

# Ballymore Redevelopment

## Community Reference Group

### Meeting No. 3

Tuesday, 1 April 2008

### Minutes

Please note every effort has been taken to provide a true representation of the discussions and opinions from the meeting. However, individual remarks have been noted in the absence of formal votes of support/opposition being registered.

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Name	Organisation
Cr David Hinchliffe	Brisbane City Council Member for Central Ward Office
Grace Grace MP	State Government Member for Brisbane Central
Representative	On behalf of the Hon. Arch Bevis MP
Giles Baxter	Local resident
Warwick Black	Early Morning Enoggera Creek Walkers
Craig Chapman	Ballymore C&K Preschool Association
Langton Clark	Local resident
Nick Copeland	Local resident
Barry Crook	Local resident
Kim Douglas	Local resident
Tony Edwards	Local resident
Brian Hickey	Local resident
Cheryl Hickey	Local resident
Geoffrey Hitchings	Royal Brisbane and Women's Hospital

Name	Organisation
Zelle Hodge	Local resident
Dr Greg Knight	Local resident
Morag McGregor	Local resident
Sacha Millar	Local resident
Rob Mills	Local resident
Greg Nunan	Herston Kelvin Grove Residents Action Group
Steve Reynolds	Local resident
Catherine Shorten	Local resident
Stewart Walls	Local resident
Shirley White	Local resident
Terry White	Local resident
Barry Woolaston	Local resident
Dr Marc Ziegenfuss	Local resident

### Apologies

Name	Organisation
Anne Boccabella	Herston Kelvin Grove Residents Action Group
Alice Hamilton	Local resident
Wendy Kirk	Guides Queensland
John Lennenberg	Local resident
Janice Marshall	Local resident
Steve Munro	Southern Districts Rugby Union Football Club Inc.
Sue Pritchard	Local resident
Peter Shearer	Local Resident

Name	Organisation
Andrea Skerl	Local resident
Robert Skerl	Local resident
Jo Taylor	Local resident
Paul Taylor	Local resident
Chris Tziolis	Local resident
Matthew Wall	Local resident
Simone Wall	Local resident
John Wilson	Local resident

### Attending project team members

<b>Name</b>	<b>Position</b>	<b>Organisation</b>
Peter Lewis	Chairman	Queensland Rugby Union
Barry Jakeman	Project Management	Global Management
Phil Tait	Architect	Bligh Voller Neild
Richard Pearce	Architect	Bligh Voller Neild
Matt Murray	Community Impact Assessment	Conics
Jeff Horn	Community Impact Assessment	PMM
Steven Jones	Traffic Engineer	Arup
John Mullins	QRU Legal Advisor	Mullins Lawyers
Jo Osborne	Community and Stakeholder Engagement	Rowland
Melissa Tucker	Community and Stakeholder Engagement	Rowland
Katie Croft	Consultant – observing meeting	Rowland
Alex Pope	Facilitator	Rowland

## 1. Welcome

- Alex Pope welcomed all members of the CRG to the meeting and congratulated both Anne Boccabella and Cr David Hinchliffe on their recent election campaigns
- Melissa Tucker advised the group of all apologies received
- Alex recapped to the group the project team has held several meetings with the CRG and members of the community in order to develop a Master Plan for the proposed Ballymore redevelopment. Suggestions and concerns raised by community and CRG members have been acknowledged, with some incorporated into the latest proposed Master Plan
- Alex then ran through the proposed agenda for the evening's meeting.

## 2. Minutes

- Alex provided all CRG members with the opportunity to voice any concerns they had with the draft minutes from meeting two
- One CRG member indicated he felt his concerns and statements were not reflected in the minutes and asked for them to be amended as follows:

Section of minutes	Point to be amended	Amendments
<b>7. Other business</b> <i>Project team</i>	Peter believes the project team is almost at the stage where they cannot change the plans anymore if they still want the final outcome to be a self sustaining site. Peter said it is now up to the group to work with the project team towards a mutually beneficial outcome.	A CRG member would like the following added after the point: <i>A member responded to Peter by saying the project team and QRU should 'take a step back' and not force the CRG and community to work with them. The member indicated he believed the project team and QRU need to look at the fundamentals including residents' future quality of life and the character of Ballymore. The member indicated the 'city should not be dictated by the finances of the QRU'.</i>

## 3. Planning

- Phil Tait indicated some of the slides presented at the meeting would be repeated from previous meetings and workshops as he would be providing the group with an overview of where the project team's plans started out and how they have changed over the course of this consultation process
- Peter informed the group Queensland does not have an Australian Institute of Sport, and therefore does not have a facility like the one being proposed in the revised Master Plan.

### *ARU Accommodation Village*

- A member asked if the flood plains located behind the Eastern Stand ruled out the option of the ARU Accommodation Village being removed from its current location on the Butterfield Street escarpment and moved there. Phil responded by saying that was one reason, however the project team believes the current location on the Butterfield Street escarpment is more appropriate due to the street presence, access opportunities, and its relation/distance to the designated ARU training field
- Phil also indicated the flood plains did not rule out the potential of building behind the Eastern Stand if all buildings were constructed above a car park
- Phil informed the group the project team was looking at the potential of moving the ARU Accommodation Village over towards the current QRU Administration building, but still retaining the access beside the C&K Preschool
- Phil reaffirmed the project team's belief the proposed access for the ARU Accommodation Village would have a low usage and the majority of car parking would be designated underneath the facility. He also indicated the car park to be redeveloped beside C&K Preschool will have a maximum of 12 car parks
- All buses dropping off and picking up players staying in the ARU Accommodation Village will have to enter and exit the site via the main entrance on the corner of Butterfield Street and Clyde Road
- Phil indicated the project team believed the location of the ARU Accommodation Village would not have a large impact on the view of residents on Butterfield Street, as it is a split level road and residents can be shielded from the ARU Accommodation Village by trees (Phil informed the group if residents along Butterfield Street want trees planted to 'hide' the ARU Accommodation Village, the QRU would be willing to consider it)
- Slides were shown to the group identifying the proposed height of the ARU Accommodation Village. Phil informed the group the height of the proposed ARU Accommodation Village is not much higher than street

level, and since residents on the other side of Butterfield Street are higher up, they will be able to look over the top of the village

- Phil also informed the group the C&K Preschool (which backs onto the Ballymore site and which will share an entrance with the proposed ARU Accommodation Village) will also be able to overlook the building
- Phil indicated the proposed ARU Accommodation Village would be lower set than the current QRU Administration building
- One member asked Phil the exact height of the proposed ARU Accommodation Village, Phil informed the group the approximate height was 8 to 8.5 metres, which is the maximum height allowable in standard Residential A areas
- One member asked Peter Lewis how many people/visitors the ARU Accommodation Village could accommodate at capacity. Peter responded by saying there would be would-class accommodation facilities for up to 100 people – most of whom would be bused in for games and training camps
- The same member asked if these rooms would accommodate two players, therefore making the proposed ARU Accommodation Village's capacity 200 people. Peter informed the group international standards required professional players to have their own rooms, therefore rooms in the village would be single and the maximum number of people able to stay at any one time would be 100
- Questions were raised regarding security surrounding the proposed ARU Accommodation Village. Peter informed the group every team travels with management who are in charge of the players' movements
- Peter also informed the group that a number of sporting codes (including the Australian Rugby Union, Australian Football League and the Australian Rugby League) have indicated to the QRU they like the proposed ARU Accommodation Village and would utilise the facility, as it is not in the city and has the available amenities (e.g. gymnasium and training fields) onsite
- One member replied by stating, although Ballymore was not in the city, it was not a long distance to the city or Fortitude Valley and raised concerns players may not abide by the rules set by their management teams
- Some group members wanted to know what preventative measures would be in place to ensure the QRU does not turn the ARU Accommodation Village into a 'Comfort Inn' type of hotel
- Some members informed the project team the ARU Accommodation Village is their main concern, especially if there is the potential for it to become commercialised.

#### *Ballymore: without the redevelopment*

- One member asked Peter what would happen to Ballymore if the redevelopment did not proceed. Peter responded by informing the group:
  - Ballymore is currently facing some workplace health and safety issues with the majority of the buildings along the creek at the western side of the site, parts of the McLean Stand and XXXX Hill. If these issues are not rectified, and if the redevelopment does not go ahead the QRU may have to 'lock up' the site and prevent people from using it.

#### *Comments from members regarding the revised Master Plan*

- A number of group members congratulated the project team on the progress and revisions that have been made over the community consultation period. They informed the project team they believed their concerns and suggestions have been listened to and they are very pleased with the revised Master Plan
- However one member indicated he did not believe the project team had made enough changes and the proposed Master Plan would still negatively affect the area and its character. This member indicated he and his neighbours were still against the redevelopment
- Another member indicated they believed the QRU was forced to make the changes to the Master Plan from what was originally proposed and therefore they should not be congratulated on the current Master Plan
- A number of group members responded by saying their neighbours and members of their surrounding community were pleased the development was going ahead, and supported the QRU in their redevelopment aspirations
- One member said they believed the revised plan looked to be a viable operation and as the community will still have access to the site, Ballymore will become an asset to the surrounding community and 'lift the community around it'
- Cr David Hinchliffe said he could not say if the Ballymore Redevelopment's Development Application would be approved by Brisbane City Council, it all depended on the town plans and the traffic and transport studies, community consultation and architects assessments. He also informed the group the town plan is not a black and white document and it is based on the Integrated Planning Act (IPA) which is a performance based document. He also indicated there are no prohibitions under the IPA – everything is assessed on its proposed performance
- Cr Hinchliffe said this project has been the 'best handled Development Application in terms of how far the QRU has moved and incorporated the community's suggestions into the plans'
- Cr Hinchliffe also indicated he believed the proposed Master Plan was very close to a sustainable development
- Grace Grace MP informed the group she believed the project team has moved substantially. She said the QRU have been at Ballymore for years, and the redevelopment plans indicate they want to continue on for many more years to come

- Peter said the project team has tried to accommodate the community's suggestions, and the project team wants the community to work with them. Peter indicated the project team understood there would be issues, but the project team is (and has proved through the number of revisions made to the Master Plan) willing to work through them with community input.

#### *Commercial developments onsite*

- A member indicated they believed there would be no need for some of the commercial facilities proposed onsite at Ballymore because the Government has just announced they are committed to developing commercial facilities at Bowen Hills and the Kelvin Grove Urban Village will also be able to service the local community
- One member asked the project team if they were still proposing to 'cut off' a section of Ballymore from the DOGIT and have it rezoned. Phil informed the group since the commercial-based office facilities have been removed from the revised Master Plan, the project team is no longer looking at having a section of the DOGIT rezoned
- Members representing residents of Dunsmore Street indicated they are largely against any commercial developments onsite
- A member asked Phil and Peter if the proposed ARU offices, located within the structure of the Eastern Stand, are commercial offices. Peter responded by saying the offices proposed are 2,000 m<sup>2</sup> and therefore the long term view was for the QRU to also move into these offices and leave the current QRU Administration building available to be leased out commercially – with other sporting organisations having priority.

#### *DOGIT*

- A community member representing a local group raised concerns with the amount of access available to the Ballymore site after the redevelopment. He also asked the project team who controls Ballymore, who the trustees are and what are the rights of the community. Peter responded by informing the group the QRU has the tenancy to the site
- Peter informed the group his and QRU's aspirations were to enhance the public access to the site after the redevelopment. He admitted during the construction phase of the redevelopment there would be less access and inconveniences regarding site access, however the project team would try to limit these wherever possible
- The same member raised concerns regarding the DOGIT he had been provided by Alex earlier in the meeting, indicating he did not believe it was the correct DOGIT for the site. John Mullins, the project team's legal representative, confirmed the DOGIT provided to the member was the correct DOGIT for Ballymore.

#### *Existing site*

- Phil identified the buildings currently existing onsite that are to be removed. The majority of these buildings are located along the Enoggera Creek bank, behind the main stadium. Other buildings to be removed are located on the far eastern side of the site
- Phil explained the removal of these buildings not only removes health and safety concerns (due to the deteriorating condition of the buildings), but also provides more opportunities for public amenities onsite
- Phil reiterated (from previous meetings) that a major aim of the project team has been to retain the core facilities – the stadium and current QRU Administration building
- One member indicated they believed the Eastern and McLean stands should be demolished, stating the QRU is trying to support a 20,000 seat stadium that is not utilised
- Peter informed the group more than 200 games were still played at Ballymore each year and the redevelopment would support the continuance of this
- Peter also indicated the QRU, and many other members of the rugby union community believed the stadium at Ballymore was important and the project team would not enter into negotiations to demolish it.

#### *Green belt*

- Phil informed the group the revised Master Plan proposes to maintain and increase the feeling of a green belt surrounding the site
- Built areas onsite will be contained around the existing stadium, with the exceptions of the current QRU Administration building and the proposed ARU Accommodation Village
- Phil advised members the revised plan has a large green belt surrounding the site, keeping the aspects of the redevelopment that will create additional noise away from surrounding residents
- The green belt has been included as it was supported by members of the CRG and also because the project team is trying to preserve the parkland vistas of the site
- Phil indicated the majority of vegetation currently onsite would remain after the redevelopment
- Phil identified the size of the proposed green belt surrounding the site:

Section of site	Proposed setback
Butterfield Street (to the proposed ARU Accommodation Village)	65 metres
Clyde Road (to the proposed structure incorporated in and behind the McLean Stand)	160 metres
Enoggera Creek (to the proposed structure incorporated in and behind the McLean Stand)	30 metres
Gould Road (to the redeveloped XXXX Hill site)	160 metres
Gould Road (to the proposed structure incorporated in the Eastern Stand)	115 metres
Residential areas that back onto the proposed training field for the ARU	15 metres
Residential areas that back onto the ARU Accommodation Village	30 metres

- Some group members indicated they were happy with the amount of green space proposed onsite – as they will be able to access the site and use it.

#### *Government funding*

- A member asked why the QRU was still planning for the ARU to move to Ballymore, and how the project team was coming along with regards to securing government funding. Peter responded by saying the ARU would not come to Ballymore without some form of government funding
- Peter also informed the group that in the last 10 years, the Federal Government has spent approximately \$306 million on capital sporting initiatives, with Queensland Government receiving only \$280,000 on capital expenditure and Rugby Union receiving nothing at all
- The group was informed the Ballymore Redevelopment proposal was viewed as a worthwhile project and supported by both John Howard and Peter Beattie
- Peter and John O'Neill (ARU Chairman) have met with both Federal and State Government representatives to discuss the potential of funding. Peter indicated all members who he has met with '...agreed the withdrawal of Federal Government funding was a mistake, but it would be difficult for the Federal Government to reverse their decision without admitting they were incorrect in the first place'
- Peter also indicated he (and the QRU) has not given up on receiving any government funding, and he is confident of a reversal as the project will create and foster jobs, promote health and exercise and support the ongoing development of rugby union in Australia.

#### *Sports medical centre*

- A member asked the project team if there was a tenant for the proposed sports medical centre. Phil responded by informing the group the sports medical centre has been designed for a series of tenants including:
  - MRI machines
  - X-ray machines
  - Orthopedic specialists
  - Physiotherapists
  - Day surgery facilities (for sports related operations)
  - Dentists (sports related uses e.g. mouth guard fitting and production)
- Another member indicated they believed the proposed size of 5,000 m<sup>2</sup> is excessive. Phil responded to the member by saying the project team has consulted with a number of other sports medical centres and 5,000 m<sup>2</sup> is the optimum size to achieve what is proposed. The member said this was twice the size of the current QRU Administration building and indicated he still felt this was excessive
- Phil also informed the group the development and construction of the sports medical centre would be separated into two stages
- Another member asked what the projected staff numbers were for the redeveloped site. Phil responded by informing the group the number of staff depends who you talk to at this particular point in time. An approximate number at the moment is 80 staff.
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#### *Past proposals put forward by the project team*

- Phil presented the group with the 5 Master Plan proposals the project team had developed and amended during the course of the community consultation
- The table below identifies the version of the Master Plan, section of the site and what facilities are included, as presented by Phil to the CRG:

Section of site	Original Master Plan	Revised Master Plan #1	Revised Master Plan #2	Revised Master Plan #3	Revised Master Plan #4
Butterfield Street escarpment	<ul style="list-style-type: none"> <li>• Sports medical centre</li> <li>• 2 x commercial-based office facilities</li> </ul> <p><i>These buildings were proposed to be the same size/dimensions as the current QRU Administration building</i></p> <ul style="list-style-type: none"> <li>• The QRU Administration building would remain in its current location</li> </ul>	<ul style="list-style-type: none"> <li>• 3 x commercial-based office facilities</li> </ul> <p><i>These buildings were proposed to be the same size/dimensions as the current QRU Administration building</i></p> <ul style="list-style-type: none"> <li>• The QRU Administration building would remain in its current location, but would be utilised by the ARU</li> </ul>	<ul style="list-style-type: none"> <li>• 2 x commercial-based office facilities</li> </ul> <p><i>These buildings were proposed to be the same size/dimensions as the current QRU Administration building</i></p> <ul style="list-style-type: none"> <li>• The QRU Administration building would remain in its current location</li> <li>• Main entrance to site proposed via roundabout at the intersection of Clyde Road and Butterfield Street</li> </ul>	<ul style="list-style-type: none"> <li>• 1 x commercial-based office facility</li> </ul> <p><i>This building would be the same size/dimensions as the current QRU Administration building, including designated parking facilities</i></p> <ul style="list-style-type: none"> <li>• The QRU Administration building would remain in its current location</li> <li>• Main entrance to site via proposed roundabout at the intersection of Clyde Road and Butterfield Street</li> <li>• Additional entrance to site via Butterfield Street (beside the current C&amp;K Preschool – the project team would redevelop the existing entrance and parking facilities)</li> <li>• ARU Accommodation Village</li> <li>• Drop off area for ARU Accommodation Village (beside proposed access)</li> </ul>	<ul style="list-style-type: none"> <li>• The QRU Administration building would remain in its current location</li> <li>• Main entrance to site via proposed roundabout at the intersection of Clyde Road and Butterfield Street</li> <li>• Additional entrance to site via Butterfield Street (beside the current C&amp;K Preschool – the project team would redevelop the existing entrance and parking facilities)</li> <li>• ARU Accommodation Village</li> <li>• Drop off area for ARU Accommodation Village (beside proposed access)</li> <li>• Allocated parking facilities for patrons of site</li> </ul>
Eastern side of site (Gould Road)	<ul style="list-style-type: none"> <li>• Public indoor sports centre</li> <li>• ARU Accommodation Village</li> <li>• Service vehicle access to site</li> </ul>	<ul style="list-style-type: none"> <li>• ARU Accommodation Village</li> <li>• Rugby Academy, including gymnasium</li> <li>• ARU Headquarters</li> <li>• Additional training field</li> <li>• Service vehicle access and access for patrons of ARU Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• ARU Accommodation Village</li> <li>• Rugby Academy, including gymnasium</li> <li>• ARU Headquarters</li> <li>• Additional training field</li> <li>• Service vehicle access and access for patrons of ARU Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>• Service and emergency vehicle access to site</li> <li>• Additional training field</li> </ul>	<ul style="list-style-type: none"> <li>• Service and emergency vehicle access to site</li> <li>• Additional training field</li> <li>• Allocated parking facilities for patrons of site</li> <li>• ARU Offices incorporated into the structure of the Eastern Stand</li> </ul>

		Village, Rugby Academy and ARU Headquarters	Village, Rugby Academy and ARU Headquarters		
Existing stadium	<ul style="list-style-type: none"> <li>The stadium remained untouched in its current form</li> </ul>	<ul style="list-style-type: none"> <li>The stadium remained untouched in its current form</li> </ul>	<ul style="list-style-type: none"> <li>The stadium remained untouched in its current form</li> </ul>	<ul style="list-style-type: none"> <li>The Eastern Stand and Northern Stand would remain in their current form</li> </ul>	<ul style="list-style-type: none"> <li>The Northern Stand would remain in its current form</li> </ul>
Northern side of site (Enoggera Creek)		<ul style="list-style-type: none"> <li>Bike/pedestrian tracks along the creek bed</li> <li>Community picnic facilities</li> </ul>	<ul style="list-style-type: none"> <li>Bike/pedestrian tracks along the creek bed</li> <li>Community picnic facilities</li> </ul>	<ul style="list-style-type: none"> <li>Bike/pedestrian tracks along the creek bed</li> <li>Community picnic facilities</li> </ul>	<ul style="list-style-type: none"> <li>Bike/pedestrian tracks along the creek bed</li> <li>Community picnic facilities</li> </ul>
Western side of site (McLean Stand and Clyde Road)	<ul style="list-style-type: none"> <li>Refurbished corporate area for game days and events</li> <li>Footbridge</li> <li>Upgraded sports gymnasium (for QRU Reds players)</li> <li>50 metre swimming pool</li> <li>Covered training area/field</li> <li>Rugby Hall of Fame constructed within the stand's frame</li> <li>Function rooms (to be utilised by the QRU Rugby Club)</li> <li>Access to site via current two access points along Clyde road</li> </ul>	<ul style="list-style-type: none"> <li>Indoor sports centre</li> <li>Sports medical centre</li> <li>QRU Rugby Club extension</li> <li>Service access via bottom of Clyde Road</li> <li>Main access to site via existing entrance on Clyde Road</li> </ul>	<ul style="list-style-type: none"> <li>Gymnasium (potential for this to be open to the public)</li> <li>Sports medical centre</li> <li>QRU Rugby Club extension</li> <li>Café (for use by sports medical centre patrons and on game/event days)</li> </ul>	<ul style="list-style-type: none"> <li>QRU Rugby Club extension, sports medical centre built into and out of the McLean Stand structure</li> <li>Potential for a 50 metre swimming pool</li> <li>Designated parking facilities for patrons of the sports medical facility, QRU Rugby Club and pool</li> </ul>	<ul style="list-style-type: none"> <li>QRU Rugby Club extension, sports medical centre built into and out of the McLean Stand structure</li> <li>Potential for a 50 metre swimming pool</li> <li>Designated parking facilities for patrons of the sports medical facility, QRU Rugby Club and pool</li> </ul>
Southern side of site (XXXX Hill)				<ul style="list-style-type: none"> <li>Removal of XXXX Hill and replaced with approximately 4,500 seat stand</li> <li>Located below the seating stand (within the structure) the QRU Reds, QRU Rugby Club and ARU gymnasium and associated offices</li> </ul>	<ul style="list-style-type: none"> <li>Removal of XXXX Hill and replaced with approximately 3,600 seat stand</li> <li>Located below the seating stand (within the structure) the QRU Reds, QRU Rugby Club and ARU gymnasium and associated offices</li> </ul>

*Revised Master Plan*

- Phil tabled the revised and identified the following sections of the plan that have not changed since the second CRG meeting:

Section of site	Description of proposed Master Plan
McLean Stand	<ul style="list-style-type: none"> <li>• Structure built into the McLean Stand incorporating:               <ul style="list-style-type: none"> <li>– Full suite of medical offices for player and public usage</li> <li>– Renovated QRU Rugby Club</li> <li>– Potential for a swimming pool facility</li> </ul> </li> <li>• The proposed structure's height will be the same height as the current McLean Stand (three stories)</li> <li>• The wing of the proposed structure has designated parking spaces for employees and visitors.</li> </ul>
XXXX Hill	<ul style="list-style-type: none"> <li>• Removal of XXXX Hill</li> <li>• Replaced with seating stand to keep in line with health and safety regulations</li> <li>• Structure incorporated in stand (underneath and along the back) - two stories</li> <li>• First floor western side of structure – bar and café (for use on game days)</li> <li>• First floor eastern side of structure – Reds gym and QRU Rugby Club gym</li> <li>• Associated offices on the second floor</li> <li>• Behind the structure the project team has proposed two training fields – one for use exclusively by the ARU.</li> <li>• Seating stand capacity of 3,600 (XXXX Hill current capacity 5,000).</li> </ul>
Butterfield Street escarpment	<ul style="list-style-type: none"> <li>• Current QRU Administration building</li> <li>• ARU Accommodation Village at the bottom of the escarpment</li> <li>• Small drop off facility (from Butterfield Street) for the ARU Village available for cars only, buses will have to use the main site entrance</li> <li>• Reconfigured entry to make access safer for C&amp;K Preschool and ARU Accommodation Village</li> <li>• Project team believes the proposed location of the Accommodation Village is the most appropriate location due to:               <ul style="list-style-type: none"> <li>– Flood plains</li> <li>– Street presence/access</li> <li>– Relation/distance to the designated ARU training field (positioned behind)</li> </ul> </li> <li>• The project team still proposes to improve the current Ballymore C&amp;K Preschool's entrance as part of the redevelopment</li> <li>• ARU Accommodation Village will be two stories, 100 player units in total and be below Butterfield Street</li> <li>• Parking will be provided underneath the ARU Accommodation Village.</li> </ul>

- Phil identified the following changes to the proposed Master Plan:

Section of site	Description of proposed Master Plan change
Clyde Road	<ul style="list-style-type: none"> <li>There is the potential for a swimming pool to be included in the redevelopment plans</li> <li>The swimming pool would be located behind the proposed car park for the extension to the McLean Stand (incorporating the QRU Rugby Club and sports medical centre).</li> </ul>
Stadium	<ul style="list-style-type: none"> <li>Redefined and reshaped access to the stadium.</li> </ul>
Butterfield Street escarpment	<ul style="list-style-type: none"> <li>The additional office building proposed to be located beside the current QRU Administration building has been removed from the plans.</li> </ul>
Eastern Stand	<ul style="list-style-type: none"> <li>Structure built into the Eastern Stand providing space for ARU offices</li> <li>Two levels of offices.</li> </ul>

- Phil then went through the proposed site coverage of the revised Master Plan, indicating that the proposed site coverage has been reduced since the proposal was last tabled:

Area of site	Coverage (m <sup>2</sup> )	Percentage of site
Whole site	127,130 m <sup>2</sup>	100%
Stadium area	24,330 m <sup>2</sup>	approximately 20%
Remaining site (site not covered by stadium)	102,800 m <sup>2</sup>	approximately 80%
Buildings to be removed from site	4,400 m <sup>2</sup>	approximately 3%
New building area (from revised Master Plan)	4,850 m <sup>2</sup>	approximately 4%

- Phil presented the group with information he had shown the group at previous meetings regarding the proposed heights of buildings incorporated into the revised Master Plan, including:

Section of site	Building/structure	Relative elevation (m)
Butterfield Street escarpment	ARU Accommodation Village entrance	approximately 15 metres
Butterfield Street escarpment	ARU Accommodation Village	approximately 10 metres
Eastern side	Eastern Stand (existing)	approximately 30 metres
Eastern side	Proposed ARU offices incorporated into the Eastern Stand	approximately 20 metres
Western side	McLean Stand (existing)	approximately 15 metres
Western side	QRU extension and sports medical facilities (incorporated into the McLean Stand)	approximately 15 metres
XXXX Hill	Proposed gymnasiums and seating stand	approximately 12 metres
XXXX Hill	Redeveloped seating stand	approximately 20 metres

- One member asked Peter if the QRU Reds were to move back to Ballymore, would the redeveloped facility support the amount of people coming to the site. Peter informed the group the seating capacity in the revised Master Plan has been reduced (due to the removal of XXXX Hill and it being replaced with a seating stand), however he thought it was unlikely for the QRU Reds to return to play Super 14 games at Ballymore.

*QRU and Ballymore's financial viability*

- Peter Lewis informed the group the QRU has just announced a \$4 million loss and he reiterated the position of the QRU by saying this redevelopment is about saving Ballymore
- One member responded to Peter by saying the financial and overall viability of Ballymore and the QRU is not the community's problem, however all of the neighbours and community members who he has spoken to are in full support of the redevelopment and are also very impressed with how the project team has listened to the community's concerns and adjusted the plans accordingly
- Another community member indicated they believed if Ballymore did not become viable and had to be 'locked down' the community would be impacted the most, as they would lose access to the site and the available green space
- Another community member informed the group they believed Ballymore and the buildings onsite were a community assets which need to be maintained. They informed the group the QRU has come up with a proposition to keep Ballymore viable and open to the public – the member reminded the group if something is not done, they could lose access to the site. A number of members voiced their agreement
- One member indicated they were concerned with the future of Ballymore stating '...if the QRU doesn't have the money to maintain Ballymore as it currently stands, how will they be able to afford to do the redevelopment and maintain those facilities?'
- Peter responded by saying the financial situation of the QRU at present should have not bearing on the redevelopment
- Members asked what would happen if Ballymore was not financially viable in the future. Peter responded by saying it would be out of the QRU's hands.

*Town planning*

- One member indicated they did not agree with the revised Master Plan, stating Brisbane '...has a town plan for a reason.' They then used an example of if a resident wanted to turn their residential property into a concrete factory; they would be prevented from doing this because of the town plan. The member stated Ballymore is a Major Sporting Facility (under the Town Plan), and therefore if this redevelopment was to progress, the site would need to be rezoned
- Matthew Murray, a member of the project team responded by saying the site is a Special Purpose Centre and the proposed redevelopment plans are inline with the Town Plan and regulations as:
  - the redevelopment will be contributing to the primary use of the site (rugby union and physical activity)
  - the support services proposed are of an appropriate size
- Peter informed the group if the Brisbane City Council did not approve of the redevelopment plans, they have the authority to reject the Development Application (DA)
- Peter assured the group the project team has been following the process for a DA.

**4. Ballymore's business plan**

- Peter informed the group he had brought along the business plan for Ballymore with the redevelopment
- The following tables indicate the preliminary feasibility of the proposed Ballymore redevelopment:

*Stage one*

Item	Projected cost	Projected income
Landscaping	\$1,450,000	NIL
Roads and car parks	\$2,600,000	NIL
Rugby Village	\$14,000,000	\$1,520,000
New training field	\$1,300,000	\$50,000
Sports Medical Facility, stage one /QRU Rugby Club	\$11,000,000	\$1,500,000
Grandstand upgrade	\$3,000,000	NIL
<b>Total</b>	<b>\$33,850,000</b>	<b>\$3,070,000</b>

Item	Price
Stage one total cost	\$33,850,000
Less: Potential government grant	\$3,000,000
<b>Total</b>	<b>\$30,850,000</b>

Item	Price
Income Stage one	\$3,070,000
Less: Interest @ 8.5%	\$2,620,000
<b>Surplus</b>	<b>\$450,000</b>

*Stage two*

Item	Projected cost	Projected income
XXXX Hill	\$14,900,000	\$800,000
Sports medical centre, stage two	\$7,500,000	\$1,000,000
Shed	\$750,000	NIL
Pool	\$1,500,000	\$100,000
<b>Total</b>	<b>\$24,650,000</b>	<b>\$1,900,000</b>

*Stage one and two*

Item	Price
Income stage one and two	\$4,970,000
Less: Interest at 8.5%	\$4,970,000
<b>Surplus</b>	<b>Nil</b>

Item	Price
Total cost	\$58,500,000
Less: potential Federal Grant	\$25,000,000
<b>Net Cost</b>	<b>\$33,500,000</b>
Income	\$4,970,000
Interest at 8.5%	%2,847,000
<b>Surplus</b>	<b>\$2,122,500</b>

- One member asked if the QRU was able to get the proposed \$3 million grant from the State Government and the \$25 million from the Federal Government, why doesn't the QRU take the money and invest it in something. The member wanted to know what other alternatives to redeveloping Ballymore the project team has looked at
- Peter informed the group the QRU needs to make money out of sport for Ballymore and the QRU to be viable.

**5. Residents' meeting, 18 March 2008**

- Members of the CRG held a residents' meeting on Tuesday, 18 March 2008 in order to develop a position on what would be considered suitable and unsuitable from the community's point of view
- Twelve representatives attended the meeting, with another seven indicating they could not attend, but provided information to be discussed
- The group who met tried to determine a collective view on the positives and negatives of the Ballymore Redevelopment

- The tenure of the residents' meeting suggested members believed CRG meetings to date have been working on the assumption there will be a redevelopment at Ballymore, and certain members of the project team have been forceful in their comments urging people to 'get on board'
- Attendees at this meeting felt some members of the project team need to 'take a step back'
- The general consensus from the meeting detailed the following outcomes:

Community supportive of	Community opposed to
<ul style="list-style-type: none"> <li>• Public access to the site</li> <li>• Open green space</li> <li>• A renovated McLean Stand</li> <li>• ARU office</li> <li>• ARU gymnasium</li> <li>• QRU gymnasium</li> <li>• Additional training fields</li> <li>• Renovated QRU Rugby Club facilities</li> <li>• Sufficient onsite parking</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial gym (for QRU Rugby Club members and the public)</li> <li>• Commercial office space</li> <li>• ARU Accommodation Village</li> <li>• ARU Accommodation Village drop-off zone</li> <li>• Sports medical centre</li> <li>• Café</li> <li>• Commercially operated parking lots</li> <li>• Hospitality facilities for everyday use (e.g. poker machines)</li> </ul>

- Members who attended this meeting indicated they were concerned with the impact any commercial developments would have on the character of the area, site and community
- Concerns were also raised relating to the proposed ARU Accommodation Village regarding access, noise, movement and activity from patrons
- A member of the group who was not in attendance at the earlier meeting said the group had a valid viewpoint, however they were concerned with using the sentence '...the community is opposed to...', as there are a number of differing opinions within the community. Another member disagreed, by saying the Kelvin Grove Urban Village being developed would have a number of these facilities and therefore their inclusion in the Ballymore Redevelopment was not needed
- The group then held a discussion (led by group members) regarding Ballymore being a community asset and the need for it to receive community support.

## 6. Traffic and Transport

### *Fagan/Gould Road*

- Steven Jones informed the group the project team had conducted a site visit to Fagan and Gould Roads after members of the community identified concerns with the current and future amount of traffic to be on these roads relevant to the redevelopment
- Steven advised the group the results of this site visit and related studies indicated there are no traffic issues which would warrant traffic calming devices.

### *Proposed roundabout access to site*

- Steven informed the group the proposed upgrading of the Clyde Road/Butterfield Street intersection to a roundabout was designed to improve the traffic flow and safety of the intersection
- The proposed roundabout conforms to Brisbane City Council standards regarding access and adequate grades for buses to access and pass through the roundabout
- A number of members indicated support for the redevelopment of the Clyde Road/Butterfield Street intersection. Members informed the project team they were satisfied with the proposed roundabout
- Grace Grace informed the group she believed it was a dangerous intersection, as she was almost in an accident at the intersection on her way to the meeting
- Steven informed the group the traffic and transport team had to modify the geometry of the road in order for the roundabout to fit in the desired location
- A member indicated they believed the proposed roundabout would increase the amount of traffic on Dunsmore and Munroe Streets. Another member disagreed and said the roundabout was more about ensuring the safety of the intersection.

*Existing AM peak traffic volumes*

- Steven provided the group with the existing AM peak traffic counts which were derived from traffic counts undertaken in February 2008

<b>Street</b>	<b>Towards city</b>	<b>Towards Royal Brisbane and Women's Hospital</b>
Aberleigh Road – turning into Butterfield Street	14	99
Butterfield Street	111	184
Butterfield Street – turning into Aberleigh Road	41	5
Butterfield Street – turning onto Dunsmore Street	17	NA
Butterfield Street – turning into Fagan Road	14	8
Dunsmore Street – turning into Butterfield Street	NA	49
Fagan Road – turning into Butterfield Street	8	14
Herston Road	135	657
Herston Road – turning into L'Estrange Terrace	160	0
Herston Road – turning into Scott Road	24	91
L'Estrange Terrace – turning into Herston Road	14	159
Scott Road – turning into Herston Road	33	11

<b>Street</b>	<b>Travelling North</b>	<b>Travelling South</b>
Aberleigh Road	16	NA
Bowen Bridge Road	1327	3012
Bowen Bridge Road – turning into Butterfield Street	336	336
Butterfield Street – turning into Bowen Bridge Road	204	279
Butterfield Street – turning into Clyde Road	55	43
Clyde Road	43	13
Clyde Road – turning into Butterfield Street	138	9
Clyde Road –turning into Dunsmore Street	1	2
Dunsmore Street – turning into Clyde Road	4	11
Fagan Road	NA	9
L'Estrange Terrace – to Scott Road	73	NA
Scott Road – to L'Estrange Terrace	NA	130

*Existing PM peak traffic volumes*

- Steven provided the group with the existing PM peak traffic counts which were derived from traffic counts undertaken in February 2008

<b>Street</b>	<b>Towards city</b>	<b>Towards Royal Brisbane and Women's Hospital</b>
Aberleigh Road – turning into Butterfield Street	21	56
Butterfield Street	98	86
Butterfield Street – turning into Aberleigh Road	87	7
Butterfield Street – turning onto Dunsmore Street	32	NA
Butterfield Street – turning into Fagan Road	11	3
Dunsmore Street – turning into Butterfield Street	NA	16
Fagan Road – turning into Butterfield Street	13	21
Herston Road	544	167
Herston Road – turning into L'Estrange Terrace	424	0
Herston Road – turning into Scott Road	13	37
L'Estrange Terrace – turning into Herston Road	24	84
Scott Road – turning into Herston Road	77	16

<b>Street</b>	<b>Travelling North</b>	<b>Travelling South</b>
Aberleigh Road	6	NA
Bowen Bridge Road	2893	1434
Bowen Bridge Road – turning into Butterfield Street	163	134
Butterfield Street – turning into Bowen Bridge Road	401	323
Butterfield Street – turning into Clyde Road	13	85
Clyde Road	17	16
Clyde Road – turning into Butterfield Street	45	22
Clyde Road –turning into Dunsmore Street	6	1
Dunsmore Street – turning into Clyde Road	1	8
Fagan Road	NA	6
L'Estrange Terrace – to Scott Road	65	NA
Scott Road – to L'Estrange Terrace	NA	90

*Development AM peak traffic volumes*

- Steven provided the group with the projected development AM peak traffic counts which were derived from traffic counts undertaken in February 2008 (these will be added onto the existing traffic counts in the tables above)
- The 2009 AM peak development traffic volumes were derived from assessing the precincts type of use, Ground Floor Area (GFA) against the RTA *Guide to Traffic Generating Development (2002)*. Arrival/departure splits have been assumed for the respective land uses in accordance with studies conducted in ITE's Trip Generation 6<sup>th</sup> Edition
- Steven also informed the group some assumptions were made on current demographics and projected future demographics of the area to determine where traffic would be coming from/going to

Street	Towards city	Towards Royal Brisbane and Women's Hospital
Aberleigh Road – turning into Butterfield Street	0	0
Ballymore Site – turning into Butterfield Street	NA	33
Butterfield Street – turning into Ballymore site (new entrance)	43	NA
Butterfield Street	43	27
Butterfield Street – turning into Aberleigh Road	0	0
Butterfield Street – turning onto Dunsmore Street	0	NA
Butterfield Street – turning into Fagan Road	14	0
Dunsmore Street – turning into Butterfield Street	NA	0
Fagan Road – turning into Butterfield Street	0	4
Herston Road	2	8
Herston Road – turning into L'Estrange Terrace	1	0
Herston Road – turning into Scott Road	14	24
L'Estrange Terrace – turning into Herston Road	0	5
Scott Road – turning into Herston Road	15	9

Street	Travelling North	Travelling South
Aberleigh Road	18	NA
Ballymore Site – turning into Clyde Road	NA	33
Bowen Bridge Road	0	0
Bowen Bridge Road – turning into Butterfield Street	19	38
Butterfield Street – turning into Bowen Bridge Road	20	10
Butterfield Street – turning into Clyde Road	0	0
Clyde Road	0	0

Clyde Road – turning into Ballymore site	53	0
Clyde Road – turning into Butterfield Street	0	0
Clyde Road –turning into Dunsmore Street	0	0
Dunsmore Street – turning into Clyde Road	0	0
Fagan Road	NA	4
L'Estrange Terrace – to Scott Road	14	NA
Scott Road – to L'Estrange Terrace	NA	9

*Development PM peak traffic volumes*

- Steven provided the group with the projected development PM peak traffic counts which were derived from traffic counts undertaken in February 2008 (these will be added onto the existing traffic counts in the tables above)
- The 2009 AM peak development traffic volumes were derived from assessing the precincts type of use, Ground Floor Area (GFA) against the RTA *Guide to Traffic Generating Development (2002)*. Arrival/departure splits have been assumed for the respective land uses in accordance with studies conducted in ITE's Trip Generation 6<sup>th</sup> Edition
- Steven also informed the group some assumptions were made on current demographics and projected future demographics of the area to determine where traffic would be coming from/going to

<b>Street</b>	<b>Towards city</b>	<b>Towards Royal Brisbane and Women's Hospital</b>
Aberleigh Road – turning into Butterfield Street	0	0
Ballymore Site – turning into Butterfield Street	NA	47
Butterfield Street – turning into Ballymore site (new entrance)	41	NA
Butterfield Street	41	47
Butterfield Street – turning into Aberleigh Road	0	0
Butterfield Street – turning onto Dunsmore Street	0	NA
Butterfield Street – turning into Fagan Road	4	0
Dunsmore Street – turning into Butterfield Street	NA	0
Fagan Road – turning into Butterfield Street	0	14
Herston Road	8	2
Herston Road – turning into L'Estrange Terrace	5	0
Herston Road – turning into Scott Road	14	23
L'Estrange Terrace – turning into Herston Road	0	1
Scott Road – turning into Herston Road	26	16

Street	Travelling North	Travelling South
Aberleigh Road	4	NA
Ballymore Site – turning into Clyde Road	NA	57
Bowen Bridge Road	0	0
Bowen Bridge Road – turning into Butterfield Street	15	30
Butterfield Street – turning into Bowen Bridge Road	41	20
Butterfield Street – turning into Clyde Road	0	0
Clyde Road	0	0
Clyde Road – turning into Ballymore site	50	0
Clyde Road – turning into Butterfield Street	0	0
Clyde Road –turning into Dunsmore Street	0	0
Dunsmore Street – turning into Clyde Road	0	0
Fagan Road	NA	18
L'Estrange Terrace – to Scott Road	14	NA
Scott Road – to L'Estrange Terrace	NA	16

*Parking requirements*

- Steven provided the group with information regarding the development's parking requirements assessed against Brisbane City Council's *Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS)* where possible
- Steven informed the group when TAPS was unable to provide a parking requirement for a specific type of use, the RTA's *Guide to Traffic Generating Development (2002)* or comparisons to similar types of use were used
- The following table was showed to the group, identifying the number of parking spaces required by BCC

Facility	Ground Floor Area (m <sup>2</sup> )	BCC parking requirements
Existing QRU Administration building	1,400 m <sup>2</sup>	47
New ARU Office building (located within the eastern stand structure)	2,000 m <sup>2</sup>	67
Sports Medicine Centre	5,000 m <sup>2</sup>	200 #
QRU Rugby Club	2,000 m <sup>2</sup>	120
ARU Accommodation Village	100 beds	19*
Gymnasium	2,000 m <sup>2</sup>	200
Gymnasium office	1,200 m <sup>2</sup>	40
QRU Reds Gymnasium	30 m <sup>2</sup>	30
<b>Total parking required</b>		<b>723</b>
<b>Existing parking onsite</b>		<b>143</b>
<b>Total new parking required with redevelopment</b>		<b>580</b>

\* No parking requirement detailed in *City Plan 2000*. Rate determined from RTA *Guide to Traffic Generation Development (2002)*

# Parking provided for visitors and staff only as Academy attendees would arrive and depart via bus.

- A member asked if the required parking could be accommodated on the Ballymore site – to prevent visitors and staff parking along the surrounding streets. Phil informed the group this would be possible
- A member also suggested for resident parking along Butterfield Street to be extended to the intersection of Butterfield Street and Clyde Road.

*Growth rates*

- Steven presented the group with a slide depicting the growth rates of roads surrounding the Ballymore site

All roads *	Growth rate
2008 – 2012	4.5%
2012 – 2019	3.0%

\* Except Bowen Bridge Road

Bowen Bridge Road	Growth rate
2008 – 2012	-2.0%
2012 – 2019	2.0%

- The growth rates take into consideration the future impact of local projects such as the North South Bypass Tunnel and Air Port Link. Due to the impact of these projects, Bowen Bridge Road’s growth rates were calculated individually.

*Details of analysis*

- Steven presented the group with a slide indicating the intersections on which detailed Intersection Analysis had been carried out on
- The intersections identified included
  - Butterfield Street/Bowen Bridge Road
  - Butterfield Street/Aberleigh Road/Fagan Road
  - Butterfield Street/Clyde Road/Dunsmore Street/Ballymore entrance
  - Herston Road/L’Estrange Terrace/Scott Road.

*Results of analysis*

- The intersections of Butterfield Street/Bowen Bridge Road and Herston Road/L’Estrange Terrace/Scott Road would be at or over capacity without the proposed redevelopment.
- Steven informed the group the redevelopment would increase the traffic distributed across the area by approximately 500%.

*Comments from CRG*

- A member suggested a round about also be considered for the intersection at Butterfield Street/Aberleigh Road/Fagan Road. Steven informed the group the project team would be looking at possible treatments for the intersection
- A member said the reason for the current capacity at L’Estrane Terrace is due to ‘rat running’, stating ‘narrow streets are sensitive to ‘rat running’’, and he indicated he believed the redevelopment would also increase the amount of people using Hunter street to access the site. This concern was shared by some members of the CRG
- The same member indicated the redevelopment will only encourage ‘rat running’ and that a 500% increase in traffic in the local area was very large and would have negative impacts on surrounding residents. Another member disagreed, saying the current traffic on the surrounding streets is occurring independently of Ballymore and that the 500% increase in traffic would not make a huge difference as there were not a large number of cars on the streets at the current time
- Another member asked the project team why the idea of a footbridge had been discarded, as he believed it would assist in reducing the traffic around the local streets. A number of other members agreed, however Peter reminded the group the proposed footbridge was tabled at the first CRG meeting and the majority of members voiced strong opposition to it and so it was removed from all further plans
- Steven informed the group the potential for traffic calming techniques along the streets is the responsibility of BCC and if residents have any issues they should speak to their local councillors
- A member asked the project team if and when the redevelopment is approved, will the BCC allocate money into research and traffic calming/mitigation strategies. Cr Hinchliffe answered by saying that although it was a valid question, he was not sure he could provide the group with a valid response
- Cr Hinchliffe went onto inform the group over the last four years, there has been a reduction in traffic calming in Brisbane. He encouraged members to talk to BCC about their concerns regarding traffic,

however he stated there is very little money and the priority will be placed on high accident areas, high traffic areas and low pedestrian safety areas

- A member stated they believed the project team's Development Application into the BCC should take into consideration the community's concerns regarding the proposed increases in traffic, and work on providing traffic calming strategies
- Cr Hinchliffe informed the group any traffic calming strategies provided to BCC by the project team would depend on reasonable and relevant conditions, using the example of Herston Road/Scott Road/L'Estrange Terrace
- Cr Hinchliffe also informed the group that as there was so little money dedicated towards traffic calming in Brisbane, even if a number of members raised concerns regarding the need traffic calming strategies, it did not necessarily mean BCC would be able to do anything about it
- A member indicated they did not agree with Cr Hinchliffe in saying that a number of people would not be able to convince BCC into implementing some traffic calming strategies. The member indicated he believed there was a wide scope for a group of residents to take action and make a contribution
- Cr Hinchliffe responded by saying the BCC would do as much as possible to ensure traffic calming, but again he reiterated there was not a lot of Council money dedicated to the cause.

### **Next Steps**

- Peter stated the CRG has had three meetings to date, and the project team has been acknowledged as coming a long way during the course of the consultation process
- Peter offered thanks to the CRG for their input to date and informed the group the project team is now ready to lodge the Development Application with BCC which will lead to the next step in the process
- Peter informed the group if they had any questions they are still welcome to contact the project team
- Alex informed the group the consultation for the Ballymore redevelopment project is not complete. He also told the group after the DA had been lodged with BCC, it would be made available for public viewing and comments and all CRG members were welcome to contact Council with their comments at that stage
- Alex also told the group the project team would keep them informed of any future developments with the project or associated activities.

**Meeting closed.**