

Presented to	Ordinary Meeting of Council to be held 21 April 2026
Related to Item	Item CD26/62 John Connell Reserve Field Extension
Submitted by	Manager Healthy Melville
Attachments	Nil

The information provided below is intended to provide additional officer advice in relation to the questions posed by Rebekah Ernst, President of the Leeming Spartans Junior Cricket Club:

Question 1

Can the area be cleared and the core oval extension works commence before any pitch is moved or any light towers are removed or replaced within the permit requirements? This will allow the teams to continue playing safely whilst works are under taken without losing any play space for cricket, soccer and the local community.

Response

Should Council determine the oval extension proposal will proceed, the final actual area to be cleared and subsequent oval extension footprint will be determined by a detailed design process. This process is estimated to take at least 12 months and as identified in Council Item CD26/62, will be challenging to be completed by 23 July 2027 (key clearing permit requirement) as it is subject to:

- Design in consultation with user groups
- A land administration process to excise the existing oval and proposed extension area from the existing broader approximately 12-hectare lot as this is understood to be expected by the Department of Water and Environmental Regulation (DWER) to assist differentiate the fully remediated contaminated area and non-contaminated area; noting this can't commence until detailed design has been completed as the area requires to be surveyed.
- Obtaining endorsement from the DWER in relation to contamination risk is satisfied and adequately managed should works proceed.
- Other statutory approvals where relevant (e.g. Building Permit)
- Procurement activities including engaging consultancy to support the design process and the construction tender which will require approval by Council.

Should the oval extension proceed, the permit requires construction works for the oval extension to occur within three months. However, for economies of scale and accountability purposes it is highly likely that construction of the oval extension would occur soon after the clearing under one main contract.

It would be expected during the construction when clearing and retaining walls are being built, that most of the oval would be able to be used, until such time the new and existing areas need to be integrated with irrigation and turf to minimise downtime on the playing space availability. Importantly any new turf area will be fenced off as the turf will require time to establish, however it is expected that most of the remaining oval will be able to be used.

Question 2

Can the existing four light towers remain in place on an interim basis while the main clearing, earthworks and field extension are progressed, with lighting addressed at a later stage? This will allow minimal disruption to training and playing on the fields.

Response

Should the oval extension proceed, it is expected that clearing, oval extension and lighting works will be all conducted in one construction package for economies of scale specifically:

- Procurement
- Statutory approvals (e.g. building permit)
- Construction preliminaries (e.g. project management/oversight costs, insurances, bonds)
- Site mobilisation costs (e.g. fencing, equipment etc)

Under one contract, there are ways to minimise disruption. This may include leaving the existing light poles in-situ, while preparing footings, conduit and cabling for the new poles and removing the existing poles after standing the new poles. This reduces down time, however, will still cause some disruption as turfing activities, disconnection and re-connection need to occur. These elements would be determined during the detailed design process and can be included as part of the tender package.

Importantly separating lighting works as a separate project at a later stage is likely to cause more disruption and cost, particularly if excavation of new turf is required and/or additional approvals, preliminaries and mobilisation is required.