



KEMPSEY  
Shire Council

## **DIRECTOR SHIRE SERVICES REPORT**

13 March 2007

<b>DSS7</b>	<b>BOYTERS LANE SPORTING FIELDS</b>
	<b>FILE: LA14295, T6-04-307 JM {Folio No. *}</b>

### **SUMMARY:**

Reporting on the proposed budget for the Boyters Lane Sporting Fields.

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### **DESCRIPTION:**

At Council's meeting of 11<sup>th</sup> May 2004 a proposed budget was reported to develop the Boyters Lane Sporting Fields. The preliminary estimates prepared at the time valued the cost of the development at \$318,000 based on a preliminary plan for the fields. At the time this information was reported to Council, a Development Application for the proposal had not been lodged.

A development application for the project was lodged on 25<sup>th</sup> May 2004 for the project. In June 2004 Sustainable Development Services requested additional information including:

- The need to prepare a Plan of Management for Boyters Lane Playing Fields and Wetlands
- Detailed information on the road (Boyters Lane) accessing the site
- Detailed site plans for off street car parking
- Details for sewer connections
- Architectural details of Amenities Block
- Details of proposed lighting

The Plan of Management for the Boyters Lane Playing Fields and Wetlands was prepared by Wetlands Australia with the plan adopted by Council at the December 2005 Council meeting after a 28 day period of public exhibition.

A revised design was prepared considering the additional information required to further process the Development Application, as well as the comments received from the community through public consultation. The new design has been estimated at \$1.39 million and includes additional infrastructure such as extra netball courts (including two hard courts), an athletics track, and cycleway connection to South West Rocks. The need to provide a higher quality of playing field was also incorporated into the new design since the original design provided only for the slashing and mowing of the existing field with no allowance to level, cultivate and seed

the area. The revised concept plan for the development is included in [Appendix C – Page H4](#).

Details of the 2007 estimate for the Boyters Lane Sporting Fields are detailed in Table 1, along with a comparison with the estimate prepared in 2004. Table 1 also breaks down the 2007 Estimate showing the work being completed in two stages with Stage 1 the costs to meet Construction Certificate requirements and Stage 2 the future works needed to fully develop the site.

It is proposed that in Stage 1, toilets and change rooms be provided. At a later date, the amenities building could be extended if necessary to incorporate a canteen and storage area. No provision has been made initially to provide flood lighting of the fields for training or playing. It is proposed that floodlighting be provided at a later stage when required. An amount of \$80,000 has been proposed initially to develop two full size fields and a central cricket pitch. This could be later extended to include an athletics track and netball courts. A cycleway to provide access to the complex for pedestrians and cyclists is not deemed to be necessary initially. However, in the longer term cycleway access to the complex would be desirable.

**Table 1 – Comparison of 2007 estimates with those reported in 2004**

Item	2004 Estimate	2007 Estimate			Additional expenditure from 2004 estimate
		Stage 1	Stage 2	Total	
Road works	\$70,000	\$160,000		\$160,000	Intersection with South West Rocks Road
Car Park	\$15,000	\$83,000		\$83,000	Provision of additional off street parking
Sewer and Water Provision	\$60,000	\$45,000		\$45,000	Former estimate required pump station which is now not required with LPG system
Amenities	\$130,000	\$150,000	\$110,000	\$260,000	Flood mound not included in original estimate; Amenities now include canteen and change rooms
Electricity Connection	\$20,000	\$30,000		\$30,000	
Lighting			\$213,000	\$213,000	New design allows for flood lighting to playing standard
Irrigation	\$5,000	\$10,000		\$10,000	
Cricket Pitch	\$5,500	\$6,000		\$6,000	
Development Application	\$2,500	\$9,000		\$9,000	
Levelling fields	\$10,000	\$80,000	\$70,000	\$150,000	Playing surfaces increased, and level of treatment increased
Cycleway			\$278,000	\$278,000	Option along Gregory Street and Boyters Lane include bridge over Spencers Creek – estimated
Storm water		\$20,000	\$10,000	\$30,000	Piped internal storm water drainage included
Water & Sewer Contributions		\$94,000		\$94,000	Allowance made for Section 64 contributions

Item	2004 Estimate	2007 Estimate			Additional expenditure from 2004 estimate
		Stage 1	Stage 2	Total	
Design		\$20,000		\$20,000	Design
<b>TOTAL</b>	\$318,000	\$707,000	\$681,000	\$1,388,000	

If the overall project is staged as proposed, an additional amount of \$467,000 would be required to complete Stage 1 of the works. It is recommended that the funds be provided in 2007/2008 and that the funds be sourced from Section 94 funds and loans. This would allow the initial development of the complex by June 2008. Other works proposed for Stage 2 would then be undertaken as the need arises or as funds become available.

In addition to the above monies needed to develop the site, some costs have already been incurred to date for the design and construction of constructed wetlands, the purchase of the original land parcel and the preparation of the Plan of Management for the site. Table 2 outlines this expenditure and includes the costs listed in Table 1 to bring the project to completion.

**Table 2 – Project Expenditure**

Item	2007 Estimate	Expended	Funding source
Purchase of Land (April 2000)	\$190,000	Yes	Section 94 (2002/3)
Plan of Management Preparation	\$26,000	Yes	Environmental levy
Buffer vegetation	\$5,000	Yes	Northern Rivers CMA
First Wetland	\$12,500	Yes	Northern Rivers CMA
Second Wetland	\$30,000	No	Community Water Grant
Required Budget:			Section 94/Loans
Stage 1	\$707,000		
Stage 2	\$681,000		
<b>TOTAL</b>	\$1,651,500		

**REPORT IMPLICATIONS:**

- **Environmental**

***To enhance the existing wetlands and providing the community of South West Rocks with improved sporting facilities through integrated design.***

- *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 and understanding of the ecological values of the site through education and improved accessibility.*

- *Economic (Financial)*

*An amount of \$240,000 has been provided from Section 94 funds / loans for the development of the sporting fields at Boyters Lane. In order to complete Stage 1 of the project as proposed, additional funds in the amount of \$467,000 would be required in 2007 / 08. Further monies in the amount of \$395,147 are available from Sec 94 Contributions for Open Space and Recreation in the South West Rocks catchment.*

- *Policy or Statutory*

*Nil.*

- *Directors Review*

*Staging of the project as proposed in the report will enable the complex to be initially constructed with future enhancements / extensions to be undertaken as required and as funds permit.*

**RECOMMENDATION:**

- 1 That Stage 1 of the Boyters Lane Playing Fields development be undertaken.
- 2 That consideration be given to the provision of an additional \$467,000 for the project in the draft 2007/08 budget.

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A P Vermeulen  
DIRECTOR SHIRE SERVICES