

# Draft

# Ballymore Redevelopment

## Community Reference Group

### Meeting No. 2

### Tuesday, 4 March 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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Queensland  
Government



## 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         |
| Giles Baxter        | Local resident                                       |
| Anne Boccabella     | Herston Kelvin Grove Residents Action Group          |
| Craig Chapman       | Ballymore C&K Preschool Association                  |
| Nick Copeland       | Local resident                                       |
| Barry Crook         | Local resident                                       |
| Kim Douglas         | Local resident                                       |
| Alice Hamilton      | Local resident                                       |
| Cheryl Hickey       | Local resident                                       |
| Geoffrey Hitchings  | Royal Brisbane and Women's Hospital                  |
| Wendy Kirk          | Guides Queensland                                    |

| Name               | Organisation                                |
|--------------------|---|
| Dr Greg Knight     | Local resident                              |
| Morag McGregor     | Local resident                              |
| Greg Nunan         | Herston Kelvin Grove Residents Action Group |
| Sue Pritchard      | Local resident                              |
| Steve Reynolds     | Local resident                              |
| Jo Taylor          | Local resident                              |
| Matthew Wall       | Local resident                              |
| Shirley White      | Local resident                              |
| Terry White        | Local resident                              |
| Barry Woolaston    | Local resident                              |
| Dr Marc Ziegenfuss | Local resident                              |

## Apologies

| Name                   | Organisation                                      |
|------------------------|---|
| The Hon. Arch Bevis MP | Federal Member for Brisbane                       |
| Tony Edwards           | Local resident                                    |
| Brian Hickey           | Local resident                                    |
| Zelle Hodge            | Local resident                                    |
| John Lennenberg        | Local resident                                    |
| Janice Marshall        | Local resident                                    |
| Sacha Millar           | Local resident                                    |
| Rob Mills              | Local resident                                    |
| Steve Munro            | Southern Districts Rugby Union Football Club Inc. |

| Name              | Organisation   |
|-------------------|--|
| Peter Shearer     | Local Resident   |
| Dr Graham Shorten | Environmental and Community Risk International Pty Ltd |
| Andrea Skerl      | Local resident   |
| Robert Skerl      | Local resident   |
| Paul Taylor       | Local resident   |
| Chris Tziolis     | Local resident   |
| Simone Wall       | Local resident   |
| Stewart Walls     | Local resident   |
| John Wilson       | Local resident   |

### Attending project team members

| Name           | Position                             | Organisation           |
|----------------|--------------------------------------|------------------------|
| Peter Lewis    | Chairman                             | Queensland Rugby Union |
| Ken Freer      | Chief Executive Officer              | Queensland Rugby Union |
| Barry Jakeman  | Project Management                   | Global Management      |
| Phil Tait      | Architect                            | Bligh Voller Neild     |
| Richard Pearse | Architect                            | Bligh Voller Neild     |
| Matt Murray    | Community Impact Assessment          | Conics                 |
| 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                |
| Alex Pope      | Facilitator                          | Rowland                |

## 1. Welcome

- The meeting began on the deck overlooking the QRU training field to see 'in real life' what was proposed for the site
- Phil Tait informed the CRG the project team has revised the Master Plan again after suggestions received at the first CRG meeting and from subsequent emails and discussions with CRG members
- Grace MP introduced Tony Cornelius from the Department of Natural Resources and Water. Grace had invited Tony to attend the meeting to clarify issues surrounding the Deed of Grant in Trust (DOGIT).

## 2. Minutes

- Concerns were raised by members that the minutes did not accurately reflect the extent of the sentiment of the meeting
- Peter Lewis suggested the following amendments:

| Section of minutes   | Point to be amended   | Amendments  |
|--|---|---|
| <b>1. Welcome</b>  | The Ballymore site is not classified as 'parkland', it is the property of the QRU, and has always been open to the public   | <i>...at QRU's discretion</i>   |
| <b>5. Project status</b><br>Planning<br><i>ARU Academy of Excellence</i> | In response to a question regarding the implications of recent federal government funding withdrawal, Peter advised that regardless of government, the ARU Academy of Excellence will proceed | <i>...the timeframe may naturally change</i>  |
| <b>5. Project status</b><br>Planning<br><i>Commercial premises</i>       | Offices proposed along the escarpment will be two stories in height or approximately 12 metres  | <i>Offices proposed below the escarpment will be two stories in height or approximately 12 metres</i>     |
| <b>5. Project status</b><br>Planning<br><i>Footbridge/green bridge</i>   | The majority of CRG members were opposed to its inclusion in the plans  | <i>...and QRU are happy to remove it</i>  |
| <b>5. Project status</b><br>Planning<br><i>General</i>                   | Some premier league and representative games will be played at Ballymore, however the Reds games will remain at Suncorp Stadium   | <i>...given the redevelopment proceeds</i>  |
| <b>5. Project status</b><br>Planning<br><i>General</i>                   | 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                       | <i>.... The QRU noted that obviously this is not sustainable</i>  |
| <b>5. Project status</b><br>Planning<br><i>Sports medical centre</i>     | The project team has held discussions with a number of medical practitioners  | <i>...and sports related specialists e.g. physiotherapists</i>  |
| <b>5. Project status</b><br>Planning<br><i>Traffic and transport</i>     | <i>Additional dot point to be included at the end of the section</i>  | <i>Ample off-street parking as per Brisbane City Council (BCC) requirements will be provided on-site.</i> |
| <b>5. Project status</b><br>Deed of Grant in Trust<br><i>Commercial</i>  | 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                          | <i>... and subdivided</i>   |

| Section of minutes  | Point to be amended   | Amendments  |
|---|---|---|
| <b>5. Project status</b><br>Deed of Grant in Trust<br><i>Commercial</i> | Grace informed the CRG that she is aware of DOGIT's that have commercial spaces on them   | <i>Grace informed the CRG that she is aware of DOGIT's that have recreational facilities that have a commercial component on them</i> |
| <b>5. Project status</b><br>Deed of Grant in Trust<br><i>General</i>    | 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 the sport of rugby | <i>... as they relate to sporting activities</i>  |
| <b>5. Project status</b><br>Deed of Grant in Trust<br><i>General</i>    | The DOGIT is a freehold title, and the QRU holds that title   | <i>The DOGIT is a freehold title, subject to a trust, and the QRU holds that title. John Mullins to confirm.</i>                      |

- After discussions, the CRG decided not to endorse the minutes and the following disclaimer has been placed on the cover of the meeting minutes:
  - *Please note these minutes have not been endorsed by the CRG and as such reflect the discussions only and not the precise level of support or disagreement regarding any of the points raised*
- Meeting minutes will be made available on the QRU website with the disclaimer.

### 3. Terms of Reference

- Due to other important issues to be discussed by the group, the Terms of Reference were held over.

### 4. DOGIT

- Grace again introduced Tony Cornelius from the Department of Natural Resources and Water. She informed the group Tony was attending tonight's meeting to provide factual information to the members and Tony is not at liberty to provide any opinions.

#### Access

- Tony was asked if public access to the Ballymore DOGIT land was at the discretion of the QRU. He responded by informing that park and recreation reserves allow the public onsite, however Ballymore is not a park and recreation reserve
- Tony said Ballymore is not public open space, it has been granted to the QRU
- Peter added it was therefore at the QRU's discretion whether or not to allow the public onsite.

#### Background

- Tony provided the group with the following background information relating to DOGIT's:
  - They do not constitute freehold title. They are a piece of freehold land, still considered State land
  - The owner of the land is called the Trustee (in the case of Ballymore, the QRU is the trustee of the site)
  - The trustee does not have the authority to do whatever they want with the site, they must obtain approval from the Government and other relevant authorities
  - DOGIT land is for community use. In the specific case of Ballymore, the DOGIT is for recreational and sporting use
  - The Government prefers to see DOGIT land being financially viable and self-sufficient – they do not want to have to interfere with the running and care of the site
- Tony indicated that, for the Ballymore site in particular, there are a number of layers of approval the project team must go through before the redevelopment is considered approved e.g. BCC, Environmental Protection Agency, Urban Renewal Taskforce
- Questions were asked regarding the rules and criteria for use of the DOGIT land. Tony responded by indicating that Section 16 of the Land Act outlined the most appropriate use for the site
- Public consultation regarding proposed changes is required under the Act
- Tony indicated the long-term use of the site must be sustainable, and all State Government decisions regarding DOGIT's were subject to judicial review.

### *Commercial*

- As the Master Plan currently stood, Tony provided the group with the following clarifications:
  - The proposed gymnasiums, sports medical centre and QRU Rugby Club would all be accepted and approved under the current conditions of the DOGIT
  - There would be some issues regarding the proposed commercial offices
  - The Government would prefer for the QRU to remove the section of land proposed for commercial offices from the DOGIT and have it rezoned and placed on a commercial lease (however, Tony did explain that this would be subject to BCC approval)
- Peter indicated that removing the land proposed for commercial offices and having it rezoned was what the project team has previously proposed
- Grace provided the group with an example of a DOGIT trustee lease which has some commercial operations onsite – the Gold Coast Sharks
- Tony was asked if the QRU can have the commercial offices onsite. He responded that if the QRU applied to BCC for the section of the site to be rezoned and the application was approved, then it would be an acceptable proposal
- Tony was then asked if BCC approves for a section of the site to be removed from the DOGIT, would the State Government receive some compensation. He responded there would be no compensation, as the land would then be on a term lease with QRU
- Questions were raised as to what types of organisations/businesses would be preferred for the commercial offices. Peter responded by saying the preference has not changed and is still for small sporting organisations e.g. Tae Kwon Do Queensland
- Peter informed the CRG he wants Ballymore to become a home for sport, and the QRU has already received requests from a number of sporting organisations indicating they would be interested in residing at Ballymore
- Peter advised that the reason driving the redevelopment was to make Ballymore financially sustainable and viable
- Some members indicated they believed the proposed commercial buildings were completely against BCC's *City Plan* and the DOGIT. These members believed the commercial facilities would be more appropriate if located at Lutwyche and Kelvin Grove
- Peter informed the group the purpose of the proposed commercial facilities was that in future Ballymore would be financially viable and self-sustaining. He provided the group with the example of Shaw Sports
- Peter also informed the group there was a lot of uncertainty regarding the future of Ballymore if the redevelopment does not proceed
- Cr Hinchliffe indicated he believed BCC would have major concerns with the proposal to rezone a section of Ballymore for commercial offices
- One member informed the group they bought into this area knowing the constraints of the *City Plan* and they did not want to negotiate with the project team as they were against any proposed commercial developments. A number of other members supported this argument
- Some members indicated they were concerned the current proposal is 'setting a precedent that Ballymore is a commercial site'.

### *General*

- Tony was asked if some of Ballymore can be removed from the DOGIT and given to BCC for use as public land. Tony informed the group he believed this could happen, but it would be up to the QRU and the BCC
- Peter informed the group if this were to happen, BCC would be responsible for ensuring the area segmented from the DOGIT was maintained (e.g. mowed lawns, clean, safe). Cr Hinchliffe said BCC would support this initiative
- A member requested clarification regarding finances, as that member had been informed (from participation on another CRG) that whoever is the trustee for a DOGIT must stay 'in the black' (i.e. be financially viable). Tony informed the CRG this was not the case with regards to Ballymore and the QRU
- Some members indicated they did not believe everything proposed for the site is appropriate considering the DOGIT and felt the proposed plan was a misuse of the site
- Peter informed the group the QRU and project team has never tried to hide their intention to rezone a section of the site for commercial purposes.

### *Public land*

- Members of the group wanted to know if anyone else, i.e. residents could apply to exclude the land from the DOGIT or gain the rights to the land. Tony said this was possible, however since the QRU holds the trust for the DOGIT and they are proposing to improve the land, their application would be given priority, not a third party
- A member asked Peter if commercial offices were to proceed onsite, would the QRU release some other section of the site to the public for use as parkland. Peter indicated he would be happy to consider this, but the final decision would be subject to BCC approval, as they (Council) would be responsible for the maintenance of that section of land
- It was suggested by a member the QRU to relinquish the section of land near Gould Road that is a flood plain to BCC for classification as public land

- Cr Hinchliffe indicated he would be relaxed about BCC taking over a section of Ballymore for parkland.

#### *Sports medical centre*

- Members discussed the proposed sports medical centre, with a number indicating they were opposed to its inclusion in the plans
- The question was posed to Tony how, (if the DOGIT is for sport and recreation purposes only), the QRU can justify the sports medical facility. Tony responded by saying if what is proposed by the project team is related to sport or recreation, it is entirely appropriate under the DOGIT
- Tony further clarified that as the sports medical centre is related to sport and recreation purposes, the State Government would be quite comfortable with its inclusion in the Master Plan
- He further elaborated that if the sports medical centre was servicing 10 percent of customers for sports related injuries and the other 90 percent of customers for general medical health, this would not prevent the sports medical centre from being included in plans – as some of their business is still related to sport and recreation.

### **5. Traffic and transport**

- Due to the time taken up by other agenda items, the traffic and transport update will be presented at the next CRG meeting.

### **6. Planning**

#### *ARU Accommodation village*

- Phil Tait informed the group the ARU Accommodation Village was moved from its prior location (Gould Road entrance) partially due to the flood plain. The project team also believe its current location (the Butterfield Street escarpment) was a more appropriate location, as it provided enhanced vehicle access for visiting teams and overlooked the ARU training field
- There was debate between CRG members and the project team regarding the location of the ARU Accommodation village. Some members were supportive of its new location, while others preferred it located at Gould Road (where it was previously proposed). Issues raised by members against the location on Butterfield Street related to access, noise and traffic. The project team indicated the location will be reviewed and further information be provided at the next meeting
- Grace indicated she felt the ARU Accommodation Village was a good fit in its current location (Butterfield Street escarpment)
- Some members indicated they were not supportive of the proposed ARU Accommodation Village drop off zone near the preschool, due to possible child safety issues
- Other members indicated there were no issues with the proposed drop off zone, as there were already two BCC bus stops along the escarpment
- Some members indicated that a road-side drop off would be more acceptable
- Cr Hinchliffe said he believed the ARU Accommodation Village should be incorporated in the Master Plans; however he thought it should be located closer to the Eastern Stand.

#### *Commercial*

- The question was posed to Peter whether the QRU could raise money for Ballymore through having commercial offices on another site., Peter responded by saying that as the QRU is the trustee of Ballymore; they would not use another site for their commercial offices
- Cr Hinchliffe suggested the project team talk with the State Government about the potential for the proposed commercial offices being located at another site, with the money raised from these offices contributing to the maintenance and upkeep of Ballymore. Cr Hinchliffe indicated to the group there is a development proceeding at Bowen Hills which will become 'Brisbane's second CBD', and the project team should look into the potentials surrounding the development
- One member indicated that even with the planning amendments, they did not believe that the commercial component onsite had decreased since the last meeting.

#### *Existing stadium*

- In the current proposal, no redevelopment work is proposed for the Northern and Eastern stands
- The proposal to remove XXXX Hill and replacing it with seating will improve safety for spectators
- Questions were raised regarding the redevelopment of the Eastern and Northern Stands. CRG members wanted to know why they were not being included in the redevelopment
- Phil responded that due to the location of the other structures in the proposed redevelopment, there was no need to redevelop these stands
- Regarding Ballymore being seen as a depreciating asset, Peter responded that QRU, and the ARU's, future aspiration for the game of rugby is for club-level games to again generate large crowds.
- Peter advised the McLean stand was structurally sound, however the corporate boxes needed to be refurbished
- Part of the reason club-level games are not played at Ballymore was due to the current condition of the stands

- The QRU's annual figures will be released shortly and they show a loss of \$4 million – most of which can be attributed to the current condition and depreciation of Ballymore
- Cr Hinchliffe indicated he believed that Ballymore was never the perfect site for a stadium.

#### General

- Phil informed the group 4,400 m<sup>2</sup> of buildings on-site need to be removed as they are now redundant or raise health and safety concerns
- One member indicated the proposed swimming pool was not appropriately represented on the plans – they believed it would take up a larger space
- When asked how many employees would work onsite after the redevelopment, the project team said it depended on what was accepted in the plan
- One member indicated they did not think there was any need for the redevelopment, as in the Kelvin Grove Urban Village there will be a:
  - Swimming pool
  - Indoor sports centre/courts
  - Public medical centre
- When asked what happens if the proposed facilities (e.g. gymnasiums, sports medical centre etc) are not leased, Peter informed the group all buildings will be leased prior to construction
- A member responded to Peter saying the QRU has no control over contractual arrangements and leases can be broken
- Cr David Hinchliffe congratulated the project team on their job to date, saying they had done a good job in listening to the community's concerns and responding by making changes
- A member suggested the current plans be made public, however the project team said they would prefer to wait until they have a more 'refined' plan so they could also advise the public of traffic study results and the proposed numbers of people onsite
- Peter informed the group the stadium will include 18,000 seats with the proposed redevelopment – which will be a reduction of 2,000 seats on current capacity
- Some members indicated they believed that there was no need for an 18,000 seat stadium at Ballymore.

#### Green space

- Peter Lewis indicated the project team had maximised the amount of green space bordering the site
- The revised Master Plan improves on the previous green belt area around the site
- Regarding the clearing of trees for the entrance into the ARU Accommodation Village, Phil assured that, wherever possible, trees and vegetation along the boundary to Ballymore (especially along Butterfield Street) would be maintained
- Phil identified the following setbacks (size of the greenbelt) around the site:

| Section of site  | Proposed setback |
|--|------------------|
| Butterfield Street   | 10 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)     | 35 metres        |
| Gould Road (to the proposed ARU training field and Accommodation Village)                  | 20 metres        |
| Gould Road (towards the back of the Ballymore site, near Enoggera Creek)                   | 120 metres       |
| Residential areas on Butterfield Street (those residential sites that back onto Ballymore) | 30 metres.       |

- Members discussed the green belt and, although pleased with the amount of green space proposed, some indicated they were concerned the majority of green space was not near residential areas but near the industrial area around Gould Road
- Cr David Hinchliffe indicated he believed the overall objective of the project team to increase the amount of green space onsite is an improvement from earlier Master Plan options.

#### Gymnasiums

- Questions were raised relating to the rationale of the QRU Rugby Club gymnasium
- Peter explained the project team is currently looking at the Brisbane City's Tattersalls Club as a business planning model. Tattersalls has a members' only gymnasium and the QRU are investigating whether this could also be a viable options for the QRU Rugby Club

- Peter said the project team is trying to identify facilities the CRG will support which will make Ballymore a financially viable venue.

*Revised Master Plan – amendments*

- Previously, the project team had proposed free standing buildings. The redeveloped scheme proposes:
  - Buildings developed on the back of the McLean Stand (tucked into the stand) housing the sports medical facilities and the QRU Rugby Club
  - Removing the XXXX Hill to develop a new stand with the Reds gym, QRU Club gym, potential ARU gym and associated offices incorporated within the stand
  - ARU accommodation village (for visiting teams) moved to opposite the potential ARU gym at the bottom of the escarpment along Butterfield Street.
  - One commercial office building located next to the current QRU Administration building (with the same dimensions as the QRU building).
- Phil informed the CRG the proposed gyms (to be located underneath the seating stand replacing XXXX Hill) would be no higher than the McLean Stand
- As part of the revised scheme, new public amenities would be included in the redeveloped stands, as well as areas for food and drink outlets to set up for game days
- Phil indicated the strategy for the revised scheme has been to contain the redevelopment works in the core surrounding the existing stadium – to allow a green buffer zone around the entire site.
- Phil presented the group with information 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                   | approximately 15 metres |
| Eastern side                  | East Stand (existing)                       | approximately 30 metres |
| Northern end                  | North Stand (existing)                      | approximately 10 metres |
| Western side                  | McLean Stand (existing)                     | approximately 15 metres |
| Western side                  | QRU extension and sports medical facilities | approximately 15 metres |
| XXXX Hill                     | Proposed gymnasiums and seating stand       | approximately 12 metres |

- A member complimented the project team on ‘thinking laterally’, however they indicated they were disappointed that XXXX Hill was being removed
- Phil explained the white lines depicted on the plans represented pedestrian pathways, and could potentially also provide access for buses and vehicles.

**Master Plan amendments**

| Section of site                                     | Previous proposal  | Revised Master Plan   | Features / description  |
|---|--|---|---|
| McLean Stand and western side of the Ballymore site | Building behind 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> </ul> | 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> | <ul style="list-style-type: none"> <li>• The proposed structure’s height will be three stories (the same height as the McLean Stand) and have approximately 8,000 m<sup>2</sup> usable space</li> <li>• The top floor of the structure will be divided between the QRU Rugby Club and sports medical facilities</li> <li>• The second floor of the structure will be designated for sports</li> </ul> |

| Section of site               | Previous proposal  | Revised Master Plan   | Features / description  |
|-------------------------------|--|---|---|
|                               |  |   | <p>medicine facilities</p> <ul style="list-style-type: none"> <li>The first floor will be the entrance to the QRU Rugby Club, public amenities and refreshment facilities.</li> </ul>   |
| XXXX Hill                     | XXXX Hill left as is   | <ul style="list-style-type: none"> <li>Removal of XXXX Hill</li> <li>Replaced with seating stand</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, QRU Rugby Club gym and potential ARU Academy 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> </ul> | <ul style="list-style-type: none"> <li>Seating stand capacity of 4,500 (XXXX Hill current capacity 5,000)</li> <li>The gymnasiums will have approximately 5,000 m<sup>2</sup> usable space.</li> </ul>  |
| Butterfield Street escarpment | <ul style="list-style-type: none"> <li>Two office buildings proposed at the bottom of the escarpment – below the existing QRU Administration building</li> <li>Existing QRU building to remain.</li> </ul> | <ul style="list-style-type: none"> <li>One office building located next to the 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</li> <li>Reconfigured entry to make site access safer.</li> </ul>  | <ul style="list-style-type: none"> <li>Office building to have the same structure and dimensions of the existing QRU Administration building (approximately 1,600 m<sup>2</sup> usable space)</li> <li>Project team believes the proposed location of the Accommodation Village relates better to the designated ARU training field and gym (positioned at XXXX Hill)</li> <li>The project team 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 (2,800 m<sup>2</sup> usable space) and be below Butterfield Street</li> </ul> |

| Section of site | Previous proposal | Revised Master Plan | Features / description   |
|-----------------|-------------------|---------------------|--|
|                 |                   |                     | <ul style="list-style-type: none"> <li>• ARU Accommodation Village will be designed using best practice and modelled on other sporting accommodation villages</li> <li>• Parking will be provided underneath the ARU Accommodation Village</li> <li>• Only reception lobby and porte-cochere at Butterfield Street.</li> </ul> |

### Site coverage

| 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) | 6,140 m <sup>2</sup>       | approximately 5%   |

### Transport and parking

- Parking proposed in the revised Master Plan is indicative only
- The QRU will need to comply with BCC's parking legislation and requirements
- Parking onsite will be classified as open space
- In response to questions regarding the amount of traffic produced by the drop-off point for the ARU Accommodation Village on Butterfield street, Peter indicated the preschool would produce more traffic, however at an estimate there potentially could be 8 movements over a 48 hour period
- Phil informed the group that an alternative to the Butterfield Street entrance patrons of the ARU Accommodation Village could access the site via the proposed roundabout at Clyde Road.

### ACTIONS

| Responsibility | Details  | Due Date     |
|----------------|--|--------------|
| Phil Tait      | Further investigate the location of the ARU Accommodation Village  | 1 April 2008 |
|                | Further investigation into site access options   | 1 April 2008 |
| Peter Lewis    | Provide an update regarding financial assistance from the State Government in lieu of withdrawal of Federal Government funding | 1 April 2008 |

## 7. Other business

### ARU development

- Peter was asked how the ARU would be financially contributing to Ballymore, especially considering how they made a \$7 million loss last year. Peter explained the ARU component of the redevelopment was never proposed to bring revenue to Ballymore
- Peter informed the group he is currently lobbying the Federal Government to have the withdrawal of funding decision reversed.

#### *Future concerns*

- Some members indicated they were concerned the proposed redevelopment would bring more buildings onsite and in 20 years the residents and the QRU will be faced with the same depreciation issue as now
- Peter informed the group the purpose of the Ballymore Trust is to ensure that scenario never eventuates. The proposal makes the site self-sufficient, by putting money raised from the buildings onsite back into maintenance and general upkeep.

#### *Informal votes*

- Barry Jakeman suggested a vote be taken regarding some of the issues raised at tonight's meeting. Results are as follows:
  - Approximately 12 of the attending members support redevelopment around the stadium and green belt as proposed on the latest Master Plan
  - Approximately 8 members did not support the current location of the ARU Accommodation Village
  - Approximately 7 members indicated they did support the current location of the ARU Accommodation Village.
- It should be noted not all members participated in these informal votes. Peter indicated at the next meeting that formal votes should be taken.

#### *Project team*

- A member indicated they do not believe the CRG needs to support or approve the plans proposed by the project team.
- The following question was put with no response 'how do you propose we move forward?'
- Some members indicated they did not believe the project team was being transparent with the group and said if they want the community to work with them, they need to be open and honest
- A member questioned why the project team hadn't replied to another member's email regarding suggestions for the redevelopment. The project team advised they did respond and believed they had also included a number of the suggestions from the email in the revised Master Plan
- Peter informed the group the project team is trying to work with the community. They have listened to concerns and issues raised at various workshops and meetings, and have changed the plans accordingly
- 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 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'.

#### **8. Next meeting**

- It was agreed the next meeting be scheduled as follows:
 

**Date:** Tuesday, 1 April 2008

**Time:** 6pm – 8pm

**Location:** Seminar Room  
QRU Administration building
- Further details regarding the meeting will be sent to all members closer to the meeting date.

**Meeting closed 8.20pm**