



Elanora Park Update

# Rugby and Netball Facility Development



## The funding

In 2019, the federal government, through Federal Member for Bonner, Ross Vasta, committed \$1.8 million to deliver the Bayside's only freestanding Netball Courts for Wynnum Netball Club.

As most members will know, the netball club has been working with Wynnum and District Rugby Union Club to explore how this funding can be best invested for the benefit of both clubs and our local community.

**The rugby and netball club committees are committed to keeping members informed throughout the project. We encourage you to remain up to date and welcome your thoughts and input.**

## Where we are up to?

The project is currently in the early planning stages. This will involve collaboration with the federal government to finalise the funding agreement and Brisbane City Council and the state government to address leasing, building and development approvals.

Then detailed plans will be prepared ahead of construction.

## When will it start?

Given the impacts of COVID-19 and our desire to minimise interruptions to the sporting seasons of rugby and netball, the timeframes for planning and construction are yet to be finalised. We will keep members posted as timeframes become clear.

## What we are planning?

The rugby and netball clubs are taking this opportunity to plan for long-term facility development. Anything that doesn't fall within the current funded project will be planned for future stages of development at Elanora Park. This will be a multi-staged development.

The club intends to use local suppliers during construction wherever possible to support local businesses and families.

The clubs are planning for:

- » Rugby field lighting upgrades to LED with smart lighting controls
- » Change rooms including toilets and showers, with the ability for these spaces to be opened up into larger spaces for high-level matches and as training/meeting rooms
- » 4 hard court netball courts and 2 grass netball courts with LED lighting
- » Referee/umpire/official change rooms
- » Netball control room/training room and storage space
- » First Aid room
- » Upgraded amenities including accessible toilets
- » Upgraded kitchen and bar
- » Deck extension and upgrade
- » Water harvesting

# Will the clubs need to merge?

There is no obligation on the clubs to merge or amalgamate. However, the rugby and netball clubs have been discussing the best way to collaborate. No decision has been made on this point because the views of our members are so important.

We have put together three potential options for how the clubs could proceed with the development of Elanora Park, as outlined below.

**What do you think? Join the conversation by taking part in the poll on our Facebook pages.**

## option 1 - Remain separate

*Remain as separately-incorporated clubs under a lease and sublease*

# 1

- » Under this option, both clubs would retain their status as separate legal entities
- » The rugby club would retain the lease from Brisbane City Council and could establish a formal sublease for the netball club over the netball courts

**Pros**

- » Maintains the status quo
- » Retains a sense of 'identity' for both clubs
- » Simple and easy-to-understand model
- » No fees for changing incorporation status of the clubs or establishing a new entity

**Cons**

- » Legal costs for sublease
- » Duplication of committee roles (i.e. each club needs its own committee)
- » Duplication of expenses (e.g. incorporation fees, accounting and audit fees)

## option 2 - New entity

*Establish a new entity to manage facilities under a lease*

# 2

- » Under this option, a new entity could be established for the purpose of managing and maintaining the facilities
- » All three organisations would be separate legal entities
- » The new entity could apply for the lease from Brisbane City Council and establish formal subleases for both the rugby and netball clubs over their respective use areas

**Pros**

- » A separate organisation can focus on facilities, leaving the rugby and netball clubs to focus on running their sports
- » A separate organisation could manage facility allocation and deal with any disputes

**Cons**

- » Legal costs for subleases
- » Establishment fees for new entity
- » The rugby club would no longer hold the lease
- » Duplication of committee roles (i.e. all three organisations need their own committees)
- » Duplication of expenses (e.g. incorporation fees, accounting and audit fees)

## option 3 - Merge or amalgamate

*Merge or amalgamate into a single entity*

# 3

- » Under this option, the rugby and netball clubs could become one single incorporated club, with subcommittees running rugby and netball respectively
- » The merged or amalgamated entity could apply for the lease from Brisbane City Council – no subleases would be required – and manage the use of the facilities as well as the sports

**Pros**

- » Removing duplication would streamline committees and expenses
- » One single lease with no need for subleases
- » One large club, representing both female and male sports, could be more attractive for grants and sponsorship

**Cons**

- » Fees associated with merging or amalgamating
- » A perception of a loss of 'identity' for both clubs
- » A perception of a 'power imbalance' between rugby and netball operations