

**Redland**  
CITY COUNCIL

# **AGENDA**

## **LATE ITEM GENERAL MEETING**

**Wednesday, 17 September 2025  
commencing at 9:30am**

**The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD**

## 16.2 INDOOR SPORTS FACILITIES PLANNING

**Objective Reference:** A12156609

**Authorising Officer:** Christopher Isles, General Manager Infrastructure & Operations

**Responsible Officer:** Bradley Salton, Group Manager City Assets

**Report Author:** Charlotte Hughes, Strategic Sport & Recreation Planner

**Attachments:**

1. General Meeting report 18 September 2024 [↓](#)
2. Draft Indoor Sports Facility Action Plan - Confidential
3. Site Assessment Summary and Recommended Actions - Confidential

### PURPOSE

To provide an overview of the planning work completed to date for a potential indoor sports facility on Redlands Coast, and to seek Council's in principle support to progress further due diligence and master planning on the preferred site and develop business cases for the remaining two sites.

### BACKGROUND

A report on Indoor Sport Facility Planning was taken to a General Meeting of Council on 18 September 2024 (see Attachment 1). At this meeting Council resolved to:

1. *Investigate opportunities to establish a new indoor sports facility in Redlands Coast as a legacy outcome of the Brisbane 2032 Olympic and Paralympic Games.*
2. *Develop an Indoor Sports Facility Action Plan, identifying priority locations, funding requirements, and opportunities for upgrading existing facilities to achieve a minimum of six indoor courts.*

In January 2025, officers engaged Kinetica, an experienced consultancy in sport and recreation planning, to develop an Indoor Sports Facility Action Plan (the Action Plan) and conduct a high-level feasibility study of a short-list of sites identified for the proposed facility.

Indoor sports analysed for the Action Plan include basketball, volleyball, futsal, table tennis, gymnastics, badminton, dancing, martial arts and pilates. Outdoor sports also considered include pickleball, soccer, netball and golf (but for comparative purposes only).

The draft Action Plan (see Attachment 2), provides:

- A comprehensive overview of the current supply and demand for indoor sport and recreation within Redlands.
- An assessment of anticipated economic, social and health benefits to be gained from a new indoor sports facility.
- A high-level evaluation of potential sites against a range of planning, access and development criteria.
- Identification and prioritisation of a feasible site that has the appropriate defined space and attributes for an indoor sport and active recreation facility, including capacity for a temporary event overlay to support the Brisbane 2032 Olympic Games and Paralympic Games, if required.
- A preliminary commercial feasibility analysis for a new facility.

- Recommendations for potential operational and management models.
- Strategies to address short to medium-term indoor sports facility deficiencies, until the new facility becomes operational.

## ISSUES

### Need for an indoor sports facility

#### Population insights

The Redlands population is projected to grow and continue aging, with residents aged 65 and over expected to increase by 6% by 2031, representing 26% of the total population. In contrast, children are expected to represent just 15.3% of the total population, which is 1.4% lower than both the Queensland and national averages.

Despite this, suburbs such as Redland Bay, Thornlands and Capalaba are forecast to experience the highest population growth by 2031, with a higher share of children expected as part of this growth, compared to the broader local government area.

As a result, while the overall proportion of children will remain below the state and national average, continued population growth in key urban areas will generate increased demand for indoor sports facilities that will be important not only for supporting youth participation in organised sport, but also for providing flexible, inclusive spaces that meet the needs of older residents through activities such as yoga, pilates, pickleball, group fitness, and social recreation.

It is also important to note that currently 48% of Redlands residents are currently classed as inactive, which is higher than the South East Queensland (SEQ) average of 44%. Increasing physical activity across the Redlands population is therefore considered essential to improve individual health outcomes and community well-being, but also to reduce the growing burden on local health services.

#### Current supply

There are currently no Council-owned or managed multi-use indoor sport and active recreation facilities within the Redlands. The closest comparable facilities include:

- PCYC Redlands in Capalaba, which provides three courts primarily used for basketball.
- Action Indoor Sports Centre in Victoria Point, which is privately owned and operated and offers four multi-use indoor courts.

A table of existing indoor venues is provided below:

Facility	Tenure	No. of courts	Comments
PCYC Redlands	Owned by RCC. Leased to PCYC.	3	Full capacity.
Cleveland Assembly Hall	RCC as Trustee.	1	Single court which only supports gymnastics/dance. Facility is aging.
Victoria Point YMCA	Owned by YMCA	2	Courts permanently set up for gymnastics.
Action Indoor Sports Centre, Victoria Point	Owned by YMCA. Run by independent operator.	4	4 multi-sport courts
Total courts available for indoor organised sport:		7	Excluding courts used for gymnastics (3).

**Table 1: Existing indoor sports facilities (excluding schools)**

The Action Plan identifies that most of the other available indoor facilities are currently accessed through the school network. There are 33 schools across the Redlands, collectively providing a total of 25 indoor courts. However, only the state primary and secondary schools and one private school (Redlands College) currently permit access to their courts for organised indoor sport.

This therefore limits the accessible supply to just 14 courts and as a result, much of the organised indoor sport participation is taking place in areas outside of the Redlands. Additionally, the schools' network is unreliable as school requirements take precedence where booking times are often rescinded or changed at short notice.

The current supply is therefore unable to support the existing registered playing members, let alone cater for demand and this is explored further below.

### Demand

The Action Plan identifies a current shortfall of 15–18 indoor courts across the Redlands, consistent with findings from an earlier study, which estimated a deficiency of 15 courts which was projected to increase to 19 by 2041. This equates to a shortage of approximately 2,625 additional weekly participation opportunities.

As shown in Figure 1, dancing is currently the most popular organised indoor activity among both adults and children in Redlands and is forecast to remain the leading activity through to 2031. Basketball is the most participated organised indoor sport and is also expected to maintain this position over the same period.



**Figure 1: Current and forecast participation in organised sport and active recreation.** Source: Draft Indoor Sport Facility Action Plan.

High-participation sports in Redlands are currently at or near full capacity for available indoor court access. For example, basketball has approximately 2,250 registered players but can currently only accommodate around 800 of them (just 45% of total demand). This indicates a significant shortfall in available court space for one of the city's highest-participation sports.

It is important to note that even with the construction of a 6-court facility this would only partially address this shortfall and while it would help alleviate pressure, indoor facilities within the Redlands would still fall well short of meeting the current demand, let alone providing for future growth.

The Action Plan highlights:

- 10–12 courts would enable basketball to cater for the remainder of its existing registered players who currently lack access within the Redlands.
- 15–18 courts would address current demand in full and create capacity to accommodate forecast growth in participation.

Futsal is another high-participation sport experiencing access constraints, with current usage of available indoor courts (privately organised through Redlands College) operating at 93% capacity.

Further, a new indoor sports facility would also address increasing demand for other active recreation activities, such as yoga, pilates, pickleball, and general fitness, which reflects the city's aging population profile.

Analysis undertaken for the Action Plan clearly demonstrates an existing need for at least a minimum of 6 new indoor courts, with a case to be considered (as part of a business case) for the provision of 8 courts as a more future-focused investment. This would enable Redlands to alleviate some the current demand and cater for emerging demand resulting from forecast population growth and expected demographic changes.

### **Stakeholder engagement**

Extensive engagement has been undertaken with key stakeholders to inform the development of the Action Plan. A dedicated stakeholder workshop with the Indoor Sports Advocacy Group was held on 19 May 2025. The session was attended by key local representatives, including:

- Brisbane Bayside and Redlands Pickleball
- Red City Roar (Basketball)
- Redland City Gymsports
- Special Olympics Australia.

Feedback from eight relevant state sporting organisations (SSO's) was also obtained, which included:

- Australian Futsal Association
- Badminton Queensland
- Basketball Queensland
- Gymnastics Queensland
- Netball Queensland
- Table Tennis Queensland
- Volleyball Queensland.

An online survey was also conducted targeting local sporting clubs and associations that currently use indoor facilities for training or competition.

### **Key themes**

Several consistent themes emerged across all stakeholder groups:

- **Access and scheduling:** The primary challenge identified was limited access to indoor facilities and difficulty in securing regular, long-term bookings. This constraint affects all indoor-based sports and active recreation groups operating within Redlands.
- **Growth:** Many sports reported being unable to grow beyond their current registered player and membership base due to capacity limitations. Stakeholders unanimously agreed that, with improved access, they could significantly increase participation and expand their programming.
- **Facility limitations:** The quality of existing shared-use indoor spaces within Redlands is perceived to be lower than comparable facilities in neighbouring areas. This is seen as a barrier to both participation and retention.

- **Logistical challenges:** Limited public transport options present a barrier to participation and often participants must drive towards Brisbane or the Gold Coast, which in most instances is a minimum 40-minute drive, to train or play their sport.
- **Shared use and multipurpose design:** All stakeholders expressed a strong willingness to share facilities, access, and time allocations with other sports and users. They believed that a multi-use approach would help maximise participation and community benefit.
- **Facility requirements:** All Stakeholders (both clubs and SSO's) were aligned on what the principal requirements were inside and outside of the facility. These included:
  - Adequate and sport-compliant court space.
  - Equitable access and booking arrangements.
  - Suitable ancillary infrastructure such as storage, change rooms, and adequate parking.
  - Social infrastructure such as a café, bar or restaurant to support community connection and event hosting.

### Anticipated economic, social and health benefits

The development of a new indoor sports facility within Redlands Coast is expected to deliver a broad range of benefits, including:

- **Increased** local retention of participants – Enabling more registered players to remain within the Redlands for training and competition, rather than travelling to other regions.
- **Growth in participation** – Supporting increased access to organised sport and active recreation opportunities for a broader range of users.
- **Legacy benefits** – The facility would help address the broader regional indoor court shortfall across South East Queensland (currently estimated at 135–150 courts). Additionally, it could serve as a legacy venue for the Brisbane 2032 Olympic and Paralympic Games, if required.
- **Health and wellbeing outcomes** – Encouraging physical activity among currently inactive residents (a 15% increase in physical activity across the population could result in savings of \$31 million in direct health costs.)
- **Enhanced event capability** – Providing a venue to host a wider variety of events, including sports competitions, school activities, cultural performances, and community events —many of which are not currently possible due to lack of suitable infrastructure and space.
- **Positive economic impact** – Generating increased visitation, participation, and associated local expenditure, which will contribute to the economic vitality of the city.

### Financial Analysis

Modelling undertaken for this project demonstrates that a new indoor sports facility represents a viable financial proposition, based on strong existing and future demand for sport and active recreation in the Redlands. The analysis draws on established industry benchmarks, including participation rates, visitation per activity, average spend per visitor, and comparable facility performance data.

Sports and activity programming is recommended to be shaped around community demand and the region's demographic profile and could accommodate a primary tenant alongside a mix of high-frequency indoor sports, as well as active recreation uses including dancing, pilates and yoga.

From a weekly perspective:

- An average of 13,500 participants visits are forecast per week, with a projected annual visitation to reach approximately 660,000 visits in Year 1.
- This usage is spread across 95 hourly sessions per week, delivered over 6 indoor courts and 3 flexible recreation/social rooms.

*Note: a conservative approach has been taken in the utilisation modelling, using industry benchmarks as the baseline. In year 1, the facility is projected to operate at 59% utilisation, with basketball anticipated to generate the highest level of activity.*

The projections indicate strong operational potential and demonstrate the facility's ability to support a wide range of uses, while generating substantial community engagement and activity-based revenue.

### Site assessment

To determine a location suitable for a future indoor sports facility a range of potential sites across the Redlands Coast were identified for consideration. These included land under Council ownership or trusteeship, as well as strategically located privately owned parcels.

The site assessment process (section 7 of the Action Plan) included the following steps:

- Development of a brief outlining the core spatial and infrastructure requirements for the facility, including the capacity to accommodate a generous Olympic event overlay, if required (see figure 2).
- Site inspections to assess spatial fit, access, physical constraints, and the broader opportunities available at each location.
- Evaluation against a multi-criteria assessment framework, which applied weighted criteria to key variables such as space, accessibility, planning compatibility, infrastructure availability, and development feasibility.
- Identification of a preferred site (or sites) based on the cumulative assessment scoring.

Indoor Proposed Requirements	Min No	Max No	Size Sq mtrs	Requirement m2	Rationale
Courts & egress space	6	8	6,773	677	Court sizes with run appropriate run off
Café & Foyer			200		
Admin & office space		2	260	130	Assume x 2 spaces
Medical	2	2	30	15	Assume x 2 spaces
Referee	2	2	36	18	Assume x 2 spaces
Recreation / recovery space / activity space	2	2	500	250	Assume x 2 spaces (flexible to split into more spaces)
Changerooms	2	4	200	50	Assume 1 x changerroom & includes bathrooms / showers
Bathrooms Male		2	50	25	Ave per room
Bathrooms Female		2	50	25	Ave per room
Bathrooms accessible		2	11	5.5	Ave per room
Cleaning Storage		1	4	3.5	Ave per room
Spectator Seating			750		Conservative assumption
Mezzanine Level					To be determined
<b>Total Indoor Component</b>			<b>8,864</b>		
Outdoor Proposed requirements	Min No	Max No	Size Sq mtrs	Requirement m2	Rationale
Car Parking	250	500	6,250		Appropriate requirements for anticipated visitation access.
Amenities					
warm up / down areas	2	4	1,000	500	Assumes 2 spaces outside / inside
Pedestrian and landscaping			2,400		Benchmark assumption
Olympic Overlay			11,790		Assumption based on final need
<b>Total Outdoor Component</b>			<b>21,440</b>		
<b>Total Space Required m2</b>			<b>30,304</b>		
<b>Total Space Required in ha</b>			<b>3.03</b>		

**Figure 2: Functional brief outlining the core spatial and infrastructure requirements for the facility. Source: Kinetica.**

The site assessment identified two sites as the highest-performing sites each significantly outperforming all other locations. These sites exceeded the average assessment score by 145% and 137% respectively and are the recommended top two sites for prioritisation. A third site in the assessment, while lacking the spatial capacity to accommodate an Olympic event overlay, is being recommended for further investigation.

The case for each of the top three scoring sites can be found in Attachment 3.

### **Way forward**

The Action Plan recommends that Council proceed with advancing feasibility and master planning for a new Council-owned multi-purpose indoor sports facility that includes a minimum of six courts, but with preference for eight.

While these plans progress, the Action Plan also identifies strategies in the short to medium term to address the current indoor court deficit, increase participation opportunities and secure more reliable space. These strategies include:

1. Advocating to the state primary and secondary schools with available indoor court facilities to secure additional time and space and longer tenure arrangements (for example three years).
2. Investigating the feasibility of covering one of the three identified outdoor court facilities located within the city to enable all-weather use.
3. Engaging with the State Government to explore targeted investment opportunities aimed at enhancing school-based sports infrastructure for shared community use.

### **Conclusion**

The Action Plan has demonstrated a clear and compelling case for the development of a new indoor sports facility within Redlands Coast. Evidence from participation trends and stakeholder consultation all point to a significant and growing unmet demand for indoor sport and active recreation opportunities.

The current shortfall in indoor court capacity is limiting the ability of key sports, such as basketball and pickleball, to meet existing participation levels, let alone accommodate future growth, with many residents required to travel outside the city to access suitable facilities. Stakeholders, including local clubs and SSO's, have expressed a strong willingness to work collaboratively and provide their support for a shared-use, multi-purpose facility that can deliver a broad range of benefits across the city.

Through the site assessment process, three sites emerged as the most suitable locations based on a combination of variables such as spatial capacity, accessibility, land use compatibility, and development feasibility. Preliminary financial modelling suggests the facility could operate sustainably while providing substantial social, health, and economic benefits for the city.

Subject to Council's support to proceed, further due diligence, master planning and business case actions as outlined in Table 1, Attachment 3 are recommended to be conducted for the preferred sites, to advance the planning process and inform Council's future decision-making.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

There are no legislative requirements with regards to the contents of this report.



## Risk Management

If Council decides not to progress with planning for an indoor sports facility, the significant deficit identified will remain unaddressed and will continue to grow, with SSO's and community groups not being able to access the standard of facilities expected. This will also result in the Redlands Coast not being able to attract international, national, or state level events or support the growth of many popular sports which require indoor courts to participate.

## Financial

The work completed to date, including preparation of the Action Plan has been funded within the 24/25 financial year budget. The proposed master planning, due diligence and business case actions outlined in Table 1, Attachment 3 of this report will need to be funded and will require consideration as part of Council's future budget planning process.

## People

The planning, stakeholder management, funding, and delivery of an indoor sports facility is an undertaking that will likely require dedicated staff resources in addition to the existing Sport and Recreation Planner role. Consideration should be given to allocating dedicated resources to lead, coordinate and fund this work, as part of Council's future budget planning process.

## Environmental

There are no immediate environmental implications associated with this report. However, depending on the preferred site selected, further environmental assessments may be required to address the presence of any protected vegetation or other environmental constraints.

## Social

This report will help provide stakeholders with a clearer understanding of the future direction for planning for an indoor sports facility.

## Human Rights

No adverse impacts on human rights have been identified.

## Alignment with Council's Policy and Plans

This report supports Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* strategic themes:

- Strong Communities
- Liveable neighbourhoods

Contributing to key initiatives of improving sports and recreational facilities.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Strategic Property	January – May 2025	Part of the Project Working Group.
Advocacy Major Projects and Economic Development	January – May 2025	Part of the Project Working Group.
Community Spaces	January – May 2025	Part of the Project Working Group.
Councillor briefings	18 August 2024 & 01 July 2025	Briefing on the contents of the Indoor Sports Facility Action Plan and the contents of this report.

## OPTIONS

### Option One

That Council resolves as follows:

1. To endorse the Indoor Sports Facility Action Plan (Attachment 2).
2. To provide *in-principle* support for the preferred sites for a new indoor sports facility (Attachment 3).
3. To authorise officers to undertake the due diligence, master planning and business cases for the preferred sites over the next 12-18 months, including options for further co-location of Council and community facilities as part of a larger integrated precinct and project.
4. To endorse the implementation of the following short-term actions to address current indoor court access constraints:
  - a. Advocacy to state primary and secondary schools to secure increased community access to indoor facilities.
  - b. Investigation into the feasibility of covering existing outdoor court facilities to expand all-weather use.
  - c. Engagement with the Queensland Government to explore co-investment opportunities for enhanced community access to school-based indoor sports infrastructure.
5. That a further report be brought to a future meeting of Council for consideration regarding the master planning process, business cases and next steps.
6. That the attachments 2 and 3 remain confidential until such time as all key due diligence investigations are completed and Council determines to proceed with a preferred development option, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

### Option Two

That Council resolves as follows:

1. To endorse the Indoor Sports Facility Action Plan (Attachment 2).
2. To authorise officers to proceed with the due diligence, master planning and business cases for the preferred sites over the next 12–18 months, including options for further co-location of Council and community facilities as part of a larger integrated precinct and project.
3. To endorse the implementation of the following short-term actions to address current indoor court access constraints:
  - a. Advocacy to state primary and secondary schools to secure increased community access to indoor facilities.
  - b. Investigation into the feasibility of covering existing outdoor court facilities to expand all-weather use.
  - c. Engagement with the Queensland Government to explore co-investment opportunities for enhanced community access to school-based indoor sports infrastructure.
4. That a further report be brought to a future meeting of Council for consideration regarding the master planning process, business cases and next steps.

5. That the attachments 2 and 3 remain confidential until such time as all key due diligence investigations are completed and Council determines to proceed with a preferred development option, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

#### **OFFICER'S RECOMMENDATION**

**That Council resolves as follows:**

1. To endorse the Indoor Sports Facility Action Plan (Attachment 2).
2. To provide *in-principle* support for the preferred sites for a new indoor sports facility (Attachment 3).
3. To authorise officers to undertake the due diligence, master planning and business cases for the preferred sites over the next 12-18 months, including options for further co-location of Council and community facilities as part of a larger integrated precinct and project.
4. To endorse the implementation of the following short-term actions to address current indoor court access constraints:
  - a. Advocacy to state primary and secondary schools to secure increased community access to indoor facilities.
  - b. Investigation into the feasibility of covering existing outdoor court facilities to expand all-weather use.
  - c. Engagement with the Queensland Government to explore co-investment opportunities for enhanced community access to school-based indoor sports infrastructure.
5. That a further report be brought to a future meeting of Council for consideration regarding the master planning process, business cases and next steps.
6. That the attachments 2 and 3 remain confidential until such time as all key due diligence investigations are completed and Council determines to proceed with a preferred development option, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

16      **REPORTS FROM INFRASTRUCTURE & OPERATIONS**

16.1      **INDOOR SPORT FACILITIES PLANNING**

**Objective Reference:**    A11398052

**Authorising Officer:**    Dr Nicole Davis, General Manager Infrastructure & Operations

**Responsible Officer:**    Melanie Rodrigues, Service Manager Civic & Open Space Asset Management

**Report Author:**            Charlotte Hughes, Senior Adviser Civic & Open Space Planning & Policy

**Attachments:**              Nil

**PURPOSE**

To seek endorsement for preliminary planning works to be undertaken by Council in relation to the feasibility of indoor sport facilities for Redlands Coast.

**BACKGROUND**

Our community

The profile of the Redlands Coast community is changing. ShapingSEQ 2023 identifies a 31% growth in population between 2021-2046, increasing from 161,700 to 211,500 residents. The draft Redlands Housing Strategy highlights that the area has an aging population profile and is an attractive location for retirees. The average age is also higher in Redlands than other surrounding Local Government Authority’s (LGA’s) with an average age of 43 as compared to 36 in Brisbane. The Redlands is also an attractive place for young middle-class families.

Drivers and trends

The recreation and sports industry has rapidly evolved due to factors such as population growth, changing leisure participation trends and needs, and COVID-19. Additionally, it is anticipated that the Brisbane 2032 Olympic and Paralympic Games (Brisbane 2032) will bring new sport and investment opportunities, which could offer hosting opportunities for pre-games training and provide subsequent community legacy outcomes.

Existing sporting infrastructure across the Redlands Coast is generally aging, and limited to certain sports, and there has historically been a focus on outdoor, field-based sports. Compared to other local government areas, Redlands has a notable shortfall in meeting desired standards of service for indoor sports facilities and lacks a contemporary indoor sports facility. Furthermore, community preferences are shifting, with rising demand for court space for sports such as basketball, pickleball, volleyball, and futsal, as well as increased female participation and a desire for year-round training in climate-controlled environments. The controlled environment increases the utilisation of the facility and participation opportunities across all age groups.

Benefits associated with indoor sport facilities

Indoor sport facilities provide equitable access for all individuals regardless of gender, age, or ability, and offer a climate managed environment to improve comfort for year-round use, with limited weather-related disruptions or cancellations. They are versatile and can accommodate several different sports, such as basketball, pickleball, volleyball, futsal and para sports. Indoor courts can serve as a community hub for social interaction and general health and wellbeing activities, and can provide a flexible space for events, exhibitions or trade shows.

Morayfield Sports and Events Centre is owned and operated by the City of Moreton Bay and is available for hire for both sporting activities and large-scale events for up to 3,500 people. Examples of events held this year include, United Pro Wrestling Halloween Bash, Queensland Dance Sport Ultimate Challenge, indoor markets, and several award nights.

A fit-for-purpose indoor sports facility has the ability, when designed and built accordingly, to provide various sport clubs with the ability to host regional, state, national, or even international level events.

Contemporary multi-purpose indoor facilities are provided by many Councils and incorporate a mix of components such as sports courts, health and fitness facilities, gymnastics facilities, programming areas, meeting areas, food and beverage. They may be managed by local authorities (either directly or via Council owned companies) or tendered out for external management. Typically, these multi-purpose facilities seek to maximise usage for both sport and recreation purposes and conduct a range of programs that services the community.

ISSUES

Current supply

There is a deficiency in the number of indoor courts across South East Queensland (SEQ) to meet the existing and growing demand for community indoor sport and active recreation. In the Redlands, existing indoor court space is limited, as demonstrated by Table 1 below.

Facility	Tenure	Number of courts	Comments
Degen Road PCYC	Owned by RCC. Leased to PCYC (exp: 2035).	3	Full capacity.
Cleveland Assembly Hall	RCC as Trustee. Lease: Exp 2054.	1	Single court which supports gymnastics/dance. Facility is aging.
Victoria Point YMCA	Owned by YMCA	1	Court used for gymnastics. Limited room for expansion.
Redlands Sporting Club	Owned by RCC. Leased to Wellington Point Bowls Club (exp 2026)	1	Bocce Court only.

Table 1: Existing indoor sports facilities (excluding schools)

The current facilities available are provided by two-community groups, the PCYC and YMCA. The PCYC is the most relied upon indoor sports venue within the City, however, is at capacity.

The Cleveland Assembly Hall (located at the Cleveland Showgrounds currently leased to Cleveland District High School) is considered too small to be included in the indoor sports facilities network, as it only contains a single indoor court which supports gymnastics and dance. Further, the facility is aging and therefore either the use will need to be rationalised as part of other future indoor sports facility investment, or it will need to be refurbished, re-built and/or expanded.

Other than the facilities listed in Table 1, community sports groups rely heavily on existing school facilities, which also have limited capacity, and the majority only suitable for training purposes and not for competition level games or events.

Demand for indoor sport facilities

In response to the changing demographics, leisure participation patterns and needs, work has been done to consider industry standards and recommended specific city-wide actions for increasing and improving opportunities for participation in sport and recreation.


In relation to indoor sport facilities, part of this work identified that the highest shortage in the city was for indoor sport facilities, with a deficit of 16 courts identified for 2026, increasing to a 19-court deficit by 2041.

Some of this demand will be alleviated upon completion of a 10-court facility planned at Chandler, which is earmarked to host gymnastics and wheelchair basketball events during Brisbane 2032. However, there is still considered to be an immediate need to prioritise at least one indoor sports facility for the Redlands Coast, ideally with a minimum of six courts.

Benchmarking

A high-level review of other indoor sports facilities within surrounding LGAs was completed as part of preliminary investigations. A summary is provided in table 2 below:

*Table 2: Benchmarking against other LGA’s in SEQ.*

South Pine Indoor Sports Centre	
	
Overview	
<ul style="list-style-type: none"><li>• Located in the City of Moreton Bay, the existing centre was expanded and renovated in 2021, increasing the numbers of courts from two to five.</li><li>• The indoor sports centre including the carparking, covers an area of approx. 2.5ha.</li><li>• Costs to renovate the building were in the region of \$14.5M.</li><li>• The centre is part of a much larger sporting precinct and benefitted from existing infrastructure.</li><li>• This facility can now cater for 11 different indoor sports and host 1500 spectators.</li><li>• Council owned freehold land.</li></ul>	



Moreton Bay Indoor Centre



Overview

- A new indoor sport facility to be located in Petrie, Moreton Bay was announced on 1 August 2024 by the Queensland Government.
- The venue is proposed to host Brisbane 2032 events and is proposed to have 12 multi-use courts sports including basketball, netball, volleyball, futsal, handball, wheelchair rugby, sitting volleyball, wheelchair basketball, badminton, fencing, table tennis, taekwondo, and gymnastics.
- Construction costs for this facility are estimated at \$205M.
- Planning for this facility has taken approximately three years from the initial feasibility study.
- The project is now progressing to procurement, with construction expected to begin early 2026 and the centre intending to be operational in 2028.
- Council owned freehold land.

Coomera Indoor Sports Centre



Overview

- This eight court facility was constructed for the Gold Coast 2018 Commonwealth Games.
- The building comprises approx. 1.4 ha and the site including the car parking areas is approximately 4.5ha.
- Planning for this facility has taken approximately three years from the master plan to completion (however this was a compressed timeframe being a major state development project).
- Construction costs were in the region of \$35M.
- Council owned freehold land.

Redlands Coast Regional Sport and Recreation Precinct

Council is currently progressing with its plans to build the Redlands Coast Regional Sport and Recreation Precinct, at 277-293 Heinemann Road, Mount Cotton. Once fully complete, the precinct will provide formal sporting facilities for touch football and rugby league, more than 800 car parks, and future play spaces. However there has been significant project delays as Council progressed its referral under the Australian Government’s *Environmental Protection and Biodiversity Act* (EPBC Act).

The delays to the project have impacted the release of valuable sporting land within the city at the Cleveland Showground and Pinklands Sports Complex. Redlands Touch Football, currently at the Cleveland Showground, is anticipated to remain at the site for approximately four years at this stage. Redlands Rugby League, currently at the Pinklands Sports Complex, is anticipated to remain there for approximately five years at this stage.

Future planning for an indoor sports facility was to be investigated as part of the options for Heinemann Road, looking at the optimisation and transformation of sites within the city. However, the requirement for EPBC approval and ultimately the delay in the completion of Heinemann Road, and the subsequent delay in the relocation of Touch Football and Rugby League to Heinemann Road has postponed these investigations.

Preliminary analysis has identified that the Cleveland Showgrounds and/or Pinklands Sporting Complex sites are potentially suitable to accommodate an indoor sports facility due to the land size, Council ownership, optimisation and enhancement of the sites and site location.

Planning Process

There are several steps in the process of planning for an indoor sport facility (figure 1), which can take typically between five to six years in total for the completion of a sports facility. This timeframe can also be extended due to several factors such as an EPBC referral (as was the case with the Redlands Coast Regional Sport and Recreation Precinct) or if Council needs to acquire additional land and complete a land acquisition process to secure the desired site.

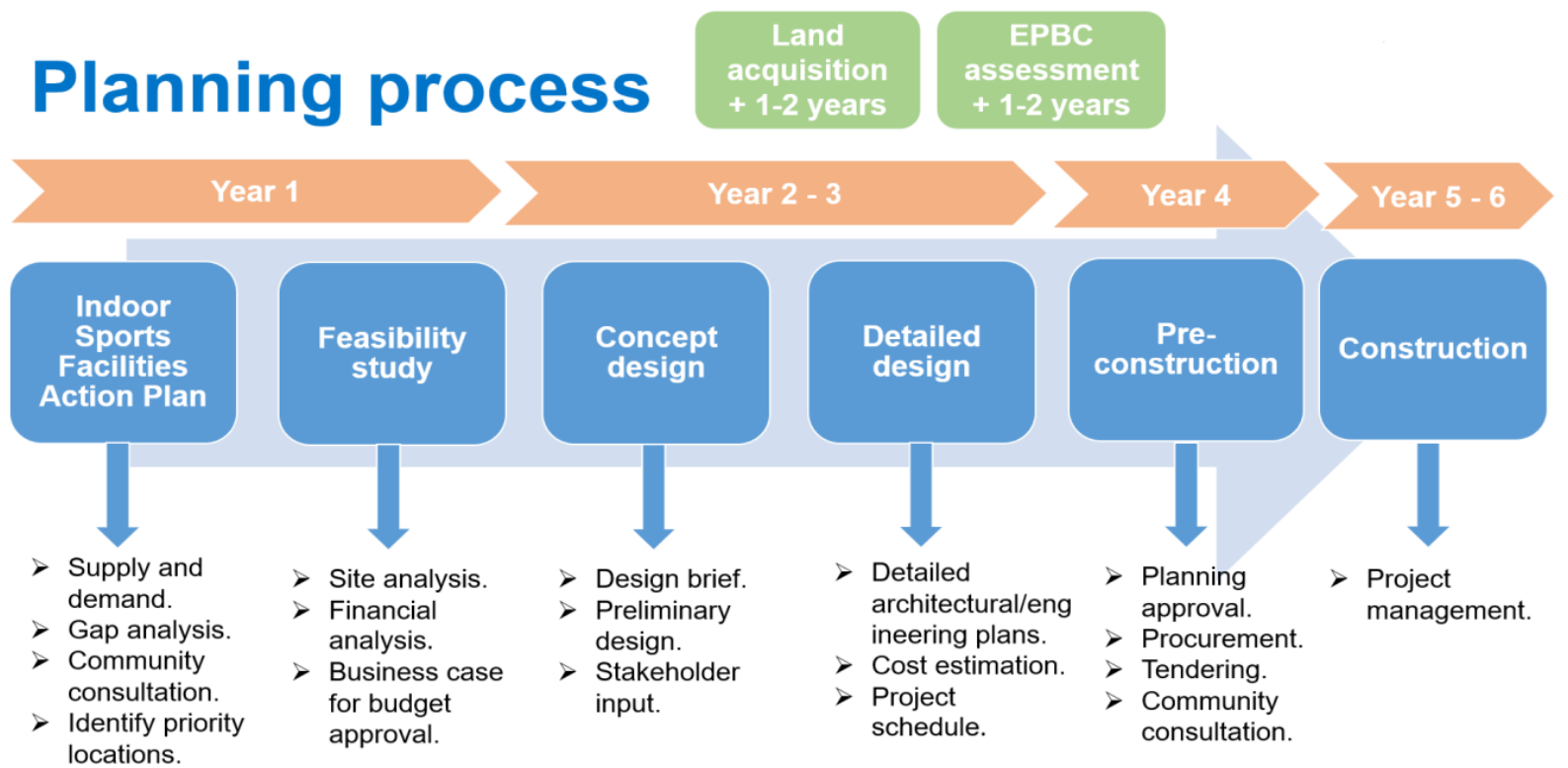


Figure 1: Steps in the planning process.



### Future direction for indoor sports facility planning

There are several strategies or opportunities that can be considered in the short term, while Council plans for an indoor sports facility. Although this would only partially meet demand, opportunities for optimising or refurbishing existing facilities will be considered. For example, the use of covered courts or air halls including the installation of lighting over existing courts can make them suitable for use by multiple sports, extend use time and therefore increase utilisation and provide players with some form of weather protection, particularly from the sun (see figure 2).



*Figure 2: Example of an air hall/covered court at Mitchelton.*

Council could also consider the expansion of existing facilities, such as the Cleveland Assembly Hall or other sites or consider opportunities to further partner with existing schools to provide additional opportunities, or secure longer tenure arrangements, for shared usage.

However, if approved, Council will commence planning and the identification of suitable sites for these short-term enhancements as well as exploring further longer term opportunities to address the shortfall in indoor court provision to support the growing demand of emerging sports requiring access to indoor courts. This means planning and investing in a city-wide competition standard indoor sports facility, ideally with six courts within the next five years, to meet the immediate demand from several sports. The first step in this process (as identified in figure 1) is the development of the indoor sports action plan, which will identify the priority locations for an indoor sports facility, followed by feasibility studies for the sites identified. The action plan will also consider opportunities for optimising or refurbishing existing facilities.

### Funding

Opportunities for funding from other levels of government will be investigated in collaboration with Council's External Funding and Advocacy Teams. An analysis of whole of life costs, including meeting/maintaining event venue standard requirements, management and operating model will need to be included as part of the feasibility study to ensure financial sustainability beyond funding the initial purchase of land or in construction of the facility.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

There are no legislative requirements with regards to the contents of this report.

**Risk Management**

If Council decides not to progress with planning for an indoor sports facility, the significant deficit identified will increase and State Sporting Organisations and community groups will not have access to the standard of facilities expected. This will also result in the Redlands Coast not being able to attract international, national, or state level events or support the growth of many popular sports which require indoor courts to participate.

**Financial**

Funding for the indoor sports action plan and subsequent feasibility study is currently unbudgeted and will require approval for \$150,000 to commence planning. Once approved, the funding can be resolved as part of budget review process.

**People**

Depending on the scale of indoor sports facility proposed, staff resources in addition to the Sport and Recreation Planner will be required as the planning and recommendations are progressed. However, this will be considered as part of the normal annual budget prioritisation processes.

**Environmental**

There are no environmental implications associated with this report. However, potential EPBC triggers and environmental approvals will be taken into consideration when assessing and selecting potential suitable sites.

**Social**

This report will help provide stakeholders and community members with a clearer understanding of the future direction for indoor sports facility planning.

**Human Rights**

No adverse impacts on human rights have been identified.

**Alignment with Council's Policy and Plans**

This report supports Council’s *Our Future Redlands – A Corporate Plan to 2026 and Beyond* strategic themes:

- City Leadership
- Display quality leadership by our elected Council through transparent and accountable processes and effective communication that builds community trust.
- Strong Communities
- Contributing to key initiatives improving sports and recreational facilities.

**CONSULTATION**

Consulted	Consultation Date	Comments/Actions
Strategic Property	20 August 2024	Advice sought on potential locations for an indoor sports facility.
Councillor Briefing	18 August 2024	Briefing session on the contents of this report.
Community Spaces	13 August 2024	Feedback provided on contents of this report.
Advocacy Major Projects and Economic Development	8 August 2024	Feedback provided on contents of this report and status of Redlands Coast Regional Sport and Recreation Precinct.

**OPTIONS****Option One**

That Council resolves as follows:

1. To endorse officers to investigate opportunities for a new indoor sports facility to be established in Redlands Coast as a legacy outcome in the lead up to the Brisbane 2032 Olympic and Paralympic Games.
2. To endorse the development of an Indoor Sports Facility Action Plan for the Redlands Coast identifying priority locations, funding requirements and opportunities for refurbishing existing facilities to obtain a minimum of six indoor courts.
3. To endorse the development of a feasibility study on the priority site(s) identified by the indoor sports court action plan.
4. To bring a report to Council on the outcomes of Brisbane 2032 Olympic and Paralympic Games indoor sports facility investigation and the Indoor Sports Facility Action Plan.

**Option Two**

That Council resolves as follows:

1. To note the contents of this report.
2. To not proceed with development of an indoor sports facility action plan for Redlands Coast Local Government Area.
3. To not proceed with the development of a feasibility study.
4. To seek additional information regarding the proposed indoor sports court action plan and feasibility study.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To endorse officers to investigate opportunities for a new indoor sports facility to be established in Redlands Coast as a legacy outcome in the lead up to the Brisbane 2032 Olympic and Paralympic Games.
2. To endorse the development of an Indoor Sports Facility Action Plan for the Redlands Coast identifying priority locations, funding requirements and opportunities for refurbishing existing facilities to obtain a minimum of six indoor courts.
3. To endorse the development of a feasibility study on the priority site(s) identified by the indoor sports court action plan.
4. To bring a report to Council on the outcomes of Brisbane 2032 Olympic and Paralympic Games indoor sports facility investigation and the Indoor Sports Facility Action Plan.