

WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.



Lyle Park,  
Ceretto Circuit  
Wollongbar, NSW 2477

P O Box 188  
Alstonville NSW 2477

The General Manager  
Ballina Shire Council  
PO Box 450  
BALLINA NSW 2478

Attention Mr Paul Hickey:

30 April 2020

Dear Paul

On behalf of the Wollongbar Alstonville Rugby Club Inc, I wish to make a request to Council for their assistance in getting our proposed Clubhouse at the New Wollongbar Fields moving. I have set out our request below and included a number of documents that may assist Council.

This approach has taken sometime to prepare, given none of our committee are able to commit the time required to seek this type of help, another factor was a reluctance by a number to seek help, however given the current situation the Club needs to be see some action on ground and with your help we may be able to provide hope for a better future after this lockdown is lifted

Thank you in anticipation.

Yours Sincerely,

*PL Hilliard*

Phil Hilliard  
Public Officer &  
Building Committee Member.

	<b>Request</b>
<b>Page 2-3</b>	
<b>Page 5 &amp; 6</b>	<b>Brief</b>
<b>Page 7-10</b>	<b>Background</b>
<b>Page 11-12</b>	<b>History of WAR (Wollongbar Alstonville Rugby)</b>
<b>Page 13-14</b>	<b>Project- Financial Statement</b>
<b>Page 15</b>	<b>Synergy Website-</b>
<b>Attachment One</b>	<b>Agronomist Report</b>
<b>Attachment Two</b>	<b>FERTCARE : Email</b>
<b>Attachment Three</b>	<b>Sport Turf Operations P/L- Estimates</b>
<b>Attachment Four</b>	<b>Sport Turf Operations P/L- Capability Statement</b>
<b>Attachment Five</b>	<b>Notice of Determination of DA</b>
<b>Attachment Six</b>	<b>Site Plan, Design &amp; Layout</b>

### **Request:**

27 April 2020

Wollongbar Alstonville Rugby seek councils support to Build a New Club House at the Wollongbar Sports Fields.

You may be aware that our club formed in 1991 with its current base at Lyle Park where our first Club House was built in 1994 then progressively improved in 2009 & 2011 by our generous members and the community we serve.

With the acquisition by Council of the New Ground at Wollongbar our Club made a decision to build a new Club house at that venue to cater for the growing demand on our facilities.

We have raised in excess of \$350,000.00 from a great variety of activities, plus \$800,000.00 in Government Grants, we have had a DA approved for a Club House and additional change rooms to meet the needs of women's sport.

**Sadly, we may require an additional \$300,000.00 to complete the project.**

We also need the ground to be rectified given it is not currently fit for purpose. The playing surface has been likened to a farm paddock, with the levels going in the wrong direction and the surface being mainly grass covered rubble.

The lighting installed, while never used does not meet the standard required for a regional sports facility, even though we contributed \$30,000.00 for that purpose.

### WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

Council Staff have indicated the grounds will be rectified over time, 5 years base on the current budget allocation. Our expert advice is the rock will take considerably longer than 5 years to breakdown into a soil base.

Of greatest concern to the Club, who have committed in excess of fifteen years to this project, will on completion will be left with a New Club house on a Sports Field that is unusable and be in a similar situation to each and every other Sporting group at the site, left with a white elephant.

Wollongbar Alstonville Rugby Club wants to generate a higher activity at the site from the day our New Club House opens, exposing the council facilities to the broader community can only increase the participation by all sports at the New Ground.

In summary

- We are asking Council to assist the Club if required with sourcing a possible \$300,000.00, cash or in-kind to complete the project.
- Council commit to undertaking work on the grounds similar to the suggestions provided by the expert reports attached here.
- Replace the current Ground Flood lights with higher quality and energy efficient L.E.D. Lights on both fields.

To Ballina Shire Council.

<b>Page 2-3</b>	<b>Request- See Page one</b>
<b>Page 5 &amp; 6</b>	<b>Brief</b>
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### Request for Assistance: See Page One

#### BRIEF:

We are committed to building our New Club House at the New Wollongbar Sports Field site to supplement our existing facility at Lyle Park. we envisage Lyle Park will continue to be used by the club to foster the growth in the more elite level of the sport, and promotion of Carnival type events utilising both sites

Include here is a summary of our Community achievements and the work that we are performing in Wollongbar, to summaries:

Our Organisation formed in 1991:

We have over 400 players registered & 80 Volunteers from under 6 years to over 70.

In 2004 we commenced fund raising to build a new Club house, should a suitable site be found.

The Planning process and the constant change within the community has seen our original Plan grow, including the Costs.

In 2009 Council secured the 13 hectares of Land for a New Sporting Field then a \$4.5M, with a BBRC grant to install

- One AFL field and sports lighting
- Two rugby grounds and lighting
- One cricket oval (summer use of rugby grounds)
- Six tennis courts and lighting
- Four netball courts
- Clubhouse facilities ????????

The total estimated cost of this project was \$6.2 million, with Council contributing the difference (\$1.7 million) from its commercial property reserves.

You maybe be aware that not all the plans went according to the expert predictions, with cost overruns and major changes implemented to meet shrinking budgets or overruns.

Our Club has now obtained a DA Approval for A club House with two Offices, Storage rooms, a meeting hall 160 seated or 100 at tables, two Canteens, Toilet & amenities, shaded on three sides plus two change rooms to accommodate different genders.

We are currently working with Council Staff to address a number of conditions, prior to Council providing the Club with a Construction Permit, see attached.

We have secured Funding of \$300K State, \$500K Commonwealth and Cash \$363K, plus \$100K in-kind from the community.

We have had a number of meetings with Staff, who have worked with us to rectify several issues, which we appreciate.

There remains a number of issues that have not been resolved to our satisfaction as we see the Staff being constrained by either Council Policy or Council Finances/budgets.

### WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

A major concern is the current condition of the ground given we are looking to build a Club House to service Major Regional Sporting events. Attached is a number of reports showing the current condition and suggestions on rectifying the issues.

Council Staff have offered to undertake what they see as the required work to bring the field up to a playing standard over the next Five (5) years by way of 100mm of top dressing at 20mm per years.

Our experts have indicated this will not rectify the issues either in the long term or address the standard required of a playing surface under the "Minimum conditions required by the Dept Sport & Recreation" in addition to the Club Officials "Duty of Care" for players which would prohibit scheduling training or games at the ground.

The surface currently has large areas of rock that will injury anyone using the pitch. The whole field is not level, with a fall to one end of 600mm from the centre and a fall to the other end of 400mm, in addition the fall runs from the centre to the goal lines, when they should be from centre field to both sidelines.

We note even today the original ground Contractors Website claims the completed "Works" provided an International Class sporting facility. (What rubbish)

The Club is now faced with seeking additional Funds to complete the building in an area that will not be capable of being used for any rugby games, when we need to provide "Regional Level" games to generate the appropriate level of revenue to service our potential commitment.

As a Club and individually as members of the community we are not interested in becoming another poor outcome at this site, the Tennis Courts have yet to be rectified, their wind breaks are ineffective and the Club is struggling, The Netball Courts & kiosk/storage have not been used by any group and the Oval has seen only vandals in motor vehicles, the Lights installed over 4 years ago have never been used and are now due to be replaced.

We now look like building a structure that cannot be used for another 5 years by our code.

Our estimates are that the surface requires levelling and the rock material removed, the appropriate soil added and a suitable turf applied. Under this an appropriate drainage & irrigation system with water storage to effectively operate when required.

We note that when we secured the State Grant of \$300K, Council received \$400K to complete these works.

While our Build Costs are approx. \$1.5M we have a shortfall of \$300K, which we are seeking Grant Funds to cover or a loan.

Being a very resourceful group much of our cost maybe covered from additional In-kind contributions, however due to the unpredictable nature of this type of contribution, we need to secure funding on or before we commence a build.

There are also a number of issues outstanding for the Construction Permit, that are required for new buildings that were not completed by the contractor and are now being added to our obligations at our cost.

We request your consideration.

### BACKGROUND:

#### Project benefits and outcomes

Our club and the sport of rugby came to the Plateau in 1991, initially with two teams of Senior's 19yrs plus using the Alstonville High School grounds and the Alstonville show grounds while with an NSW Grant, member of the club build a Club house on the Lyle park site.

The Club house has grown as more of the community joined, in 1994 we had teams in The Far North Coast Rugby competition ages under 12, under 14, under 15 and under 17 years plus Under 19s, 3rds, 2nds and 1<sup>st</sup> division teams, in excess of 180 players with a volunteer group of 45.

In 1995 our efforts started to show some rewards for the player and coaches with the under 15 boys winning the first of many U15s premierships, inaugural Coach Andrew Holloway and Team Manager Eoin Johnson setting the standard.

To date on field achievements are measured by 46 premiership teams in our Juniors and 15 in our Seniors with current standouts, the first lady's competition winners plus, six First Grade championships in a row.

The club has also won the most well organised club/venue "Club Championship" 12 years in a row as voted by all the other clubs/referees on the North Coast.

We can also boast that we have had a part in developing numerous players who have gone on to be representatives for the zone, State and Australia including some into administering the game at the elite level.

Yet our biggest impact has been the development of so many in the community, growing from our 180 in 1995 to over 480 at our peak, currently 400 players and 80 volunteers, the club has fostered in our members, The art of fair play, respect, diversity and inclusion. A team spirit and a community spirit.

We were the first club in Australia to be granted Official Student Exchange status, where a year player is sponsored into Kelly Collage Tavestock UK for six months and in return hosts a Kelly College student for six months in Australia.

Every two years we sponsor between 30 and 90 players and support staff to tour either New Zealand or Fiji for 10 days on a cultural tour to build our team spirit and exposure to other cultures.

In 2003 with over four hundred players utilising Lyle Park our committee determined that the ground could not sustain this level of usage, thus we commenced a search for an expanded field. Increasing Lyle park was ruled in operable by council staff and adjoining landholders leaving few other options. Council determined that they would find and establish a new site based on the proposed expansion of Wollongbar. In the interim we secured the use of the TAFE grounds during winter sports.

Our committee proposed in 2004 we commence raising funds for any potential new ground, an initial goal was set for \$200,000.00 given our club house at Lyle park cost less than \$60,000.00.

In 2009 Ballina Council advised they had secured a site close to Lyle park for the expansion of sporting fields and in 2011 a DA was lodged to establish the fields with parking and amenities. The DA by Council provided for an AFL ground, Two Rugby Fields with public toilets and two change rooms, a four Court Tennis Club with a Club Rooms and amenities, a four court Netball park with a Club kiosk and storage plus 170 car park and five coach parking bays.

In 2013 our club raised a concern that the planning documents made no allowance for a Club House and the free area available was not close to the fields.

Despite our concerns, councillors voted to adopt the proposal to build the shared change room and amenities building at their original site.

### WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

*The council also voted to meet with the rugby union club to address concerns.  
Mayor David Wright said they would be meeting with the club to sort out the problems.  
"I think these are issues that we can work through," he said.  
"These are \$6million fields and we want them to be used."*

[REBECCA LOLLBACK](#) NORTHERN STAR  
9th Jul 2013 6:23 AM

In 2014 Council asked our club to attend a meeting with them as they were undertaking planning of the playing fields, they suggested we consider upgrading the lights to LED, this upgrade would have to be paid for by the club as the council didn't have the money, our club agreed to upgrade and was advised the council would let us know how much, to our surprise when the lights were installed they were the original lights council had on the plan, when we asked why we weren't notified, as agreed the response was they thought we couldn't afford it, they didn't even ask us. This was strange because it was the council that approached us to look at upgrading to LED. If we did we wouldn't have the lighting problem we have now, the lights installed do not come up to current A.R.U. specifications yet we paid a contribution of \$30,000.00, several months after the payment was made, we were informed the original lighting system had been installed and our funds were used for cabling for future lighting.

In 2017 our Club obtained numerous quotes on a basic club house, with most quotes in the \$800,000 to \$950,000 range far exceeding our original fundraising goal of \$200,000. After many applications for Grant Funding we secured a Federal Sports Grant for \$500,000.00, at this point we had fund raised almost \$300,000 together with the Grant of \$500,000 we believed we had an opportunity to deliver our project. While in the process of submitting our DA, council approached the Club with a request to make provision for other sports to utilise the facility, necessitating some changes to the plans, however we continued with our DA, incorporating the request changes. While awaiting the outcome of our DA we were again approached by Council, the Federal Member Page Kevin Hogan and the Assistant Minister for the North Coast Ben Franklin with the request to add or change our plan to include facilities to cater for Women in Sport. As this was also very much on our minds, we undertook to add these facilities, this resulted in a re-quote on the additions, revealing the two changes including engineering had added a further \$500,000 to \$600,000 to our original quote and the cheapest process required a fresh DA Application.

Some simple maths would tell you that we would struggle to fund these additions, so we sought other Grant funding although at this late stage in the process there were few options given we already had a Commonwealth Grant leaving the State Government our only option under the Stronger Country Communities Fund however under the revised rules grants were for a \$1,000,000.00. We justified our application based on \$300,000.00 New Amenities to cater for Women and \$700,000 for change's to Roof engineering, and external additions including, Irrigation, Levelling the Field removing rock base, installing Turf and replacing the lighting system. This was in line with establishing a Regional Sporting facility capable of bringing National teams to our region.

Sadly, our application as submitted was not granted funding however we were advised \$300,000 was approved with the ground works & lighting to be covered by a Grant of \$400,000 to Ballina Shire Council.

On receiving our DA, we found many additional requirements not within our original budget, including the timing delay which have only added to the project cost.

WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

**Public Access;**

Our Club while working with the community, is open to assist any other sporting group who wishes to utilise the venue, our current plan has two catering areas for such occasions, the outside kiosk will be available for school's other sport events on the grounds. When Rugby is being played, we will open up both areas to cater for the events.

The Club house will be available for Sport functions up to 100 and will become a base for Rugby Union Development Officer for the Far North Coast

Once established the club will either assist other groups to establish additional equipment for the various groups who have expressed an interest in using the grounds or undertake the work itself to meet the need.

A club goal is to build the grounds to become a community hub, providing both a meeting place and an activity centre.

**Management Model**

As with our Building Committee tasked with the job of building a new Club House, the Club will invite all potential user to form a Management Committee. They will be tasked with addressing the needs of all the users and liaising with Ballina Council on ground bookings.

The Club has determined that they will require some financial management plans with a portion of revenue raised from the grounds to be set aside for New Capital Improvements and maintenance.

**Consultation**

At the inception of our Building committee we undertook extensive consultation to gauge what the community felt was a need within this new public space that we were looking to develop.

We undertook public meeting and private conversation with Schools including, Alstonville High, Woodlawn, Trinity, Alstonville Public, **St Joseph's Primary School. Alstonville**, Wollongbar Public.

With Sporting Groups, Soccer, Netball, AFL, Rugby League, Cricket, Athletics, Little Athletics & Hockey, we also engaged with the skatepark organisers

Various fitness centres, Mothers groups in Wollongbar & Alstonville, House with No Steps and Uniting Carers plus a number of other Carer organisations on the Plateau

While the sporting Facilities were evident to all, some of the other facilities revealed included, Access to water for animals, Shaded area, A fitness Trail with equipment, a tiny tote play area fenced. A Social meeting place preferably with refreshments. Disability Access points with the ability to drive up to the Club house if required. A Self-help kiosk for use by schools at sports events. Parking for large crowds. A High-quality Gym for elite athletes.

**Funding:**

We currently have	Cash	\$363,025.00
	Commonwealth Grant	\$500,000.00
	State Govt Grant	\$300,000.00
	In-kind Donations	\$100,000.00

Current Quote	BuildingClub	\$1,050,000.00
	Amenity	\$ 300,522.00
Contingency Allowance		\$ 200,000.00

WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

BRIEF HISTORY:

BRIEF HISTORY OF WAR

1991

August:

- Private Meeting held to Discuss the prospect of starting Rugby Club on the Plateau.
- Meeting with Zone President re Rugby Club in Alstonville

September:

- Had public meeting to discuss plans for new Rugby Club.
- New club was formed H Atkinson was voted in as president

1992- Club Formed

- First season fielded 2 sides in FNCRU pool B competition 1<sup>st</sup> Grade and Under 19s
- Played all home games on Alstonville Showground

1993

- Played all home games at Alstonville High School
- Fielded two senior sides in FNCR Pool B
- Received a grant from NSW Govt to build new clubhouse on Lyle Park

1994

- Started season playing on Lyle Park, opened new club house built by club members
- Started U14s and 17s
- Won our first Premiership Under 15s, Coach Andrew Holloway, Manager Eoin Johnston
- Started Junior Exchange between our club and Kelly Collage Tavestock UK, our club was the first sporting club in NSW to be granted an official student Exchange Programme. First exchange players were Tom Johnston WAR, and Sam Laskey Kelly Collage
- Had U12s, 14s, 15s and 16s in Junior competition

1995

- Friday Night Juniors started this was a WAR initiative.
- Chris Lomax was appointed Junior Rugby Coordinator
- Won both Under 15s and 17s
- Promoted to FNCRU First division
- Fielded 1<sup>st</sup>, 2<sup>nd</sup> 3<sup>rd</sup> Grade plus U19s in FNCRU competition

1996

- Won the 1st Grade Premiership
- 2015, 2016, 2017, 2018, 2019 1<sup>st</sup> Grade premiers

WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

**LIFE MEMBERS**

The success of any organisation can only be measured by the energy and enthusiasm that members bring over many years.

This list recognises those who have all provided time, effort and sweat to build a legacy for future generations. Asking and receiving little reward or recognition,

- |   |                  |    |               |
|---|------------------|----|---------------|
| 1 | Howard Atkinson  | 9  | Ben Grandler  |
| 2 | Warwick Davidson | 10 | Steve Evans   |
| 3 | Dave Graham      | 11 | Damien Parker |
| 4 | Wayne Millane    | 12 | Allen Eggins  |
| 5 | Eoin Johnston    | 13 | Richard Mould |
| 6 | Peter Brown      | 14 | Mathew Wright |
| 7 | Mark Ellis       | 15 | Phil Hilliard |
| 8 | Ian Johnson      | 16 | Ern Sandral   |

WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

Project- Financial Statement

	<u>Oct 2016 - Sep 2019</u>
Other Income	
Building & Ground Grants	
Lighting	15,000.00
Club House Club Grant	297,000.00
Building Other Income - Other	23,115.00
Interest- Roller Joker	15,734.84
Building FundRoll the Joker - Other	504,163.01
Total Building Fund :	<u>855,012.85</u>
GG Loan	300,000.00
Total Building Fund Raising	1,155,012.85

Total Other Income	
Other Expense	
Building Expences	
Buiding Fundraiser	9,160.00
New Club House & Grounds	
Lee Severn	1,750.00
Lee Severn	1,750.00
Soil & Concrete Trsting	605.00
Ballina Shire Council	15,000.00
Newron Denny Chapelle Unit Trust	645.00
Ballina Shire Council	15,000.00
Greg Alderson & Associates	4,446.75
Ballina Shire Council	3,000.00
Greg Alderson & Associates	1,584.00
Lee Welsh	1,925.00
Newron Denny Chapelle Unit Trust	4,625.01
Lee Welsh	385.00
Greg Alderson & Associates	2,035.00
Denny Chapple & Assoc	2,915.00
Denny Chapple & Assoc	227.27
	<u>65,053.01</u>
Raffles & Roll A Joker Prizes	104,568.86

## 10.2 Wollongbar Sporting Fields - Planning

### WOLLONGBAR ALSTONVILLE RUGBY CLUB REQUEST FOR ASSISTANCE.

Expence : ATO Paid	59,457.29
TRANSFER TO CLUB FUNDS	<u>9,477.52</u>
Total Building Expences	<u>238,556.69</u>
Total Other Expense	<u>238,556.69</u>
Net Other Income	
Net Income	<u><u>916,456.16</u></u>
 Commonwealth Building Grant	 550,000.00
 TOTAL FUNDS TODATE	 <u>1,466,456.16</u>
0	
BUILDING CONTRACT	1,435,000.00
FUND RAISING REQUIRED	-31,456.16



## Wollongbar Sporting Fields Complex

*Ballina Shire Council Location Ballina | NSW*

Contract Value \$5.5m

Timeline Jun 2015 – May 2017

*"Synergy demonstrated a commitment to overcome all issues and deliver a first-class facility...constantly offering alternatives to control costs. I would highly recommend them and welcome the opportunity to work with them again." Chris Allison, Project Contracts Co-ordinator, Ballina Shire Council*

Spanning a 1.8km cross-section, bridging two towns via a sporting and nature complex, this was an all-encompassing civil and environmental development to create international-standard sporting facilities including Rugby, AFL / Cricket, Tennis and Netball playing surfaces, with sealed access / parking, lighting and electrical, sewer, water reticulation, storm water management infrastructure, plus 57,500 native plantings.

Quality community engagement was essential to the success of the project. A council reserve was being used as extended backyards and project infrastructure included this reserve. Transparent and open engagement with residents fostered good will, enabling the project to be completed in 20 months, within budget, and approximately 20% less than the optimum specification required. Our safety record was outstanding, with only one lost worker day due to a minor injury. Our client was very satisfied, and is championing us throughout the region.

Synergy provides a comprehensive range of contracting services specialising in civil construction, demolition and environmental contamination remediation.

<https://synergyresource.com/project/wollongbar-sporting-fields-complex>



P O Box 188  
Alstonville NSW 2477

The General Manager  
Ballina Shire Council  
P O Box 450  
Ballina NSW 2478

6 August 2020

Dear Mr Hickey,

**Re: Wollongbar Alstonville Rugby Union Club (WAR) current position regarding the Lyle Park Clubhouse and the proposed New Clubhouse at the New Wollongbar Fields on Elvery Lane.**

I refer to the request from Cheyne Willebrands for a formal response to questions raised in our recent meeting.

After discussion with the Club Committee and our Building Sub-Committee our position at this time is the retention of Lyle Park Club house as a base for our current growing membership.

It is anticipated that once the New Wollongbar Fields attain a suitable standard to playing surface a number of age groups will commence utilising these fields for training which will ultimately lead to competition games being played on this venue. Please note that the grounds need to be safe for each age group before this will occur.

The Club will relinquish the use of the TAFE grounds once this condition has been passed.

The Club will commence building a new Club House for the use of all sports on the new Wollongbar Fields subject to Rugby have priority, however access will not be unreasonably withheld.

We envisage our younger age group teams will commence migrating to the new ground on completion of the building and the fields being in a suitable condition for use. The older groups and seniors will be the last out.

Attached please find our current financial Statement as submitted to the Office of Liquor & Gaming and The Department of Infrastructure , Community Grants Administrator, showing all expenditure to date, All Income from Fundraising by the Club, the current Grant allocation available and confirmed in-kind donations.

You sought information on our contingencies, which have rapidly reduced to the long delays in obtaining the necessary approvals and the current Health crisis reducing our ongoing fundraising. Any shortfall when identified will be addressed by seeking appropriate consent to stage some aspects of the build. Note it is our intention to complete the building with all amenities and one canteen space. The additional team rooms, offices and outside canteen may need internal fit-out in Stage two.

## 10.2 Wollongbar Sporting Fields - Planning

As per Ballina Councils draft Community Leasing and Licencing Policy we will seek an extension to our Lease (expired) over the Club House at Lyle Park with a Term of four years. Council should be aware that the Club built this Club House and constructed an extension with their own resources.

The Club would expect that once the New Club House is completed, they will seek a lease on this Club House with a four-year term. Once the field condition at the new site meets the required standard for Senior games, we would expect that the Lyle Park club house lease to be reviewed.

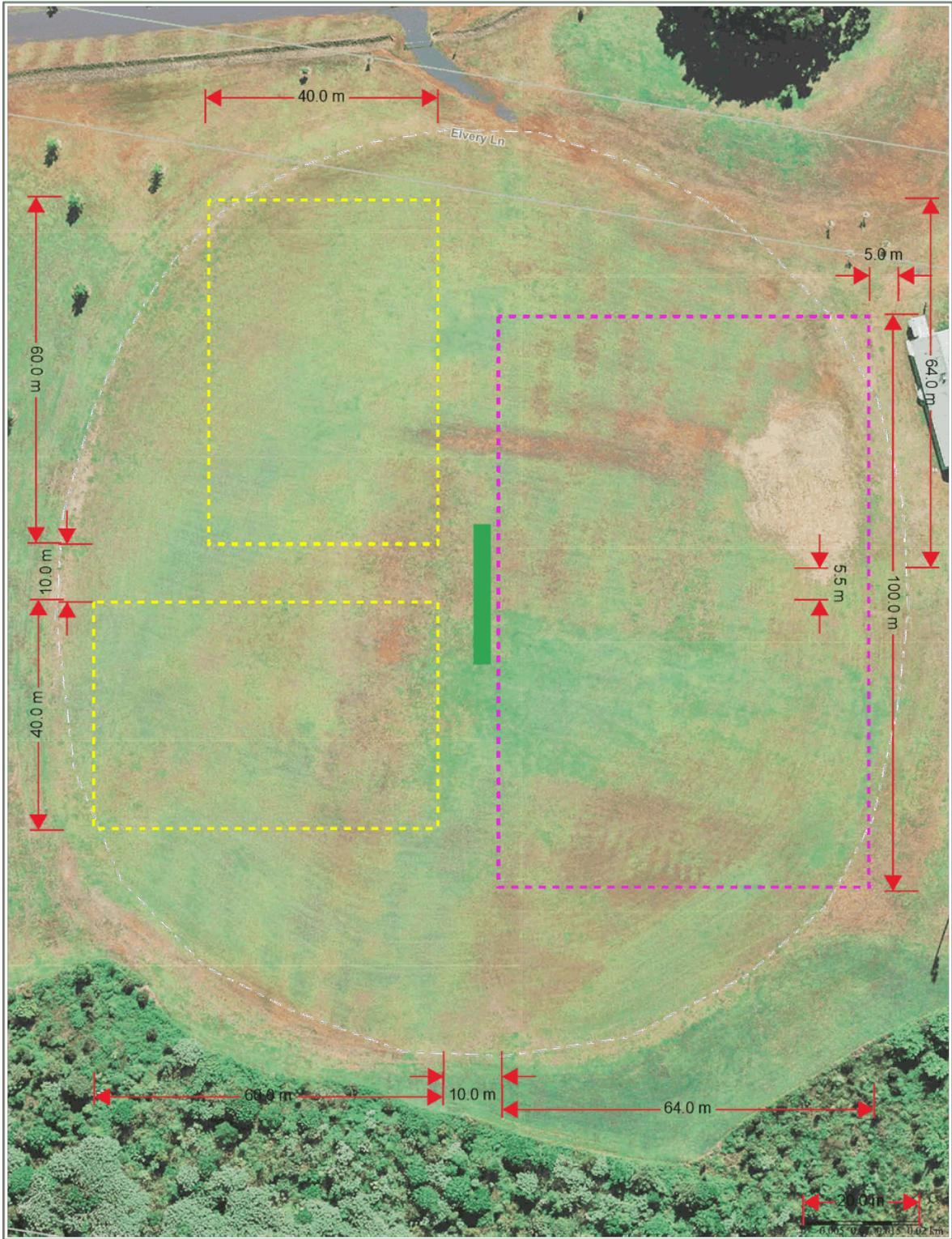
Council should also be aware that the Grants obtained for this project have both now been extended beyond the original completion dates and the departments concerned have indicated they may be required to recover the original grant and cancel their involvement.

Yours sincerely



Michael Kerry  
President - Wollongbar Alstonville Rugby Club  
0401 285 767

10.2 Wollongbar Sporting Fields - Planning



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 BALLINA NSW 2478  
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**ballina shire council**  
 geographical information system  
 Projection: GDA94 / MGA zone 56  
 Date: 19/03/2019