

MASTER PLAN

Texas Sports Complex

Prepared July 2024

Introduction

The following Master Plan document has been prepared to support forward planning of resource allocation, and to maximise usage of the Texas Sports Complex.

In identifying maintenance requirements, future capital expenditure and potential future use of the facility, a Master Plan allows all parties to appropriately prepare for funding opportunities to facilitate the proposed works, upgrades and improvements at the facility.

On endorsement from Council of this Master Plan, referenced user groups can progress with confidence that they have in-principle endorsement of the proposal. Noting it is essential that project implementation on Council owned and operated facilities requires a strong working relationship to ensure that the project meets all compliance requirements, and are within Council's on-going maintenance capacity. This in-principle support, will require the local group to therefore seek formal approval for all infrastructure works during the planning phase.

This Master Plan was developed in consultation with:

- Texas Terriers Football Club (Senior Rugby Club)
- Texas representative of the MIT Junior Rugby
- Texas State School Principal and staff
- Council staff

History

Texas Sports Complex was originally named the Texas Football Grounds – infrastructure was the old dressing sheds, football field, old lighting, small canteen facility and basic public toilets. Entry was at the Ryan Street end of the grounds.

In 1996 the now Texas Sports Complex was constructed for the purpose of providing sporting facilities and venues and other entertainment and education opportunities for the Texas community.

Link to Council Plans

- Goondiwindi Regional Council – Corporate Plan - <https://www.grc.qld.gov.au/downloads/file/1085/grc-corporate-plan-2019-2024>
- Goondiwindi Regional Council – Sport and Recreation Statement – <https://www.grc.qld.gov.au/downloads/file/82/goondiwindi-region-sport-and-recreation-statement>

Existing Infrastructure

- Function room
- 2x dressing sheds
- Elevated scoring/ video demountable
- Referee change rooms
- Disabled, male and female toilet blocks
- Full commercial kitchen
- Canteen
- Drinks/ Bar area
- Storage containers x2
- Fencing
- Field lighting

- Permanent grandstand area
- Score board
- Car park

Existing Arrangements

- The Texas Sports Complex is a Council owned and operated facility.
- Council has a MoU arrangement in place with and Texas Men’s Shed for their use of the facility, and a multi-year hire agreement for the Texas State School, Texas Terriers Football Club and MIT Jets (junior rugby league).
 - Texas Terriers [ID 856933]
 - Texas State School [ID 857441]
 - Texas Men’s Shed MOU [ID 730563]
 - MIT Jets – TBC at time of drafting
- User groups (seasonal and casual hire) can access the facility through a fee for service booking system. Bookings are made through Council’s Customer Service team.
- Council has developed a Conditions of Hire and Code of Conduct for users of the facility.

Current User Groups

Group	Regularity of Use of Facility
Texas Senior Rugby League	Training twice per week (males and females at the same time). Eight home games for both male and female teams, plus a potential final game per season (April to September).
MIT Junior Rugby / Texas Junior Rugby League	Training once per week with lights, and three home games per season (April to September).
Texas State School	Uses 6 times per year (MOU allows for 4 times per term)
Texas Men’s Shed	Twice per week (Wednesday and Saturday)
Functions/Events	Bookings for wakes, birthdays, training sessions, and workshops (Council and private) vary. There were 26 private hires from 30 th June 2022 to 1 st July 2023.
Texas Jockey Club	Main hall area used once per year for Texas Race Day coordination (December) and free camping onsite
Queensland Rugby League	Occasionally uses for meetings

Concerns Addressed in the drafting of this Masterplan

The Texas Sports Complex Masterplan has been a work in progress for nearly 12 months and a range of maintenance issues have been addressed during this time, including:

- Repair of leak and damaged floor in Council container
- Repairs to roller doors on the canteen and bar
- Dog signage and dog bags for waste installed
- Council supplied knobs for BBQ
- Repairs to the PA system

Master Plan – Capital and Maintenance

High Priority activities

All activities are dependent on sourcing funding to deliver.

Activity	Lead	Notes
Address playing field concerns	Council	This issue is of the highest priority for the local rugby team. Current grounds are considered uneven which may have contributed to major knee injuries in the past season. Council has reviewed budget allocation and commits to increased annual maintenance to match Goondiwindi fields.
Field lighting replacement	Council/ Texas Terriers	Lux test completed in February 2024. The average is 64.7lux for the field, however there is a significant difference between the southern and northern end of the field due to faulty light bulbs. NRL standard for a local football field for training is 50lux. The current bulb types has been discontinued. This site will therefore require upgraded lights in the coming years. As the main user of the lights, Council will work closely with the Texas Terriers to plan ahead and source external funding to upgrade lights and options given the accessibility issue of existing poles. It is likely the Texas Terriers will need to be the applicant for lighting funding.
Safety issues re the scoring/video building	Texas Terriers	The users are not supportive of the building being removed, however acknowledge that it is not safe. Senior Rugby have video equipment that allows them to film at height without use of building. Junior rugby have one game each season that needs filming and don't have the technological solution. Texas Terriers to explore sourcing a builder to repair to safe standard, but it is Council's view that this will be very costly and the asset cannot be used in its current state.
Installation of pop-up irrigation	Council	Council have allocated \$150,000 funding in 2024-25 to install.

Medium Priority Activities

Whilst Council may provide in principle support for medium priority activities, it is critical that the stakeholders deliver the high priority activities prior to sourcing funding for medium priority activities.

Activity	Lead	Notes
Awning over existing grandstand area and concrete under seating	Texas Terriers	Design exists already for awning. Request for concrete is because grass won't grow under a new awning/ shade and the users want to be able to easy wash down food, drinks/ alcohol post games.
Council BBQ gas leak	Council	Council to assess as per available maintenance budget.
Install solar panels on facility	Council/ Texas Terriers	Renewable energy solutions on occasion have specific external funding opportunities. Depending on the guidelines the applicant may be Council or the local not for profit group (Texas Terriers).
Scoreboard needs repair	Texas Terriers	Current scoreboard is functional, but temperamental. A replacement will be required in coming seasons.

Low Priority Activities

Whilst Council may provide in principle support for low priority activities, it is critical that the stakeholders deliver the high priority activities prior to sourcing funding for low priority activities.

Activity	Lead	Notes
Install security cameras	Council	Currently limited security issues at site. Council to consider if suitable external funding becomes for the installation of security cameras.
Replace rusted waste drums	Texas Terriers	No additional bins required for general use. Users to discuss with E & E Waste additional yellow bins for disposal of cans and claim under 'return em for cash' scheme.
Repair to the Reg Saunders signage	Texas Terriers	
Seating in front of carpark under the power-pole, and/or along sideline	Texas Terriers	
Commercial deep fryer for the canteen area		