

# Community Tender – Request for Proposal

## FACILITY FACT SHEET

### Community Facility

65 Van Dieren Road | Pallara District Sports Park | Pallara



Artist Impression of proposed facility

**Brisbane City Council is seeking tender proposals from eligible not-for-profit community organisations for a lease of the Pallara District Sports Park located at 65 Van Dieren Road, Pallara.**

#### Facility summary

Council is seeking applications from eligible not-for-profit community organisations that can demonstrate the capacity to manage, maintain and activate the proposed facility, including rectangular sporting fields, to deliver clear community benefit. Suitable uses may include (but are not limited to):

- outdoor organised sport – rectangular field sports
- public park space
- associated sports administration

The facility generally includes:

- 2 rectangular sporting fields
- Clubhouse including canteen
- Changerooms
- Storage facility
- Irrigation infrastructure

There is also potential for a future third rectangular field directly beside the planned 2 sporting fields, subject to funding.



The Pallara District Sports Park is rectangular in shape, consisting of eight lots with a combined area of approx. 13 hectares. The site is surrounded by residential properties to the north and east and native vegetation to the south.

The area is situated within a mix of emerging community (currently bushland acreage), and rapidly developing low-medium density, interspersed with open space parkland and roads.

Proposed hours of operation will be subject to the approved use and management plan and must be compatible with park use and the surrounding residential amenity, which are generally 7:00am to 10:00pm.

The land on which the facility is located is zoned Sport and Recreation (District) under the *Brisbane City Plan 2014*. Applications must demonstrate that the proposed use is consistent with the zone intent.

Where a development application or other statutory approval is required, the successful applicant will be responsible for obtaining all necessary approvals and meeting all associated costs.

## **Tenure**

An appropriate lease term will be negotiated with the successful applicant.

## **Fees and charges**

The lease fee for the facility will be set in accordance with Brisbane City Council's Schedule of Fees and Charges applicable at the commencement of the lease.

The cost of preparing and registering a lease is payable by the applicant and is outlined in Council's [schedule of fees and charges](#). The tenant will be responsible for facility maintenance, payment of telephone, electricity, water and rates and any other costs for the community facility during the term of the lease.

The cost of preparing and registering a tenure arrangement is payable by the applicant and is outlined in Council's [schedule of fees and charges](#). Costs may include lease preparation, stamp duty, survey costs and titles office registration.

## **How do I apply?**

If your organisation is interested in this opportunity you can visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) and search for 'Community Facility Tender' to submit your tender proposal. The proposal will need to demonstrate ability to meet the eligibility criteria and key selection criteria through a written response which is to be submitted prior to midnight Sunday 5 July 2026.

For more information visit [www.brisbane.qld.gov.au](http://www.brisbane.qld.gov.au) or call Council on (07) 3403 8888.

## Related information

### Indicative lease boundary

The indicative lease areas are identified by the blue shaded areas in the below image.

