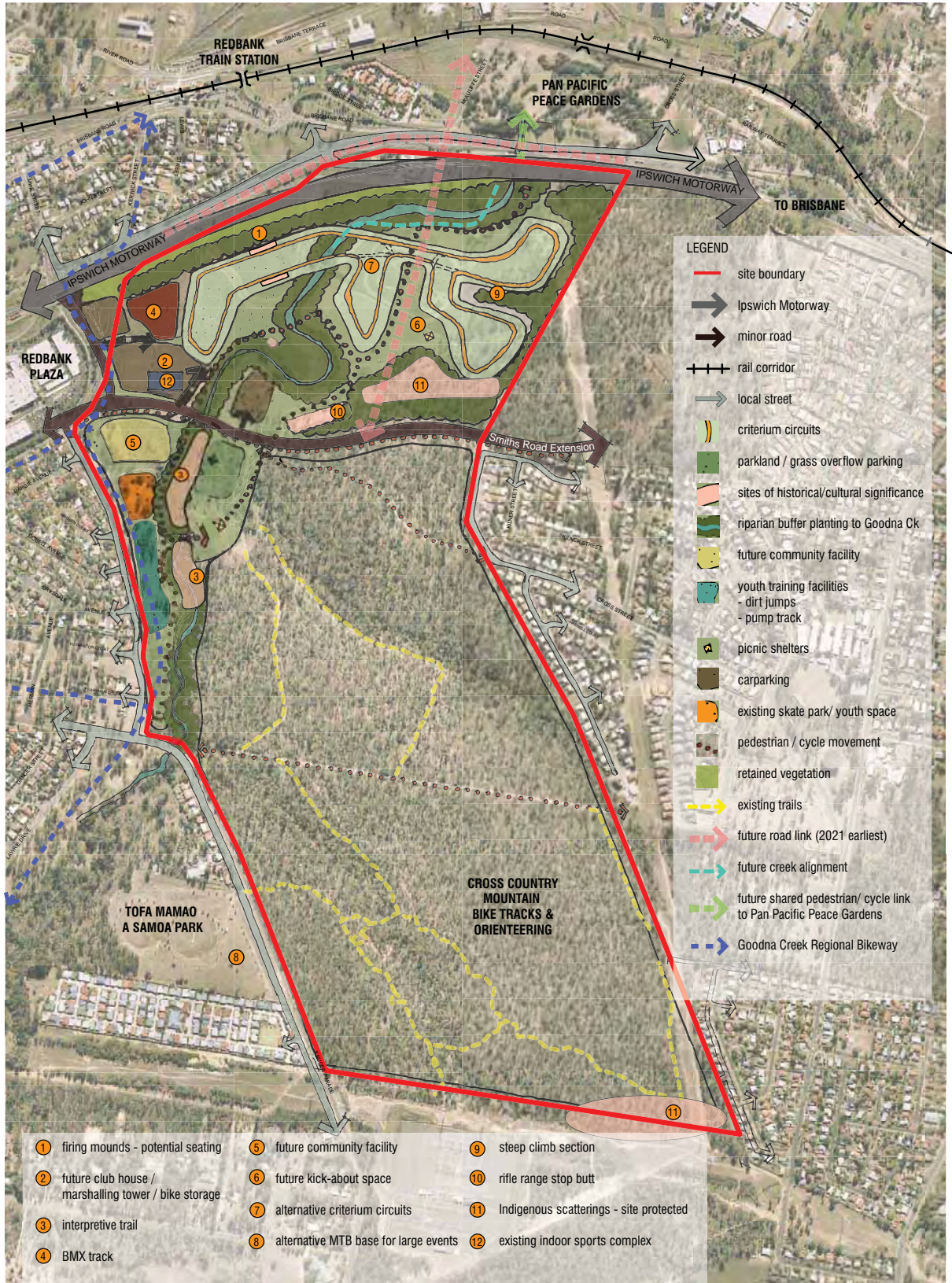
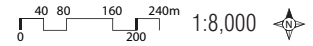


APPENDIX B - PREFERRED CONCEPT A



- LEGEND**
- site boundary
 - Ipswich Motorway
 - minor road
 - + + + rail corridor
 - local street
 - criterium circuits
 - parkland / grass overflow parking
 - sites of historical/cultural significance
 - riparian buffer planting to Goodna Ck
 - future community facility
 - youth training facilities
- dirt jumps
- pump track
 - picnic shelters
 - carparking
 - existing skate park/ youth space
 - pedestrian / cycle movement
 - retained vegetation
 - - - existing trails
 - - - future road link (2021 earliest)
 - - - future creek alignment
 - - - future shared pedestrian/ cycle link to Pan Pacific Peace Gardens
 - - - Goodna Creek Regional Bikeway

- ① firing mounds - potential seating
- ② future club house / marshalling tower / bike storage
- ③ interpretive trail
- ④ BMX track
- ⑤ future community facility
- ⑥ future kick-about space
- ⑦ alternative criterium circuits
- ⑧ alternative MTB base for large events
- ⑨ steep climb section
- ⑩ rifle range stop butt
- ⑪ Indigenous scatterings - site protected
- ⑫ existing indoor sports complex

JB: JB
H:\Departmental\Committee Reports\1002JB
RedbankRifleRangeMasterPlanCR

Parks, Sport and Recreation Committee	
Mtg Date: 15.02.10	OAR: YES
Authorisation: Craig Maudsley	

ITEM 7

1 February 2010

MEMORANDUM

TO: STRATEGIC PLANNING AND PARTNERSHIPS MANAGER

FROM: SPORT AND RECREATION PLANNING OFFICER

RE: REDBANK RIFLE RANGE MASTER PLAN
DIVISION 2

INTRODUCTION:

This is a report by the Sport and Recreation Planning Officer dated 1 February 2010 concerning the master planning of the Redbank Rifle Range, Goodna.

BACKGROUND:

At the Parks, Sport and Recreation Committee No. 2008(09) of 1 December 2008 and the Council Ordinary Meeting of 9 December 2008, a report was presented concerning the identification of a site within the City of Ipswich which would be suitable for the development of a regional cycling facility, capable of accommodating a range of competitive and non-competitive road cycling and related wheeled sports activities. The following resolutions were made at this meeting:

- A. *That the Redbank Rifle Range described as Lot 2 RP 147648 and Lot 1 AP 11387 be confirmed as the preferred location for the development of a criterium track within Ipswich.*
- B. *That the Chief Operating Officer (Health, Parks and Recreation), in consultation with the Mayor, the Chairperson of the Parks, Sport and Recreation Committee and the Divisional Councillor, take appropriate steps to arrange a transfer of title of land known as Redbank Rifle Range and described as Lot 2 RP 147648 and Lot 1 AP 11387 from the Department of Lands to Ipswich City Council.*

A conceptual Master Plan and associated report for the Redbank Rifle Range was prepared in order to convey 'fit for purpose use' and management intent of the site for the purpose of competitive road cycling, non-competitive cycling, wheel chairs, mountain biking, cross-country running tracks, bushwalking and orienteering.

The conceptual Master Plan and report will form part of a land transfer proposal to be lodged with the Department of Environment and Resource Management.

The master planning process consisted of the following stages:

- Background research and site assessment
- Consultation
- Analysis and Draft Master Plan Development
- Review and comment on Draft Master Plan and Report
- Final Conceptual Master Plan and Report.

CONSULTATION:

A comprehensive approach to key stakeholder consultation was adopted to ensure the views of all parties were considered and a shared understanding of facility needs determined. Consultation was undertaken with the following key stakeholder groups:

- potential user groups and key stakeholders including Ipswich Cycling Club, Ipswich Mt Bike Club, Cycling Qld, Mt Bike Australia, Ipswich Bicycle Users Group (BUG), Ipswich & West Moreton BMX Club, Ipswich Bushwalkers Association, Ugly Gully Orienteering Club, Orienteering Qld, Qld Outdoor Recreation Federation (QORF) and Just Sports 'n' Fitness (Redbank Collingwood Park Sports Complex).
- Indigenous elders through Council's Indigenous Land Use Partnerships Coordinator
- Council Elected Members including Division 2 Councillor, Division 3 Councillor, Parks, Sport & Recreation Committee Chairperson, Parks, Sport & Recreation Committee Deputy Chairperson and Environment & Conservation Committee Chairperson.
- Council Officers from Health, Parks & Recreation, Planning & Development, Engineering Services, Economic & Community Development.
- The Department of Environment and Resource Management (DERM).

Consultation was undertaken in two stages:

- *Phase One* – pre Draft Concept Master Plan with all stakeholders mentioned above
- *Phase Two* – with Draft Concept Master Plan to all participants in Phase One.

Detailed notes and key findings from all consultation undertaken can be found within the final report. A copy of this report can be provided upon request. Key points from both the master plan and report are outlined below.

THE MASTER PLAN:

A number of options were investigated for different layouts, and have lead to a preferred master plan option (Attachment A). The preferred option proposes to utilise the cleared northern area for the location of a criterium track and other intensive development.

Coupled with this, low impact nature based recreation including mountain biking, bush walking, cross country running and orienteering will use the heavily wooded area in the southern section of the site with all users having combined access to Goupong Park and the existing Redbank Collingwood Park Sports Complex for facilities.

Adjoining residents will be affected in only minor ways as this arrangement separates the highly active and potentially noisy uses away from residential areas. This will enable future lighting of the track to also occur.

Key items in this concept include:

- 3 km criterium track or two (2) individual tracks at 1.5km, or 5 variation tracks ranging from 1.2 km - 1.5 km
- 5-6 km of walking, cross country running, orienteering and mountain bike tracks
- 1 ha for BMX track
- New shared facility for key users
- 16.29 ha of parkland
- 112.97 ha of retained bushland

Constraints and Opportunities

The master plan investigated the site and found that there are numerous constraints across the land parcels which impact the potential for its redevelopment. Key findings indicate that large areas of the site remain subject to extensive undermining, unexploded ordnances and other heavy metal contaminants which will require further investigation for this project to be realised, coupled with the Ipswich Motorway upgrade and Smiths Road works, flooding, environmental, heritage and historical constraints.

Although undermined, parts of the site are being filled and rectified as part of the Ipswich Motorway upgrade, large areas of the site are still considered high risk of sudden pillar collapse and associated subsidence. In response to this issue, Preferred Concept B (Attachment B) was developed which moved the criterium track from being directly over the top of the mined land.

Aboriginal people concentrated their habitation within close proximity to Goodna Creek. Particular sites of significance include scatterings on the northern bank of Goodna Creek and on the east west running ridge in the southern section of the study area. Following consultation with Indigenous elders of the area, it has been determined that any scatterings are to remain buried and undisturbed.

Remnants of the sites former use as a rifle range remain within the northern part of the site. These elements, namely the 'firing mounds' and 'stop butt' have the potential to be retained and integrated into the layout of the recreational activities, and utilised for informal seating or viewing platforms.

Additional Research/Studies

The Preferred Concepts have been developed with a number of assumptions which will require further determination to ensure that Council does not inherit a constraint that it is not able to deal with. The Master Plan Report proposes that the following research/studies be undertaken to mitigate the risk and determine the full extent of the constraints:

- A comprehensive ***under mining*** geotechnical stability study
- A ***flood modelling study*** to determine impacts of the cycle track in the flood plain.
- A study of the current situation and ground location of ***unexploded ordnances***
- A ***detailed master plan*** to generate a series of guidelines and recommendations for immediate and long term implementation, management, operation, maintenance and activation of the site

- A **Heritage and Local Indigenous Study** to determine further areas of significance
- A **Fire Management Plan** to identify potential bushfire hazard areas, the level of hazard on site and required actions for ongoing management of hazards
- An **Economic Feasibility Study** to determine financial impacts of each constraint and allow a detailed staging of the site decontamination and rebuilding to be proposed
- An **Environmental Study** to ensure compliance with the Environmental Protection and Biodiversity Conservation Act 1999, and the Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006 - 2016.
- Due to proximity, there may be opportunities to work with **Origin Alliance to carry out some site remediation and development** when they vacate the site in 2012.
- The site should be designed as a **regional sporting facility** to service SE Queensland
- An **analysis of the proposal to determine whether it is exempt** from the Environmental Protection Act 1994.
- For council to ensure there is some surety in the transfer in principle, it is suggested that **an agreement with DERM** be reached to further pursue this as a study site for which Council may take responsibility for.

DERM:

The Master Plan and Report have been presented to DERM for comment on the proposed use as well as to seek support for the proposed future use and transfer of land to Council. DERM are supportive of the proposed use of the site and will support the dedication of the balance of the site not required for road purposes (Ipswich Motorway Upgrade and Smiths Road) as a Reserve for Sport and Recreation with Ipswich City Council as trustee to include Lot 1 RP97625, Lot 2 RP97625, Lot 14 SL812828, Lot 2 SL812829, Lot 2 SP148559, Lot 3 SP148559, Lot 2 RP147648, Lot 3 RP22311, Lot 413 SL8333, Lot 447 SL8333 and Lot 449 SL812826.

This transfer is subject to:

- Council advising in writing that it is aware of the site constraints and is willing to assume trusteeship
- The preparation of a Land Management Plan that identifies future uses of the land with further detailed consideration to the issues and constraints of the site
- Future road needs that may be required to provide connectivity between urban areas through the land.

DERM have also requested an action plan from Council, detailing the specific studies that Council will undertake and the possible stages/timeframes for the eventual development of the criterium cycle track and the rest of the reserve.

THE NEXT STEP:

The further detailed research and studies required as indicated within the Master Plan Report will be costly to undertake.

The Origin Alliance have offered to be of assistance in regard to the detailed planning, investigations and feasibility assessments of the site, especially in regard to existing works already undertaken and currently being undertaken surrounding undermining, geotechnical

investigations, hydraulic studies, flood modelling, unexploded ordnances, Indigenous heritage and scatterings and land form.

To expedite the work and make some considerable cost savings, it is recommended that Council obtain all existing detailed investigation works for the Redbank Rifle Range investigation site that have been previously undertaken by the Origin Alliance as well as those within the State Archives pertaining to the issues and constraints of the site.

CONCLUSIONS:

Adoption of the Redbank Rifle Range Master Plan will ensure Council is well positioned with a long term vision to guide ongoing capital investment, development and sustainable management of the Redbank Rifle Range for the current and future Ipswich community.



The Master Plan has investigated the proposal of establishing a new criterium track facility along with outdoor recreation activities within the context of the former Redbank Rifle Range. It has focused on locating a facility for competitive road cycling, non-competitive cycling, mountain biking, cross country running tracks, bushwalking and orienteering.

Key findings and recommendations within the master plan report have identified a need for the further detailed investigations required to determine the extent of rehabilitation and remedial works required to ensure the site is suitable for the proposed facility. It is anticipated that costs associated with these investigations can be mitigated through the use of previous investigations completed by the Origin Alliance.

While numerous challenges need to be addressed in order to ensure the site is 'fit for purpose', the development of such a facility will form a valuable resource for the community of Ipswich and its surrounding areas.

The preferred concept delivers a way forward for ICC to negotiate with DERM over the future use of the site. DERM are supportive of the proposed use of the site and will support the dedication of the balance of the site not required for road purposes as a Reserve for Sport and Recreation with Ipswich City Council as trustee.

ATTACHMENTS:

Name of Attachment	Attachment
Attachment A - Redbank Rifle Range Conceptual Master Plan – Preferred Option A	 Attachment A
Attachment B - Redbank Rifle Range Conceptual Master Plan – Preferred Option B	 Attachment B

RECOMMENDATION:

- A. That Council endorse the Redbank Rifle Range Conceptual Master Plan as shown in Attachments A and ~~Attachment B~~ to the report by the Sport and Recreation Planning Officer dated 1 February 2010.
- B. That the Chief Operating Officer (Health, Parks and Recreation) advise the Department of Environment and Resource Management in writing that it is aware of the site constraints within the Redbank Rifle Range investigation site and is willing to assume trusteeship over the balance of the Redbank Rifle Range investigation site not required for Road purposes to include Lot 1 RP97625, Lot 2 RP97625, Lot 14 SL812828, Lot 2 SL812829, Lot 2 SP148559, Lot 3 SP148559, Lot 2 RP147648, Lot 3 RP22311, Lot 413 SL8333, Lot 447 SL8333 and Lot 449 SL812826.
- C. That the Chief Operating Officer (Health, Parks and Recreation) prepare a Land Management Plan as required under Section 48 of the *Land Act 1994* that identifies future uses of the land with further detailed consideration to the issues and constraints of the Redbank Rifle Range investigation site.
- D. That the Chief Operating Officer (Health, Parks and Recreation) liaise with the Origin Alliance relating to previous studies undertaken pertaining to the known site constraints to mitigate expected investigation costs.
- E. That the Chief Operating Officer (Health, Parks and Recreation) provide a further report regarding the delivery of the capital works associated with the Redbank Rifle Range Master Plan, once the site constraints have been fully investigated and the handover of the land has been confirmed.

John Bolton

SPORT AND RECREATION PLANNING OFFICER

I concur with the recommendation/s contained in this report.

Bryce Hines

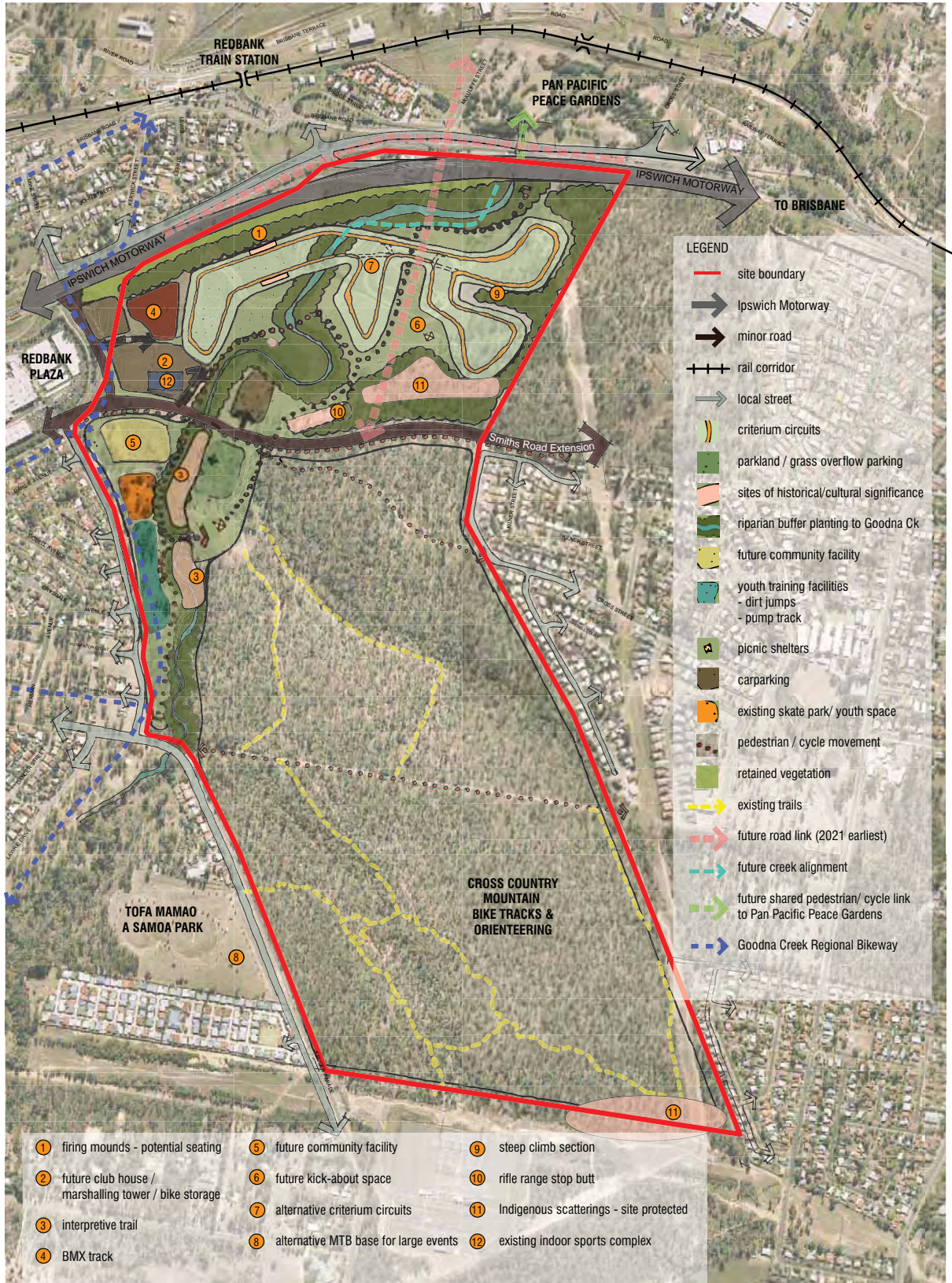
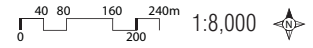
STRATEGIC PLANNING AND PARTNERSHIPS MANAGER

I concur with the recommendation/s contained in this report.

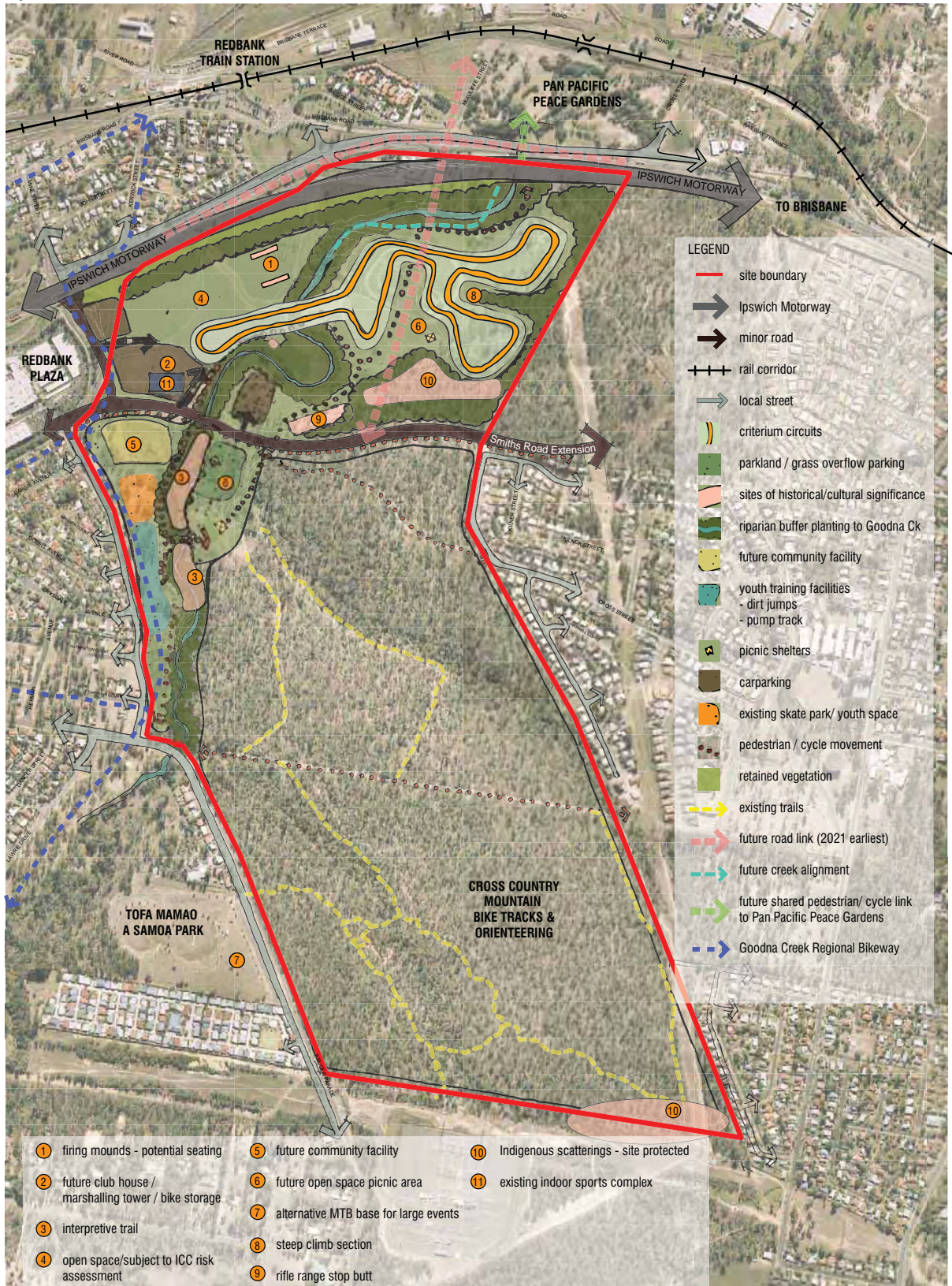
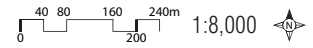
Craig Maudsley

CHIEF OPERATING OFFICER (HEALTH, PARKS AND RECREATION)

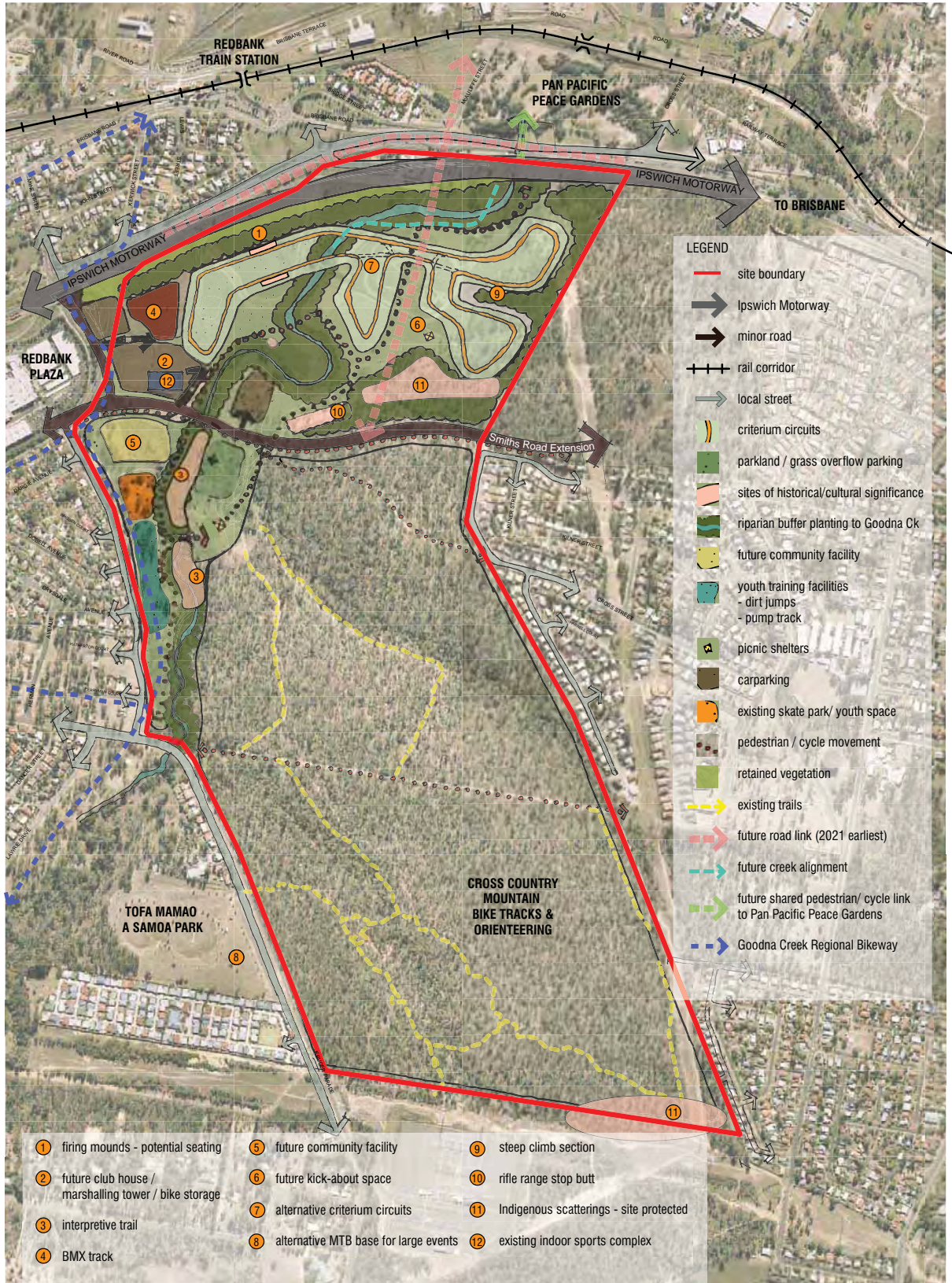
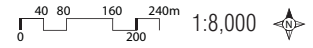
APPENDIX B - PREFERRED CONCEPT A



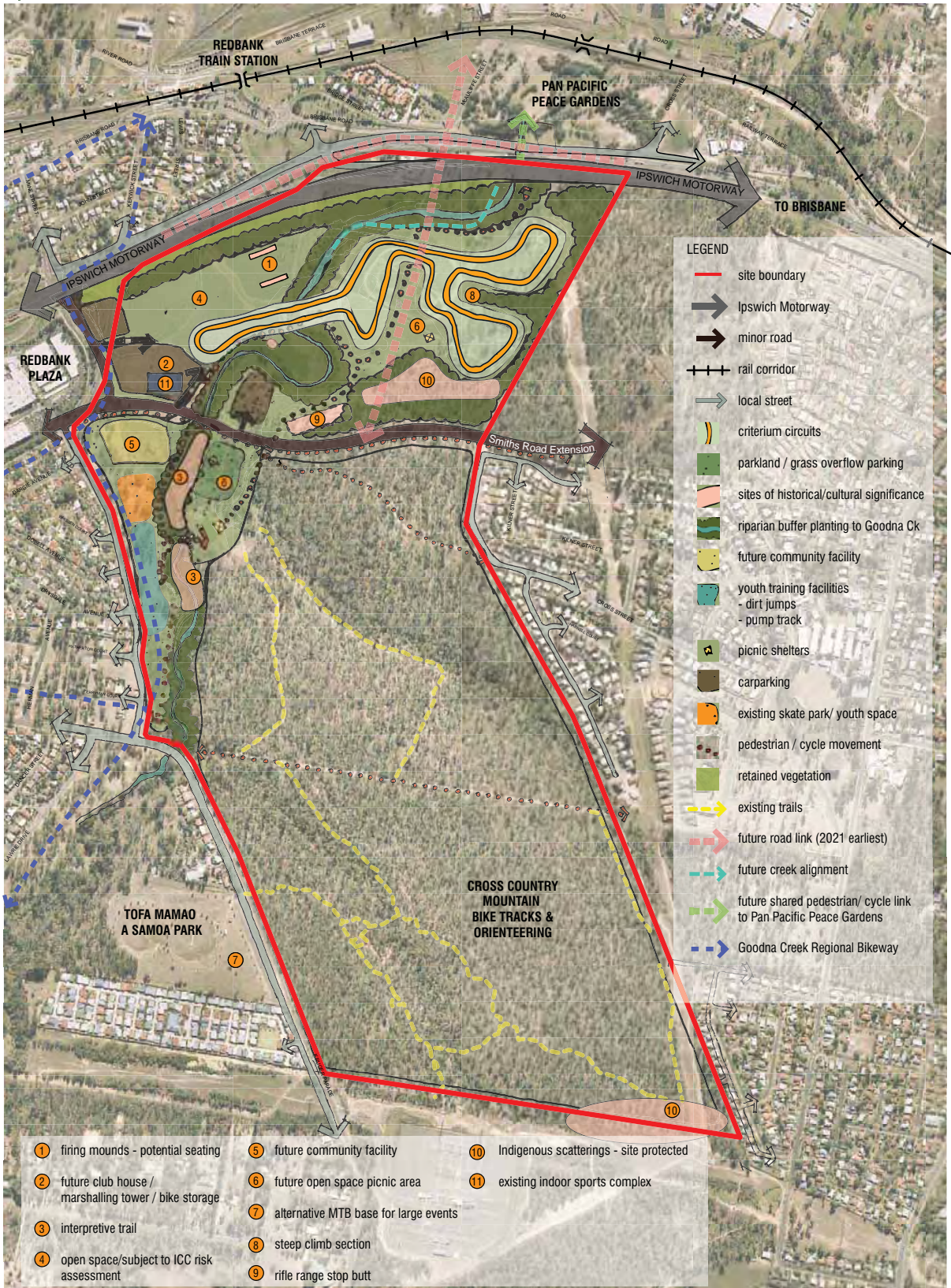
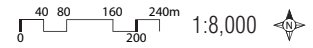
APPENDIX C - PREFERRED CONCEPT B



APPENDIX B - PREFERRED CONCEPT A



APPENDIX C - PREFERRED CONCEPT B







Lot 25 RP124952

