



**KEMPSEY**  
Shire Council

## **DIRECTOR SHIRE SERVICES REPORT**

12<sup>th</sup> June 2007

<b>DSS3</b>	<b>ASSESSMENT OF SPORTING FIELDS FOR SOUTH WEST ROCKS</b>
	<b>FILE: LA14295 &amp; 527 JM {Folio No. *}</b>

### **SUMMARY:**

Reporting on the investigation of alternative sites to Boyters Lane for the construction of new sporting fields for South West Rocks.

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### **DESCRIPTION:**

At Council's meeting of 13<sup>th</sup> March, 2007 it was recommended:

*That Stage 1 of the Boyters Lane Playing Fields development be undertaken; and*

*That consideration be given to the provision of an additional \$467,000 for the project in the draft 2007/08 budget.*

Council resolved:

*That this matter be deferred for consideration in conjunction with the 2007 / 08 budget and;*

*That alternate sites and uses be investigated and a report be provided on Section 94 funds available.*

At Council's extraordinary meeting of 19<sup>th</sup> April, 2007 it was resolved:

*That Stage 1 of the Boyters Lane Playing Fields development be undertaken; and*

*That \$467,000 for the project be included in the draft 2007 / 08 budget and that Council seek funding under the Department of Sport and Recreation grant funding for sporting facilities; and*

*That implementation of the recommendation would involve no detrimental affect to the 2007 / 2008 budget.*

With the above motion subsequently being rescinded at Council's ordinary meeting of 8<sup>th</sup> May, 2007 this report has been prepared in response to the recommendation of 13<sup>th</sup> March 2007 to investigate alternative sites. This report compares alternative sites with the current option of the proposed site at Boyters Lane.

Each site is shown in [Appendix D – Page H8](#) with a detailed desktop assessment for each of the seven sites provided in [Appendix E - part 1 – Page H9](#), [Appendix E - part 2](#), [Appendix E - part 3](#). Table 1 summarises the results of this assessment, providing a viability rating for each assessment item and an overall score for each site. In Table 1, the lower the score the more viable the site is.

**Table 1: Summary of Site Assessment\***

Site	Field Needs	Site Object	Project Delivery	Overall Viability	Overall Ranking	Due Date**
Site 'A' Boyers Lane	2.0	2.0	1.3	<b>1.9</b>	1	2009
Site 'B' Spencerville	2.3	4.3	5.0	<b>3.9</b>	7	>2027
Site 'C' Gordon Young Drive	2.0	3.8	3.3	<b>3.0</b>	4	2013
Site 'D' Former Caltex Terminal	1.3	3.5	5.0	<b>3.1</b>	5	2027
Site 'E' Trial Street	1.3	2.3	2.5	<b>2.1</b>	2	2015
Site 'F' Saltwater Development	1.0	2.5	3.0	<b>2.1</b>	3	2017
Site 'G' Arakoon Road	3.0	3.5	3.3	<b>3.3</b>	6	2015

\* Ranking System is based on a score of 1 being very viable, 3 being moderate and 5 very unviable

\*\* Due date is an estimate of the earliest completion date

As a result of the assessment, it is concluded that the most viable site is Boyers Lane as it best meets the needs as a playing field with ample land for the development of playing fields and the provision of amenities and parking and can be developed in the short-term. The site has to date been assessed with a Plan of Management having been prepared and a Development Application already lodged. The only outstanding items are finalisation of the Development Application and the application for Construction Certificate. Construction could be completed during 2008 if funding is available.

The Trial Street site is the second preference. On completion of a detailed assessment it may reveal there are issues with heritage, flora and fauna that may make this site less viable. The site however is close to town and close to the current sporting fields in Phillip Drive giving this higher social value than the Boyers Lane option. Issues relating to aboriginal heritage, drainage and rezoning require further investigation.

The land that forms part of the Buffer Zone around the South West Rocks sewerage treatment plant has been reported in the press as being offered to Kempsey Shire Council for use as a sporting field by Saltwater Developments (Macleay Argus 13<sup>th</sup> April, 2007). This option rated as being equally as viable as Trial Street. However if the Buffer Zone is reduced to 150m as reported in the same article, and as is being considered in the Draft Local Environmental Study then this site becomes

unviable. This site is currently privately owned and its development is highly dependent on the timing of the development of this land by the owner.

All other sites ranked higher than three in table 1, therefore having a low viability and are either not cost effective, have too many environmental constraints, or will not be able to be constructed within the short to medium term. Detail of each of these options is provided in [Appendix E – Page H9 part 1, part 2, part 3](#).

The preferred sites for the development of additional sporting fields at South West Rocks are Boyters Lane and Trial Street. For the current population, approximately 4.6Ha of playing fields are required. The proposed development of stage 1 at Boyters Lane (2.0Ha) and the existing fields at Philip Drive (2.5Ha) will meet this current need.

For the projected population in 2016, additional fields will be required (8Ha total). It is proposed that further investigations be undertaken into the viability of developing the Trial Street site (3.5Ha) as additional sporting fields for the medium term before committing to the development of stage 2 of the Boyters Lane site. The detailed assessment of the Trial Street site should include a land assessment by the Lands Department, a heritage study, a property valuation, a survey of the site and a preliminary cost estimate.

## **Funding**

An amount of \$240,000 has been provided from Section 94 Funds (\$125,000) and Loans (\$115,000) for the development of sporting fields at South West Rocks. An additional amount of \$60,000, comprised of \$30,000 from Sec 94 Funds and \$30,000 from Loans, is currently allocated to this project in the draft budget for 2007 / 08.

As at 30<sup>th</sup> April 2007, there exists a balance of \$519,000 in Section 94 Outdoor Recreation & Open Space Contributions for South West Rocks. This leaves an uncommitted balance of \$364,000 after reducing the committed funds for the Boyters Lane project.

Based on the Residential Land Release Strategy, approximately 1300 additional dwellings are expected in South West Rocks by 2017. This equates to an additional \$2,600,000 (2006 / 07 Dollars) in Sec 94 contributions for Open Space at South West Rocks.

For projects of this type, grant funding may be available from the Department of Sport & Recreation under the Regional Sports Facility Program. Funding of up to 50% of the project cost with a maximum of \$200,000 is available under the program. Applications for these grants close in late August.

As detailed in the report to Council on 13<sup>th</sup> March 2007, the estimated cost to construct Stage 1 of the project was \$707,000. An amount of \$83,000 was allowed for the construction of a car park for 75 vehicles which would service the full proposed development. For the first stage of the project the car park could be reduced (and later expended if necessary) at an estimated revised cost of \$53,000.

In determining the Section 64 contributions for Water and Sewer, calculations were based on equivalent tenements derived from the Water

Directorate Guidelines for community facilities. A reassessment suggests that these guidelines appear high for a sporting facility based on current usage at similar facilities currently in operation elsewhere in the shire and the Section 64 contributions should reduce from the estimated \$94,000 to \$34,000.

An amount of \$150,000 was allowed for the construction of an amenities building. Since that report Council has received a letter from the South West Rocks Sports Association committing the respective clubs to supply all the labour costs associated with the construction of the amenities block. On that basis, the cost for the construction of the amenities block could be reduced to say \$80,000.

As a result of the three items referred to above, the revised estimated cost for Stage 1 of the project is \$547,000. If Council decides to proceed with Stage 1 of the project as recommended, an additional amount of \$247,000 is required in 2007 / 08. This amount would be reduced should any grant funding be forthcoming.

## **REPORT IMPLICATIONS:**

- *Environmental*

*The preferred site of Boyters Lane has already been the subject of extensive environmental assessment with a plan of management already adopted by Council. If the second preference (Trial Street) is considered as a long term option then detailed environmental assessment of this site will be required.*

- *Social*

*The social implications of this report would be to provide sporting fields suitable to the growth of South West Rocks and to maximise community enjoyment. Both the Boyters Lane and Trial Street option would enhance the social framework of South West Rocks.*

- *Economic (Financial)*

*An amount of \$240,000 has been provided for the development of sporting fields at Boyters Lane with a further \$60,000 provided in the draft 2007 / 08 budget for this project.*

*In order to complete Stage 1 of the project as proposed, additional funds in the amount of \$247,000 would be required in 2007 / 08. Further monies in the amount of \$364,000 are available from Sec 94 Contributions for Open Space & Recreation in the South West Rocks catchment.*

- *Policy or Statutory*

*Nil*

- *Director's Review*

*An assessment of alternative sites for sporting fields at South West Rocks indicates that the Boyters Lane site is the only site that can be developed in the short term. All other sites are unlikely to be able to be developed prior to 2013 to 2017. The*

*development of Stage 1 of the Boyters Lane site will meet the current identified need for additional sporting fields at South West Rocks. An assessment of the Trial Street site should be undertaken prior to committing to Stage 2 of the Boyters Lane project.*

**RECOMMENDATION:**

- 1 That Stage 1 of the Boyters Lane Playing Fields development in the estimated cost of \$547,000 be undertaken and that funding be provided in the 2007 / 08 budget.
- 2 That a detailed assessment be undertaken of the viability of the Trial Street site for use as sporting fields in the medium term.

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A P Vermeulen  
DIRECTOR SHIRE SERVICES