevelopment – despite recent Commonwealth funding withdrawal
 - The suggestion the withdrawal of the \$25 million grant was politically motivated is unfounded. The Queensland Premier at the time (Peter Beattie) supported the redevelopment. The grant was not in the nature of a political/pre-election undertaking by the then federal government.
 - Peter has met with both the State and Federal members for Sport - the Hon. Judy Spence MP and the Hon. Kate Ellis MP
 - The ARU and QRU will continue to work together on the project, and the ARU Academy of Excellence development will continue to be included in all plans.

2. Meeting protocols

- The meeting protocols were agreed as follows:
 - The Ballymore redevelopment CRG is unlike most standard CRGs because of its size (usually CRGs comprise 12 – 15 members)
 - Members will respect differences of opinion
 - Members can discuss the issues and comments raised with non-CRG members, not the people who raised them
 - The project team is committed to open and transparent communication with members
 - The Ballymore redevelopment CRG is one of the opportunities for consultation as part of a range of other engagement strategies
 - Minutes will be circulated, amended if necessary and endorsed at each meeting
 - These will then be publicly available and posted on the website.
- A member suggested the Options Workshop outputs report should have had percentages of support/opposition beside issues to more accurately represent the meeting outcomes
- It was agreed the level of support from members for recommendations or issues discussed at meetings will be noted in the meeting minutes e.g. strongly supported, neutral, strongly opposed
- The size of the CRG was discussed and, in acknowledging this concern, Alex suggested it be discussed at the end of the meeting – once members had a chance to view the meeting in progress.

3. Role of the CRG

- Melissa confirmed the role of the CRG as follows:
 - Act as an advisory group for the project team
 - Represent the views of their respective community groups or neighbours
 - Distribute information from CRG meetings back to their community groups or neighbours
 - Bring issues raised by the local community to meetings for discussion.

4. CRG Terms of Reference (ToR)

- CRG members received a copy of the ToR prior to the meeting
- The following table identifies ToR issues raised and agreed outcomes:

Section of ToR	Issue	Amendment
1. Purpose and Scope	Point of clarification – ‘local businesses’ refers to existing businesses in the local area.	No amendment required.
3. Responsibilities of Members	CRG members did not agree with the bullet point: Respect project and commercial confidentiality.	Point removed.
9. Frequency of meetings	Peter indicated the project team would like to maintain the project’s momentum, and proposed fortnightly meetings. Discussion ensued, resulting in agreement to fortnightly meetings with the option to scale back to monthly meetings following Development Application (DA) submission to Brisbane City Council in early 2008.	ToR updated to reflect fortnightly meetings for the time being, with potential to change to monthly meetings once the DA has been lodged.
10. Media	Clarification of point three: Details of CRG discussions will remain confidential to the group. Some members felt this contradicted the role of the CRG, while others thought this meant that issues can be discussed, not individuals. It was agreed the statement should be reworded.	Agreed amendment: Outcomes and discussions from CRG meetings will be made public; however, details of individuals and their opinions will remain confidential.

Agreements

1. All members agreed to the TOR, subject to the amendments above
2. The ToR will be amended and circulated at the next meeting
3. CRG members were asked to sign the ToR to demonstrate their agreement to abide by the conditions specified.

5. Project status

Planning

- Phil Tait tabled the updated redevelopment option
- Changes have been made to the plans following the Options Workshop in December 2007
- Sections of the plan that remain unchanged included:

Section of plan	Location on site	Description/usage
ARU Academy of Excellence	Eastern side of site (near the Gould Road entrance)	<ul style="list-style-type: none"> • Accommodation village for players and touring teams • ARU Academy of Excellence building • ARU gymnasium (ARU and visiting players only – this will not be open to the public or the Reds)

Section of plan	Location on site	Description/usage
		<ul style="list-style-type: none"> • Training field • Potential for ARU headquarters building.
Escarpment on Butterfield Street	Butterfield Street	<ul style="list-style-type: none"> • Two office buildings proposed at the bottom of the escarpment – below the existing QRU Administration building • Existing QRU building to remain.
Sports medicine centre (2 winged building)	Western side of site (Clyde Road side)	<ul style="list-style-type: none"> • Full suite of medical offices available for player and public usage • Space for small café.
QRU Club	Western side of the site (Clyde Road)	<ul style="list-style-type: none"> • Extension and renovation of the current QRU Club • Potential for the club to be positioned above the proposed sports medical centre.
Clyde Road entrance	Bottom of Clyde Road	<ul style="list-style-type: none"> • Potential for this entrance to remain, purely for use as a service road.

- Phil presented the following information to the CRG regarding site coverage (percentages have been added for further clarification):

Area of site	Coverage (m ²)	Percentage of site
Whole site	127,000m ²	100%
Existing stadium	24,000m ²	approximately 20%
Proposed redevelopment	approximately 10,000m ²	approximately 10%
Green space (including two training fields)	approximately 90,000m ²	approximately 70%

Access

- Phil explained the new Butterfield Street/Clyde Road intersection proposed would regulate site access
- There is potential for the site entrance at Gould Road to become an entrance for users of the ARU Academy of Excellence.

ARU Academy of Excellence

- In response to a question regarding the implications of recent federal government funding withdrawal, Peter advised that regardless of government funding, the ARU Academy of Excellence will proceed, the timeframe may naturally change
- Buildings as part of the ARU Academy of Excellence will be limited to two stories in height
- The Academy will generate very little revenue, and development costs were intended to be covered in the previous federal government's \$25 million grant
- Previous consultation with the community have the supported the ARU Academy of Excellence.

Commercial premises

- Demolition of the current stadium was discussed – as some members indicated they thought the commercial offices, medical centre and gymnasium are all being brought in to service and support the current stadium, even though it is rarely used

- One proposal was to move the commercial offices closer to the proposed sports medical centre and gymnasium. One outcome of this is that all the proposed buildings associated with the redevelopment would be in the same location and would affect residents of Clyde Road
- The inclusion of commercial offices on-site was discussed by CRG members
- The CRG was asked if commercial office space would be considered less intrusive by the local community to the gymnasium. The CRG response was that, of the two, commercial offices would be preferred due to reduced noise and hours of operation
- Other sporting representative bodies are the preferred tenants in any commercial offices at Ballymore. Guides Queensland have foreshadowed a potential interest in relocating to Ballymore
- Offices proposed below the escarpment will be two stories in height or approximately 12 metres, the same as the existing QRU Administration building.

Existing stands/stadium

- There is no intention of demolishing any of the existing stands
- Building within and incorporating the existing stands in the redevelopment plans will be investigated.

Footbridge/green bridge

- The majority of CRG members were opposed to its inclusion in the plans and the QRU are happy to remove it.

General

- It was indicated that the majority of community concerns revolve around noise, traffic and commercialisation of the site, and these require clarification before any further planning is undertaken
- Peter has undertaken discussions with the State Government who have indicated they want to retain Ballymore as a sporting venue
- If the redevelopment did not go ahead, Peter advised that Ballymore could become like the QEII stadium, a stadium and sporting complex that is not utilised and closed to public access
- One member advised that QEII was meant to be pulled down after completion of the 1982 Commonwealth Games and that Ballymore could revert to usage by local sports, school children and the community
- At this stage, buildings along the western side of the site (gymnasium and sports medical centre) will not be higher than the current McLean Stand (three stories)
- The project team has tried to locate buildings as far away from residents as possible, and is still examining building location options
- Civil engineers will be contracted to research the implications of building on flood plains
- The cost of the redevelopment, excluding the ARU Academy of Excellence, is approximately \$40 million. The rent and revenue received from the QRU Club, gymnasium, medical sports centre and commercial offices will service the loan
- The QRU Club has no intention of turning into a large poker machine venue – however it does need to be upgraded
- Some premier league and representative games will be played at Ballymore, however the Reds games will remain at Suncorp Stadium, given the redevelopment proceeds
- Approximately \$1 million is lost by the QRU each year on the depreciation of the Ballymore site, and a further \$800,000 is spent on the general upkeep of the grounds. The QRU noted that obviously this is not sustainable.

Green belt

- Old buildings currently around the site (especially along the riverbank), will be removed and the area regenerated
- The current proposed setback from Clyde Road is 40m; when added with the road, buildings proposed for the western side of the site would be at least 60m from residents on Clyde Road
- Currently, the proposed green belt is a band of 40m surrounding the site which will be left 'untouched'. Trees and vegetation that are currently in the space will remain and other vegetation will be planted.

Indoor Sports Centre/Gymnasium

- An Indoor Sports Centre operator was keen to set up business on the Ballymore site, however due to community feedback received at the Options Workshop in December, the Indoor Sports Centre has been replaced with a gymnasium
- The gymnasium would be open to the public and also used by the Reds rugby team
- Concerns were expressed about the proposed hours of operation of the gym
- At this stage the gymnasium is only an option for consideration, and the hours of operation have not been discussed or set
- The project team is open to suggestions regarding other sporting related commercial businesses which could lease space on-site in lieu of the gymnasium.

Sports medical centre

- The naming of the sports medical centre on-site was discussed by CRG members – with some members indicating they believed that since the medical centre proposed would be open to the public, it would be a misrepresentation to call it a ‘sports medical centre’
- Peter advised the medical facilities would be sports-related and therefore the title ‘sports medical centre’ was appropriate
- The project team has held discussions with a number of medical practitioners and sports related specialists e.g. physiotherapists.

Swimming pool

- Pool operators have indicated interest in running a public swimming pool on-site
- A swimming pool would not be profitable at Ballymore
- There is potential for a swimming pool to be included, however the project team is reluctant to commit to a pool until there is conclusive evidence regarding community support and cost effectiveness.

Traffic and parking

- Several members indicated parking is still a major issue for the community
- Traffic engineers are reviewing local traffic movements, to provide the project team with further information regarding the current use of local roads
- Ample off-street parking as Brisbane City Council requires will be provided on-site.

Updated plans

- A CRG member indicated the proposed plan was a great improvement on what was tabled at the Options Workshop in December, and the project team has listened to the community and taken suggestions on board.

ACTIONS

Responsibility	Details
Phil Tait	Confirm proposed building heights and provide a site elevation plan
	Provide a plan showing the buildings currently on-site, and another with the location of buildings after the redevelopment
	Provide an update from civil engineers regarding building on flood plains
	Investigate the potential of incorporating the existing stands in the redevelopment plans i.e. building within the stands
	Investigate relocation of the proposed commercial offices (away from Butterfield Street)
	Identify where the 1974 flood line reached on the stadium and buildings
Peter Lewis	Encourage a representative from the QRU Club is in attendance at the next meeting

Deed of Grant in Trust (DOGIT)

Commercial

- One question asked was the percentage of the site to be used for commercial purposes
- Grace Grace MP clarified that every sporting complex under a DOGIT has some commercial operation, and the intention of the redevelopment, as she understands it, is to amend the DOGIT to include businesses/organisations that fall under a sporting umbrella
- Peter advised most racing clubs have similar tenure to DOGIT's and they liaise with the State Government in order to conduct commercial business on-site
- Peter explained the commercial offices do not fit under the current DOGIT, and therefore the project team is attempting to have a small section of Ballymore rezoned and subdivided
- Grace informed the CRG that she is aware of DOGIT's that have recreational facilities that have a commercial component on them
- Grace offered to liaise with the Minister to identify any precedents regarding partitioning DOGIT land off for commercial usage
- Grace also said that, in effect, Ballymore was already using the land commercially, and this is acceptable because the revenue raised is directly related to rugby and is going to the QRU (who hold the DOGIT).

General

- One member indicated they believed the future of Ballymore and the proposed redevelopment is in the State Government's hands, and that the CRG does not have any influence over this decision
- In response, Grace informed the CRG the Government's decision would be guided by the project's consultation and the studies undertaken. She will not be in a position to comment on the Government's view on the project until consultation and relevant studies are completed
- Further clarification regarding the DOGIT would be appreciated by CRG members
- The QRU indicated that the proposed sports medical centre, gymnasium and renovation of the QRU Club appear to be legitimate existing uses of the land as they relate to sporting activities
- Advice received by the project team to date infers that what the project team has proposed for the site is acceptable
- It is not an easy process to obtain permission for rezoning of a DOGIT, however, the project team believes it is necessary for the financial and future viability of Ballymore
- The Department of Natural Resources has informed the project team that other sport uses on-site are within the DOGIT
- The DOGIT is a freehold title, subject to a trust, and the QRU holds that title. John Mullins to confirm.

Sports medical centre

- The CRG discussed the inclusion of the sports medical centre and gymnasium on-site – some members indicated they believe the proposed sports medical centre and gymnasium do not relate directly to sport and therefore could not be included in the DOGIT. Resulting in more of the site would need to be rezoned to accommodate these facilities.

ACTIONS

Responsibility	Details
Grace Grace MP	Advise of any precedents regarding separating a DOGIT for commercial use
John Mullins	Provide further clarification on what is a DOGIT, its boundaries, and the process for adding commercial operations
Phil Tait	Provide information regarding the percentage of the Ballymore site to be used/rezoned for commercial purposes

Traffic and parking

Parking

- Parking requirements are determined by Brisbane City Council (BCC) legislation and the project team will have to meet these requirements
- Parking will be required at the sports medical centre and gymnasium; however, the actual number of parking spaces required needs to be confirmed
- One member said BCC parking requirements were inadequate. They used the example of Victoria Park Golf Course which has abided by the BCC parking legislation and only has 70 car parks for a club that can potentially have more than 1,000 visitors at any one time
- CRG members were assured the project team is looking at ways to minimise parking on local residential streets
- Phil explained parking spaces could potentially be located underneath the proposed commercial office buildings, in much the same way they are currently provided under the QRU Administration building
- The ARU component of the redevelopment would not require a large quantity of parking spaces.

Studies/analysis

- Steven Jones informed members that traffic and transport studies were currently being conducted. He will provide the CRG with a status update at the next meeting and advise the CRG of the end results in one month
- Phil noted that civil engineers will be reviewing the site and the proposed entrances/access points, and the lines indicated on plans is an indication to the CRG and community what is possible in terms of site access
- An assessment of current traffic along Fagan Road, Butterfield Road, Lutwyche Road, Herston Road, Scott Road and other roads/streets surrounding the Ballymore site will be undertaken
- Traffic calming strategies will be developed if required
- Some preliminary work has been completed regarding the proposed entrances and access points, but further analysis will be conducted to ensure these are viable options.

ACTIONS

Responsibility	Details
Steven Jones	Provide an update on traffic and transport studies
	Provide a complete list of the streets included in the traffic and transport study
	Provide an update on the investigations into the proposed access points

6. Other business

Size of the CRG

- Regarding the size of the CRG, there were concerns expressed about this, however it was generally agreed that all current CRG members would be invited to attend subsequent meetings
- One member advised her withdrawal from the group.

Support or opposition for the project

- CRG members discussed their support or opposition for the project
 - One member stated that the CRG was strongly opposed to the proposed redevelopment and this view was partly due to the project team not being 100 percent transparent with the community i.e. with traffic and transport studies
 - Another member disagreed with this and that this statement was not the case, and the project team and redevelopment deserved a fair hearing

- The statement was made that the QRU might not be in such a difficult position if the Reds were a better team, suggesting that instead of working on the proposed redevelopment the QRU should first focus on developing and improving their rugby team
- It was suggested the QRU should move to Suncorp Stadium – as the government would continue to fund the stadium
- Peter responded by informing the CRG the QRU would not leave Ballymore – Reds games will continue to be played at Suncorp Stadium and Ballymore will continue to be the home of the QRU
- Grace stated that regardless of the withdrawal of the \$25 million federal grant, it appears the QRU is progressing with the redevelopment, and the project will proceed to the Development Application stage
- When directly asked by a CRG member, no attendees indicated they wanted the QRU to leave Ballymore
 - The member who asked the question then stated that, since all CRG members want the QRU and rugby to remain at Ballymore, the CRG needs to work with the project team to come to an agreeable and favourable outcome for all involved
- Peter said the stadium will not be demolished, but will be renovated as part of the redevelopment, so it would not continue to be a financial drain on the QRU.

Next meeting

- It was agreed the next meeting be scheduled as follows:
 - Date:** Tuesday, 4 March 2008
 - Time:** 6pm – 8pm
 - Location:** Seminar Room
QRU Administration building.
- Melissa requested all CRG members ensure they provided the project team with their contact details.

Meeting closed 8pm