

## 11.2 Glen Willow Sporting Complex Stage 2 Master Plan

REPORT BY THE DIRECTOR COMMUNITY  
TO 20 MARCH 2019 ORDINARY MEETING  
GOV400067, PAR300584

### RECOMMENDATION

#### That Council:

1. **receive the report by the Director Community on the Glen Willow Sporting Complex Stage 2 Master Plan;**
2. **place the Draft Glen Willow Sporting Complex Stage 2 Master Plan layout on public exhibition for 28 days to receive any comment from the public or relevant sporting groups; and**
3. **endorse the Draft Glen Willow Sporting Complex Stage 2 Master Plan layout if no public submissions are received.**

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### Executive summary

An updated version of the Master Plan for Glen Willow Stage 2 has been produced. This update has been produced after preliminary work on Stage 2 and is required to enable construction works on Stage 2 consistent with the funding agreement with the Federal Government.

### Disclosure of Interest

Nil.

### Detailed report

A Master Plan was developed in 2005 to support the development of Glen Willow and the seeking of funding opportunities. The Master Plan has had a number of revisions over the years. This latest revision is to bring the Master Plan in line with the requirements of the funding agreement with the federal Government and to examine other future works and requirements including road access and major event management.

Preliminary work on Stage 2 has included extensive survey work of the area and further discussions with Junior Rugby League on their field requirements. This has led to a re-evaluation of whether the fields at the northern end of the complex would be best placed in the best location. The draft plan layout has move the junior rugby league to the northeastern corner, in place of the previous plan layout where a Cricket/AFL oval was positioned. At this point in time, it is felt a cricket pitch within a multi-use field design would be a better overall outcome.

The draft plan layout also beings the concept of developing the road network around the concept further. The aim here is to develop ways of managing pedestrian and traffic conflict at peak times by providing different options for traffic flow and the way that traffic will enter and leave the various car parking areas around the complex.

The proposed layout also includes considerations for further bike and pedestrian pathways around the complex.

There are other components of Stage 2 that are not part of the current funding agreement. These includes artificial hockey fields, additional hard court netball courts as well as the expanded road and car-parking infrastructure. Passive recreation aspects such as the relocation of an expanded off-leash dog area and a picnic area at either the north or southern areas could be included in the future as well.

Other components that could be considered in the future could be:

- a cricket/athletics track/AFL oval in a location either in the north west corner to the west of the proposed Junior Rugby League building or the south west area below the netball courts and related carpark
- an extension of the road network out to Putta Bucca Road to allow for a second entry point to the complex
- further development of the newly acquired land parcel at the southeastern end of the complex

It is recommended that this draft plan layout be placed on exhibition to gain any comments from sporting groups or the community more generally. When the layout is settled, the complete Master Plan document will be further revised to reflect the proposed future layout.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

## Strategic implications

### **Council Strategies**

Community Strategic Plan  
Recreation Strategy

### **Council Policies**

Not applicable

### **Legislation**

Not applicable

## Financial implications

The works in Stage 2 of Glen Willow are now funded in the majority in Council's Operational Plan through Council funds and grant funding. Unfunded components of Stage 2 and other components not yet included will need to be funded and the Master Plan itself does not provide any commitment by Council to do so. The seeking of future funding from other bodies will be supported by this updated Master Plan.

It should also be noted that the capital works that have been committed to will require more substantial operational costs to support the facility into the future. Further, works beyond the current funding agreement will also increase these ongoing operational costs. However, the long term and community wide economic benefits of the Glen Willow facility have been established with Council over the past five years.

## Associated Risks

Major construction projects such as these will always carry some element of financial risk. As Council experienced in the past, there are some specific risks related to water flow in the facility area, which are an issue during construction. The design of the complex will establish a low risk approach through the establishment of higher level of areas to protect the buildings and major fields.

SIMON JONES  
DIRECTOR COMMUNITY

6 March 2019

*Attachments:* 1. Draft Glen Willow Sporting Complex Stage 2 Master Plan.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER

# GLEN WILLOW DRAFT MASTERPLAN

- - - STAGE 2 (FUNDED WORKS)
- - - STAGE 2 (WORKS NOT YET FUNDED)

