

5.03. RELOCATION OF PLAYING FIELD

REPORT AUTHOR(S): Joanne Jacobson, Manager Governance
GENERAL MANAGER: Darryl Crees, General Manager Corporate Services
DEPARTMENT: Governance

RECOMMENDATION

That Council:

- 1. Advises the Mossman-Port Douglas Sharks Senior Rugby League Football Club (the Club) that it gives in-principle support to the proposed relocation of the playing field at the Mossman Showgrounds, which forms part of Lot 92 on SR81, Grogan Street, Mossman, subject to the following conditions:**
 - a. A detailed site plan, drawn to scale, must be provided to Council and endorsed by the Manager Infrastructure prior to commencement of works. The site plan is to detail:**
 - i. the existing and proposed new location of the playing field;**
 - ii. existing buildings and structures, including lights, and any proposed relocation of same;**
 - iii. the location of all existing trees; and**
 - iv. proposed changes to the perimeter fence of the oval.**
 - b. An estimate of the cost of the proposed works and evidence that the Club can meet these costs, must be provided to Council prior to commencement of works.**
 - c. Existing vegetation on the subject land must be retained and adequately fenced off for protection purposes prior to and during construction work.**
 - d. Fences are to comply with the relevant Australian Standards prior to commencement of use of the playing field.**
 - e. Fence setbacks are to comply with the National Rugby League Preferred Facility Guidelines for Grassroots Rugby League 2014 prior to commencement of use of the playing field.**
 - f. Fences that are damaged or relocated as a result of construction activities are to be replaced or repaired at the Club's cost and to the satisfaction of the Manager Infrastructure prior to commencement of use of the playing field.**
 - g. Relocation of fences must not detrimentally impact use of the Mossman Showground for other events or by other current users.**
 - h. Relocation of the playing field is to have a no worsening effect on the current existing light lumens. No additional luminaires are to be placed on existing light poles.**

- i. In the event that any part of the existing electricity infrastructure or Council's existing sewer or water infrastructure is damaged as a result of construction activities occurring on the site, the Club must notify Council immediately of the affected infrastructure and have it repaired or replaced at the Club's cost, prior to commencement of use of the playing field.
 - j. All initial and ongoing costs, associated with the relocation of the playing field, including adjustments to floodlights, are to be borne by the Club. There is to be no increase in scheduled maintenance costs to Council.
 - k. A robust risk management plan to be provided to Council by the Club's contractor engaged to co-ordinate the relocation of the playing surface prior to commencement of the works.
 - l. Council will not be responsible for any increase in ongoing maintenance costs as a result of the relocation of the playing surface. All identified costs will be billed to the club on a monthly basis.
 - m. Council takes no responsibility for the satisfactory outcome of the project and will not contribute financially to any rectification works resulting from this project.
2. Delegates authority to the Chief Executive Officer in accordance with section 257 of the *Local Government Act 2009* to determine and finalise any and all matters associated with this request to relocate the playing field at the Mossman Showgrounds.

EXECUTIVE SUMMARY

A request has been received from the Mossman-Port Douglas Sharks Senior Rugby League Football Club (the Club) to move the position of the playing field at the Mossman Showgrounds. Following a deputation to Council and consultation with other users of the Showgrounds, in-principle support can be given to the proposal, subject to conditions.

BACKGROUND

The Mossman Showgrounds, also known as Coronation Park, is Reserve 1269 for the purpose of Recreation and sub-purpose of Showgrounds with Douglas Shire Council as trustee. The trust land is zoned as Community and Recreation Facilities under the current Douglas Shire Planning Scheme.

Historically the Mossman District Show Society has informally occupied the trust land, on an exclusive basis, for an approximate two or three-week period, coinciding with the Mossman Show during July each year. During this period, all other users, both formal and informal, are required to provide reasonable assistance to the Show association, including a requirement to satisfy a period of restriction from using the trust land.

Currently there is only one (1) organisation which has a formal arrangement in place to use the trust land, that being 'It's My Time – Fitness 4 Women', which has a trustee permit for a women's fitness club which is situated under the main grandstand.

Apart from the Show Society, other existing informal users include the following:

- Mossman-Port Douglas Sharks Senior Rugby League Football Club;
- Mossman-Port Douglas Sharks Junior Rugby League Football Club;
- Mossman Community Playgroup; and
- Tropical North Family Day Care.

The Club has occupied a clubhouse building on part of the trust land since 1998, under an informal agreement made with the former Douglas Shire Council.

In October 2012, the Cairns Regional Council resolved to give 'in-principle' approval for the issue of a ten (10) year trustee lease to the Club over the existing clubhouse building and attached covered area which it occupies. The Land Management Plan has received approval from the Department of Natural Resources and Mines and a further report will be provided to Council prior to progressing with any formal tenancy arrangements.

The initial request to relocate the playing field was received in August 2014. Consultation subsequently occurred both internally within Council and externally with all other users of the Mossman Showgrounds. During this consultation period the Club provided a Perspective and Elevation Plan (see Attachment 2). A detailed plan as per the recommendation will be required prior to the commencement of the project.

Reasons for relocation the playing surface provide by the Club are listed below:

- on game days, the Club is currently experiencing issues with illegal drinking on the eastern side of the existing playing field;
- the 'in goal' playing area currently measures 5.7 metres at both ends of the existing playing field. According to the Club, the 'in goal' playing area should be between six (6) and 11 metres. The Preferred Facility Guidelines for Grassroots Rugby League 2014 states that the 'in-goal' area is to measure 68 metres x eight (8) metres. The 'in-goal' area could be extended if the field was moved;
- the Club believes that its canteen trade would be improved;
- older people have ceased attending games as they are unable to see due to the distance to the playing field; and
- the Club believes the set up time will be halved.

The Club also advised that the proposed works would be undertaken by club volunteers under the direction of a private contractor.

In January 2016 the Club again made contact with Council to confirm it still wished the request to be considered and subsequently attended a Council Workshop on 26 April 2016 to further outline its proposal.

COMMENT

Following the deputation by the Club on 26 April 2016, Council requested to meet with other users of the Showgrounds to again ascertain their views and requirements. This meeting was held on 18 May 2016 and no significant concerns were raised by the organisations that attended however the Show Society did not attend this meeting.

In previous advice from the Mossman District Show Society to the Club, they provided reasons as to why the Show Society did not support the relocation of the playing surface.

A letter from the Club to the Show Society addressing these concerns is included as Attachment 3.

PROPOSAL

That Council advise the Mossman-Port Douglas Sharks Senior Rugby League Football Club that it gives in-principle support to the proposed relocation of the playing field subject to conditions.

FINANCIAL/RESOURCE IMPLICATIONS

All costs in relation to the relocation of the playing field are to be borne by the Club. A condition of the approval is for the Club to provide evidence that it can meet all costs associated with the relocation of the playing surface, as Council has not provided funds in its annual budget to cover any contingency related to these works.

Council takes no responsibility for the satisfactory outcome of the project and will not contribute financially to any rectification works resulting from this project.

Council will not be responsible for any increase in ongoing maintenance costs as a result of the relocation of the playing surface. For example: Council is responsible for repair works to the playing field if it is damaged by events held in the oval during the Mossman Show however any costs that occur as a result of the relocation of the playing surface will be billed to the club.

RISK MANAGEMENT IMPLICATIONS

As the proposed works would be undertaken by Club volunteers, under the direction of a private contractor, this contractor would not have a formal agreement with Council. Therefore, it is imperative for a detailed plan to be submitted to Council prior to commencement of works, in conjunction with evidence from the Club that sufficient finances are available to complete works to appropriate standards.

To reduce Council's liability as trustee of the land, a robust risk management plan will be required by the Club.

SUSTAINABILITY IMPLICATIONS

Economic: No implications have been identified for Council however the Club anticipates that this project will improve their economic sustainability (eg increases in patronage and canteen takings).

Environmental: Nil.

Social: The Club anticipates that there will be a reduction in illegal drinking issues due to the movement of the playing surface. The anticipated patronage increases may result in improvements in social connectivity in the Mossman community.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Asset-Owner Meeting the responsibilities associated with owning or being the custodian of assets such as infrastructure.

CONSULTATION

Internal: General Manager Operations
Manager Infrastructure
Executive Officer
Manager Water & Wastewater
Manager Governance
Planning Consultant

External: Mossman Community Playgroup
Mossman District Show Society
Tropical North Family Day Care
It's My Time – Fitness 4 Women
Mossman Junior Rugby League Club

ATTACHMENTS

- Attachment 1 – Request to relocate the playing field
- Attachment 2 – Response to Council's information request
- Attachment 3 – Sharks' letter to Show Society addressing concerns
- Attachment 4 – Map of Mossman Showgrounds
- Attachment 5 – The Playing Field plan

File Name	Mossman Sharks
Document ID	
Created	13 AUG 2014
Author	GLEE
Information	

Mossman Port Douglas Senior Rugby League Club

Linda

RE: Coronation Park

The Mossman Port Douglas Club wishes to move the playing field closer to the club house and grandstand. We feel this is the perfect opportunity to do this as it has been now well documented that a contractor has left the field in a bad state and it is in need of repairs at the end of the rugby league season.

To complete the move of the playing field where the club wants to move it, it will require the removal and installation of the fence on the western side to a new location plus the removal/relocation of the show society old announcer's box. I spoke briefly to Mathew Hatfield a while ago and he said at the time that they virtually didn't use it, something about they use it for the horses on show days.

We request a meeting with council representatives on site as well as a representative from the show society as quick as possible so firstly any repairs to the field can be discussed allowing for the change of location, secondly it will give our club more time to organise for the works to be done before next season and thirdly to break down the communication barriers between the show society and our club.

We have attached a plan so it can be seen what we will be doing plus we will have markings on the ground for the meeting so people will have a visual aspect of what we are trying to achieve as well.

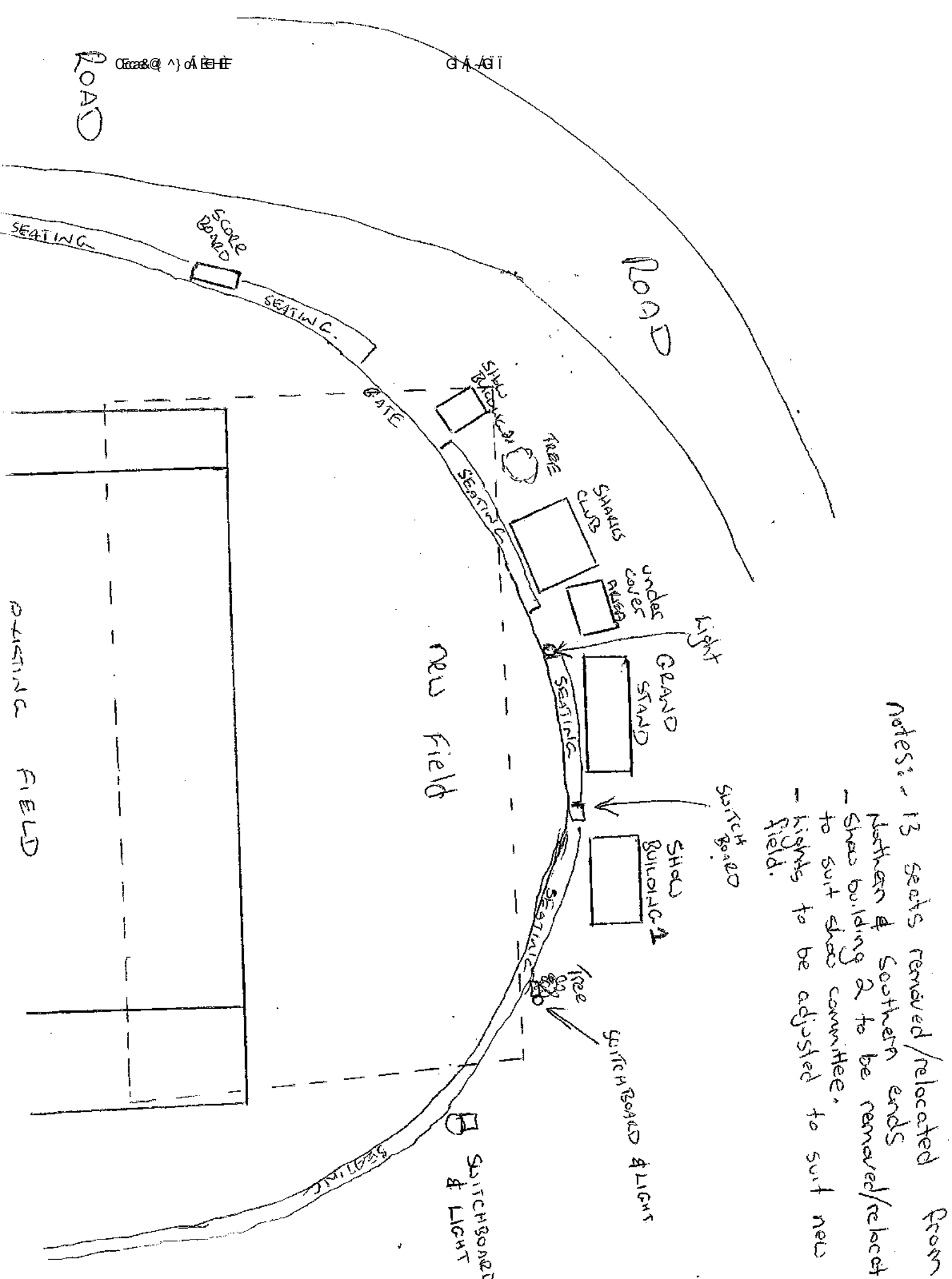
We have engaged the services of Martin McHugh (Kenmac Constructions) to advise on how the works can take place but also so we adhere to any buildings codes that may be in place.

Please advise at your earliest convenience. I can be contacted on 0427 744 625.

Regards

Jason Fasano

Mossman Port Douglas Sharks Rugby League



Notes: - 13 seats removed/relocated from Northern & Southern ends
 - Shed building 2 to be removed/relocated to suit shed committee.
 - lights to be adjusted to suit new field.

the northern and southern fence line would also be realigned to meet the rectangular shape of the field.

- 4. Our club sees no issues with the lighting however if this does arise our club is willing to move games to Sunday afternoon instead of Saturday evening.

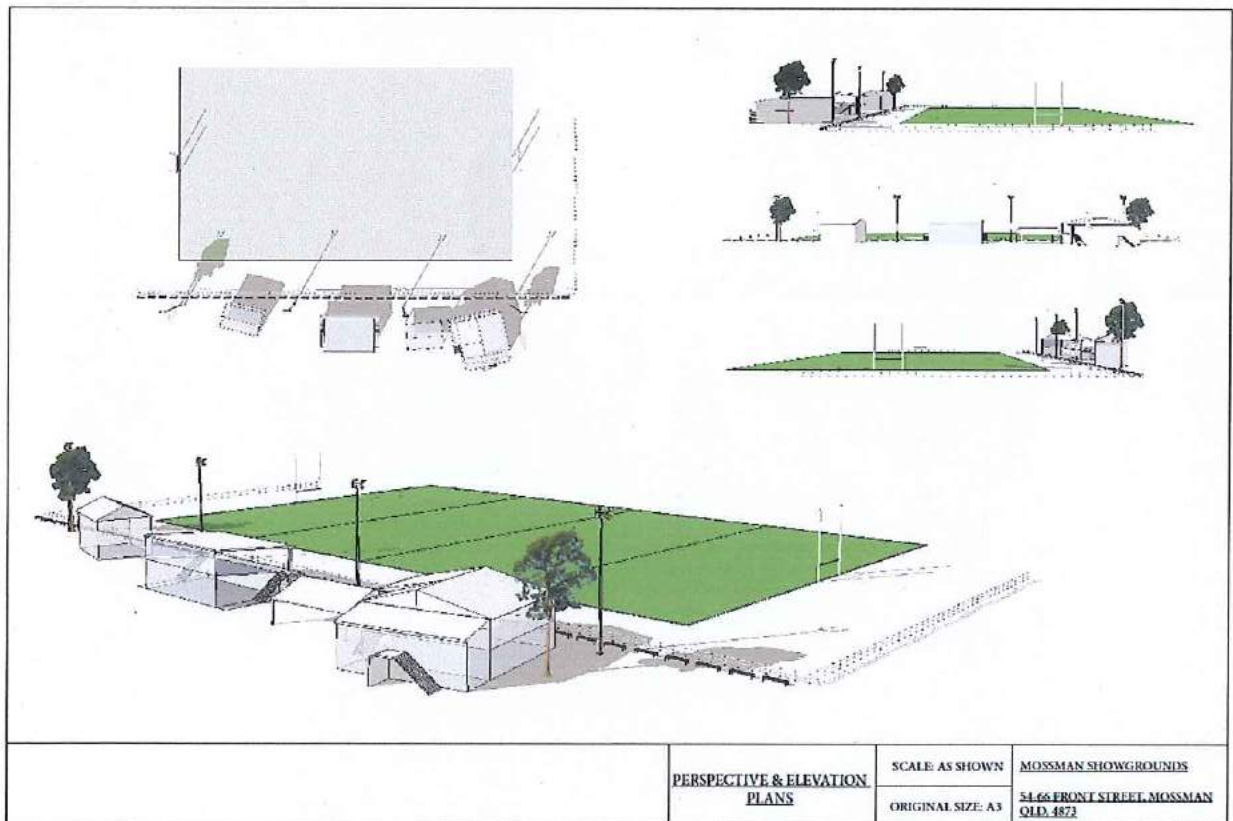
As the Cairns and District Rugby League season does not start till April, and we only have three home games between April and June, it would help our club enormously if the work could be completed by April. It is estimated that the work required will take one week.

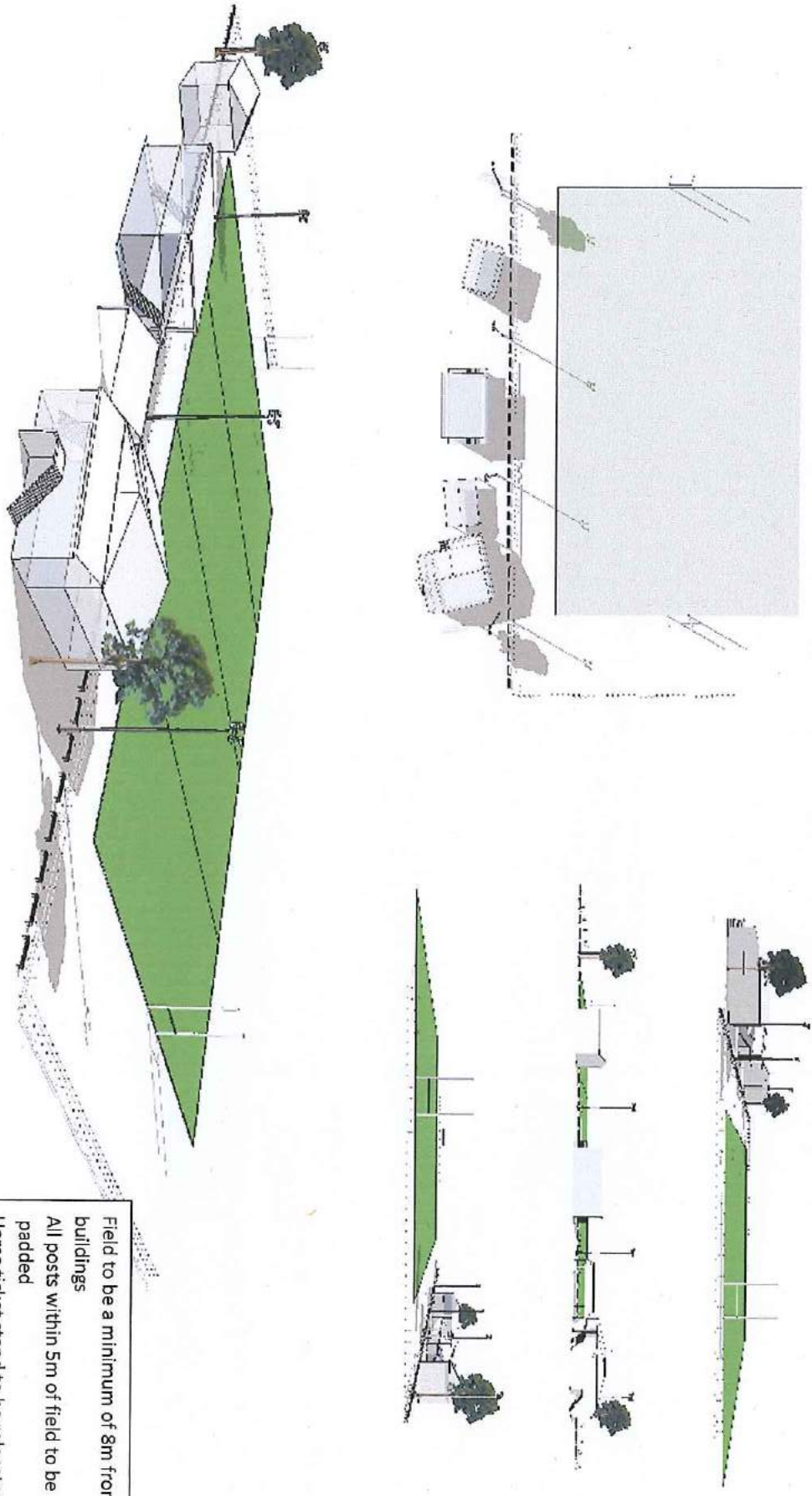
Looking forward to a favourable response.

Yours in Rugby League

Jason Fasano

Ph – 0427744 625





**PERSPECTIVE & ELEVATION
PLANS**

SCALE: AS SHOWN
ORIGINAL SIZE: A3

MOSSMAN SHOWGROUNDS
5466 FRONT STREET, MOSSMAN
QLD, 4873

Field to be a minimum of 8m from buildings
All posts within 5m of field to be padded
Horse ticket stand to be relocated to new location

The bottle neck for traffic on the southern side of the field – Our club has offered a solution which improves the current situation. Where the area is shortest between the existing fence and the outside perimeter fence we have offered to realign the fence line to allow more room in this area. It can be made up to 2 metres wider which will improve the area for all concerned.

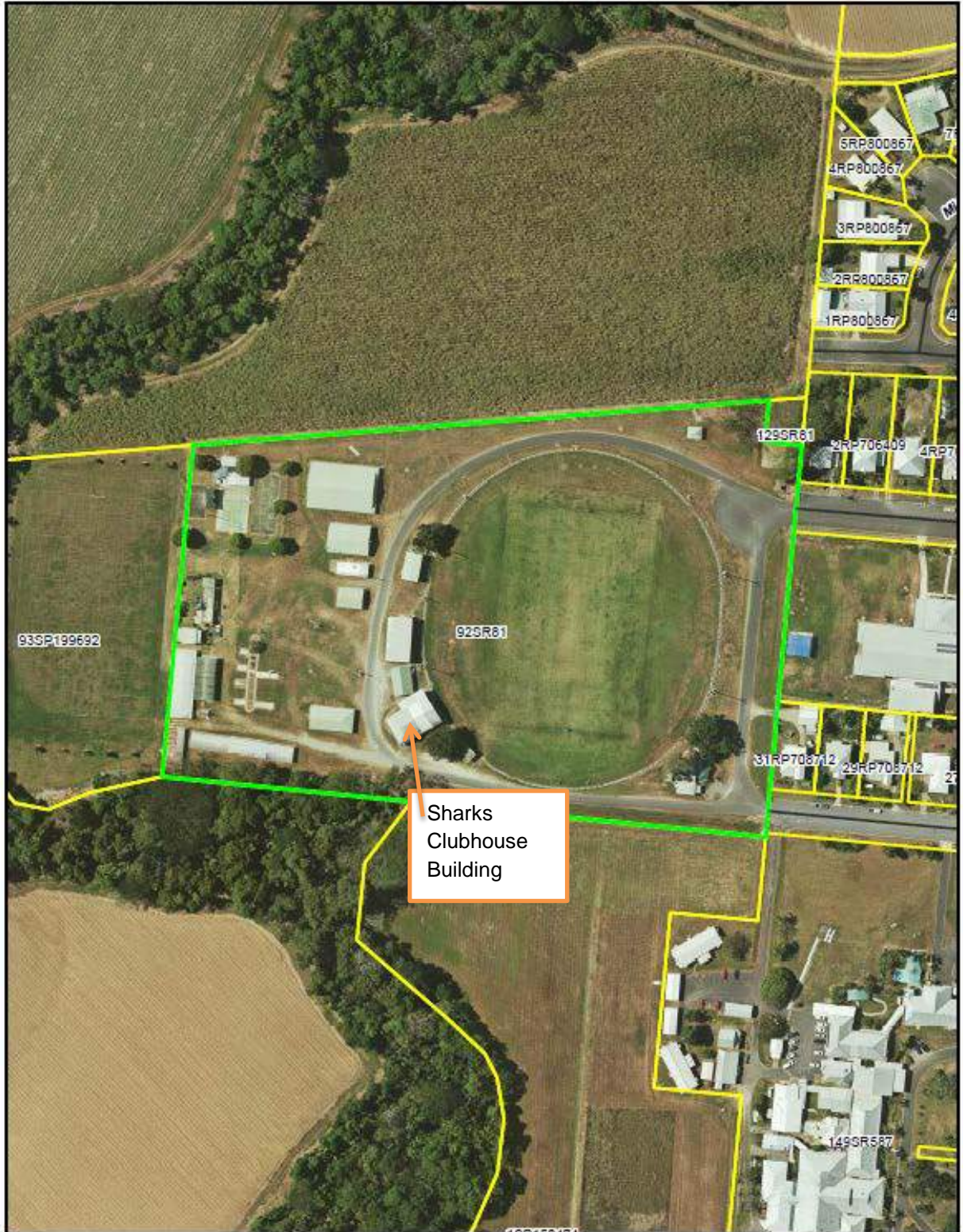
The bar area for the show and The North Western corner encroaching to far towards the road – Our Club will install removable fencing in any area that is a concern for the Show Society. We also acknowledge that it will be our responsibility to remove this fencing for the show if requested. This will not be an issue as we already remove the goal posts from the field for the Show days.

We are hoping that the above reduces the concerns that the Mossman Show Society have and we are able to move forward with the relocation of the field.

Regards

Mossman Port Douglas Senior Rugby League Club

Mossman Showgrounds



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Scale

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SECTION 1 THE PLAYING FIELD

The PLAN and markings thereon and the Notes relating thereto are part of these Laws.

