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**ANNEXURE ITEMS**

**ITEM 1 - ELECTION OF COMMITTEE CHAIRPERSON & DEPUTY CHAIRPERSON**

**REPORT IN BRIEF**

<b>Reason For Report</b>	Annual election of Chairperson & Deputy Chairperson for the Infrastructure (Other) Committee.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	4.5.1.f - Adhere to Council's Code of Conduct and Code of Meeting Practice
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COMMITTEE MEETINGS - 1359197

**RECOMMENDATION**

THAT the Committee elect a Chairperson and Deputy Chairperson for the ensuing year.

**DEPUTY GENERAL MANAGER - CABONNE SERVICES' REPORT**

As this is the first meeting of the Infrastructure (Other) Committee, the Committee will need to elect a Chairperson and Deputy Chairperson for the ensuing year.

Council's Code of Meeting Practice provides as follows;

The chairperson of each committee of the council must be:

- (a) the mayor, or
- (b) if the mayor does not wish to be the chairperson of a committee, a member of the committee elected by the council, or
- (c) if the council does not elect such a member, a member of the committee elected by the committee.

The council may elect a member of a committee of the council as deputy chairperson of the committee. If the council does not elect a deputy chairperson of such a committee, the committee may elect a deputy chairperson.

It has been Council's practice in the past for Committees to elect their Chairperson and Deputy Chairperson. The Mayor has indicated that he does not wish to automatically be considered as Chairperson of any committees other than the Infrastructure (Transport) Committee.

**ITEM 2 - APPLICATIONS FOR LEAVE OF ABSENCE**

**REPORT IN BRIEF**

<b>Reason For Report</b>	To allow tendering of apologies for councillors not present.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	4.5.1.g - Code of Meeting Practice adopted and implemented.
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS LEAVE OF ABSENCE - 1358718

**RECOMMENDATION**

THAT any apologies tendered be accepted and the necessary leave of absence be granted.

**GENERAL MANAGER REPORT**

A call for apologies is to be made.

**ITEM 3 - DECLARATIONS OF INTEREST**

**REPORT IN BRIEF**

<b>Reason For Report</b>	To allow an opportunity for councillors to declare an interest in any items to be determined at this meeting.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	4.5.1.g - Code of Meeting Practice adopted and implemented.
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS AND STAFF DECLARATION OF INTEREST - 2021 - 1358717

**RECOMMENDATION**

THAT the Declarations of Interest be noted.

**GENERAL MANAGER REPORT**

A call for Declarations of Interest.

**ITEM 4 - DECLARATIONS FOR POLITICAL DONATIONS**

**REPORT IN BRIEF**

<b>Reason For Report</b>	To allow an opportunity for Councillors to declare any Political Donations received.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	4.5.1.g - Code of Meeting Practice adopted and implemented.
<b>Annexures</b>	Nil
<b>File Number</b>	\OFFICIAL RECORDS LIBRARY\GOVERNANCE\COUNCIL MEETINGS\COUNCIL - COUNCILLORS DECLARATION OF POLITICAL DONATIONS - 1358720

**RECOMMENDATION**

THAT any political donations be noted.

**GENERAL MANAGER'S REPORT**

A call for declarations of any political donations.

**ITEM 5 - EUGOWRA MULTI-PURPOSE CENTRE - ENGAGEMENT OF CONSTRUCTION CONTRACTOR**

**REPORT IN BRIEF**

<b>Reason For Report</b>	Endorsement of procurement of contractor to undertake the construction of the Eugowra Multi-purpose Centre.
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Project Budget increase of \$316,000 to be funded from the Capital Works Reserve.
<b>IPR Linkage</b>	3.3.3.b - Maintain sporting facilities to safe operational standards
<b>Annexures</b>	Nil
<b>File Number</b>	\OFFICIAL RECORDS LIBRARY\COUNCIL PROPERTIES\TENDERS\RFT10045771 CONSTRUCTION

	OF EUGOWRA MULTIPURPOSE COMMUNITY CENTRE - 1360377
<b>Previous Items</b>	4 - EUGOWRA MULTI-PURPOSE CENTRE - TENDER FOR DESIGN AND CONSTRUCT - Council - 26 Oct 2021 2:00pm

## **RECOMMENDATION**

THAT the Committee:

1. Note the General Manager's acceptance of negotiated price submission of \$1,126,441.00 (excl. GST) for the design and construction of the Eugowra Multi-purpose Centre.
2. Note the increased costs of project delivery and the need to increase the project budget by \$316,000, to be funded from the Capital Works Reserve.

## **DEPUTY GENERAL MANAGER - CABONNE INFRASTRUCTURE'S REPORT**

Cabonne Council has secured funding to construct the new Eugowra Multi-Purpose Centre at the Eugowra Showground. The project will provide a community hall space which can be used as a sporting court, a community meeting room and kitchen.

At its Ordinary Meeting dated 26 October 2021, Council considered a report on assessment of tenders for the construction of the Eugowra Multi-purpose Centre. Council resolved:

*THAT Council:*

1. *Resolve not to accept any Tender for the design and construction of Eugowra Multi-Purpose Community Centre, in accordance with Clause 178 (1b) of the Local Government (General) Regulation 2021,*
2. *In accordance with Clause 178 (3e) of the Local Government (General) Regulation 2021, enter into negotiations with the intent to enter into a contract for the project,*
3. *Resolve in accordance with Clause 178 (4b) of the Local Government (General) Regulation 2021, it is considered that a contract can be made through direct negotiation from the tenders received that will achieve Council's strategic objectives for the project,*
4. *Authorise the General Manager to enter into a contract with the contractor to deliver the design and construction of the Eugowra Multi-Purpose Centre, subject to successful negotiations.*

This determination was made on the basis that all the tender prices received were in excess of the available budget, and it was thought that negotiation of some of the components of the project may reduce the cost of delivery.

Council's decision to direct negotiate with the preferred tenderer (Adaptive Interiors Pty Ltd) was further supported through consideration of a report that provided the General Manager delegation to accept tenders during the Council election caretaker period. From this report, Council resolved;

*MOTION (Weaver/Oldham)*

1. *Council note the report;*
2. *Council delegate the authority to accept all tenders to the General Manager between 5 December 2021 and the date of the first Ordinary Meeting of Council following the 4 December 2021 election; and*
3. *A report on the exercise of such delegation be provided to the second Ordinary Meeting of Council following elections.*

21/10/09 Carried

Negotiations with Preferred Tenderer

Council conducted direct negotiations with Adaptive Interiors Pty Ltd between October and December. These negotiations involved discussions and a meeting with the Eugowra Show Society, as a key stakeholder, to determine compromises in design and finishes for the proposed building.

The major change coming from this negotiation was the replacement of a precast concrete tilt panel construction to a colorbond cladding finishing above a height of 1.5m (below this block work), and lined internally with MDF board for durability with sporting uses.

In the month of December, Adaptive Interiors Pty Ltd provided a revised costing of \$1,126,441.00 (excl. GST).

Whilst this figure is in excess of the expected amount (\$1,070,000 excl GST), the negotiated price is reflective of the current market of escalated costs of steel and concrete.

Budget Impacts

The report to Council in October 2021 outlined that the approved budget amount (\$984,000) would not be sufficient to deliver the project, and consideration needed to be given by Council to provide additional funding for construction. This was supported by the tenders received for the project all being in excess of the tender, and an independent opinion from a quantity surveyor.

It was suggested that a total revised budget of \$1,300,000 would be appropriate for completion of the project. This budget is broken down as follows:

Planning & Management	\$100,000
Construction	\$1,126,441
Contingency (6.5%)	\$73,559
<b>Total</b>	<b>\$1,300,000</b>

This revised budget is \$316,000 greater than the original budget, and is not covered by the Building Better Regions Funding that has been provided. Council will need to fund the shortfall through a transfer from the Capital Works Reserve.

Of note, the contingency amount flagged within the revised budget is less than the typical 10% for a construction project. It is not expected that the site conditions will cause a need for a greater contingency than 6.5%.

**Project Delivery**

The negotiated price was accepted by Council under the General Managers delegation (caretaker provision), with a contract entered into in early January. Design of the building has commenced, with a key stakeholder meeting scheduled for the 10 March 2022 to discuss the building design components.

A schedule of works has been developed, and it is expected that construction works will be completed in November 2022.



Image – Eugowra Multi-purpose Centre concept

**ITEM 6 - URBAN INFRASTRUCTURE UPDATE**

**REPORT IN BRIEF**

<b>Reason For Report</b>	To provide committee members of updates within the Urban Infrastructure Department
<b>Policy Implications</b>	N/A
<b>Budget Implications</b>	N/A
<b>IPR Linkage</b>	3.3.3.c - Maintain parks and gardens to safe operational standards
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\GOVERNANCE\REPORTING\INFRASTRUCTURE (OTHER) COMMITTEE REPORTING - 1358948

**RECOMMENDATION**

THAT the Committee note the Strategic Urban Infrastructure update.

**DEPARTMENT LEADER - URBAN INFRASTRUCTURE'S REPORT**

**STRATEGIC ACTIVITY 1 – Regional Town Water Strategy (RTWS)**

Cabonne Council, Orange Council and Central Tablelands Water (COC) have been working together to develop a RTWS. The RTWS will identify options that support infrastructure intended to provide water security projects across our regions. This process has included engaging with Department of Planning and Environment (DPE) to enable funding for the development of the RTWS. DPE have agreed to contribute 75% of the cost to develop the strategy.

COC have engaged Devitt Consulting to assist in developing the RFQ documentation to engage a consultant to undertake the work to commence the RTWS. The delivery method of the project is continuing to be developed and is likely to involve two stages. The first stage being a gap analysis of each of the COCs infrastructure, which will then be used to advise the final options in providing the water security modelling for our region.

**Next steps:**

- COC are awaiting approval from DPE on the scope of work for the project prior to going to the market to engage a consultant to commence stage 1 of the project.

**STRATEGIC ACTIVITY 2 – Water – Cumnock / Yeoval potable supply**

Councilors may be aware of the pipeline to provide potable water to both Cumnock and Yeoval villages from Molong and installed under Infrastructure NSW funding approx. 3 years ago.



The disinfection procedure has been progressing for the past 6 months with large delays due to Covid impacts. The contractor is now up to the final stage that includes disinfection of the village reticulation networks.

The Cumnock village is the first one to have the disinfection work undertaken. However, having river water running through them for approx. 60 years is creating a large challenge for the contractor. The disinfection contractor has not yet satisfied the acceptance criteria in Cumnock and Council have been in communication with the contractor to identify how to best remedy this situation.

Potable water has been provided to Cumnock and Yeoval from Molong since the beginning of January this year. Whilst the source water is considered potable the two villages won't be declared having a potable supply by NSW Health for potentially a period of 1 – 2 years. This is primarily due to a testing regime required to be undertaken to demonstrate the system can function as a full potable system without issue.

Contractors have also been replacing faulty stop valves and hydrants in the villages to ensure they are operational.

**Next steps:**

- Continue the disinfection process of each of the village reticulation networks until both systems pass the acceptance criteria. This will then complete the disinfection stage of the project. It is anticipated the project will be completed this financial year.

**STRATEGIC ACTIVITY 3 – Fluoridation of the Potable Water**

Council have been waiting for DPE to undertake an inspection of the fluoride dosing installation. The inspection was cancelled last year due to the Covid restrictions and DPE have still had restrictions in place for travel. Council staff have requested DPE reschedule the meeting and we await a response.

**Next step:**

- Raise the request through to senior management in the hope to have this put on the agenda with the relevant staff. The inspection will provide a report on what if anything is required next. There will be additional training required once the system is ready for operation.

**STRATEGIC ACTIVITY 4 – Plant Capacity Report**

Council is currently engaging a consultant to undertake a plant capacity review of both the Molong water treatment plant and the sewerage treatment plant. The outcome of the report will identify the current capabilities of both plants, the bottlenecks of each plant and the augmentation to remove these and increase the capacity of each plant. The additional component of the report may lead to

the consultant identifying an option to build new plants to cater for population growth beyond the existing plants capacity.

### **STRATEGIC ACTIVITY 5 – Developer Servicing Plan**

Council's Developer Servicing Plan is outdated and requires new input from up-to-date data to better reflect the requirements to recoup money from development to fund future upgrades of both the water and sewerage treatment plants. The work in identifying the plant capacity at each facility will assist in informing this plan as well as the newly adopted settlement strategy and projected growth within these strategies.

It is hoped the Development Services Plan could be completed in the latter half of the year and is expected to commence at the completion of the plant capacity report.

### **STRATEGIC ACTIVITY 6 – Sewer Charges Rationalisation**

Council fees and charges have various access charges for sewer with Molong being significantly lower than other town and village access charges. Council is in the process of increasing the Molong sewer charges to meet parity with Canowindra charges. The 22/23FY increase is the second year of a three-year program to increase the charges and is set at 11.25%.

### **STRATEGIC ACTIVITY 7 – Pools, potential management model for 22/23 Season**

Councilors may be aware of the 7 shire pools 2 of them are currently under operation contracts which expire at the completion of this pool season. These pools are Canowindra and Molong. The other 5 village pools being Yeoval, Cumnock, Manildra, Cudal and Eugowra are currently operated directly by Council with the support of labour hire organisations for employing trained lifeguards.

Council staff are considering looking at alternative options for the management of all Council pools for the 22/23 pool season. This will include:

- Council operate and manage all pools.
- Undertake a mixed contracted and Council operated pools as is currently the case or,
- Engage a pool management specialist Organisation to operate and maintain all 7 pools.

Council staff intend discussing these options at a Pool Advisory Committee meeting prior to engaging a consultant to assist with the contracting aspect of the options.

The preferred option will be to engage early with potential experienced organisations with pool management experience to understand what may be achieved should the option of externally contracting all pools or perhaps some of them might look like.

The objective of the pool management model will be to ensure the best outcomes are achieved for the community that is considered reasonably practicable, whilst maintaining the level of compliance required for these facilities.

## **KEY PROJECT UPDATES**

### **a) Sports Lighting Upgrades**

Both Molong and Canowindra sports field lighting have had the poles and light fittings installed.

Molong lights were commissioned and testing of the lighting levels concluded the acceptance criteria was not achieved. The contractor has since replaced a small number of LED light fittings and made some minor adjustments. The contractor is expecting to complete the follow up testing and approval of acceptance by the time of the committee meeting and further advise will be provided at the meeting.

The Canowindra lights have been temporarily commissioned and currently operational. However, the Level 1 electrical works are yet to be completed and cannot proceed until Essential Energy approve the design. The delay in approving the design has been escalated in Essential Energy and we are hoping for approval in the coming days. The project is expected to be completed within budget.

### **b) Molong Showground Amenities**

Contractor has been progressing with the construction works. The slab, blockwork walls and service rough ins have been completed. There have been various extensions of time (EOT) to the contract completion date for this project totaling 84 days. The causes of delays resulting in the EOT have resulted from design changes, rain effected days, and storm damages. The current completion date is scheduled for 8 April 2022. The project is expected to be completed within budget.

### **c) Morris Park Amenities**

Council staff after completing a site inspection of the existing facilities concluded the proposed upgrading of the existing facilities would not be possible to provide compliant facilities. It was decided to undertake a knock down and rebuild a new facility. Council completed a design and sought feedback from the community which received no comments. Council went out to quotation and have now awarded the contract for construction. The

contractor has been engaged and the detail design is being completed. This is expected to be completed in the next week. Construction works will commence after approval of the detailed design drawings and management plans are completed and the material delivery is confirmed. The project is on track for completion by end of June and will be within budget.

**d) Eugowra Medical Centre**

Councilors may be aware of the previous tender process for this project came in well above budget. As a result, further funding was required, and Council have underwritten the additional funding to enable this project to proceed. Council staff have completed the architectural drawings and met with Committee member to review. Electrical design and specification is being developed and room data sheets are nearing completion. It is expected to have all tender documentation ready to go to public advertisement before the end of March.

**e) Canowindra Sports Ground Change Rooms and Grandstand**

Council engaged 3 contractors to undertake an Early Contractor Involvement (ECI) strategy to enable this project to be designed to incorporate Male and Female changerooms as well as other criteria such as NRL Regional facility guidelines. Consultation with contractors have commenced and we have the first milestone due in the next week. This milestone will have room data sheets and concept floor plans due for discussions for Council to review and provide direction to the designers. The second milestone due 16 May will include 50% design showing developed floor plans and elevation concepts with budget review on the design required. The final design and tender submissions are due on 6 June with the intention to make it to the June Council meeting.

The ECI forms part of a design and construct contract with a fixed budget funded through the RFR funding source, totaling \$1.82m. Council have had to include an amount of predevelopment fees, project management fees and contingency within this project budget, totaling \$358k. This has resulted in a project construction budget of \$1.47m which the contractors have been asked to design the project to.

Council will be seeking \$350,000 from 2022/23 Canowindra Town Improvement Fund to provide additional capital to ensure outcomes are achieved. The additional funds are required due to the increased construction costs associated with the building industry since the budget was originally formed. Should the additional funds be available the total construction budget will increase to \$1.8m and provide for the works required to achieve the original intent of the project.

**f) Cudal Office Refurbishment**

As per the Canowindra change room and grandstand delivery method, Council is working with contractors on the ECI process for a design and construct contract. The first milestone has passed and meetings with Contracts have been positive, and we are on track for the second milestone which closes on

28 March and tender closing on 19 April. The scope will be reduced to accommodate the increased construction costs. The project has a budget of \$900k with construction budget set at \$770k due to the preplanning works, project management and contingency.

**g) Canowindra Hammer Throw**

There are currently 2 teenagers who train at the Canowindra Sports Ground that compete at a state level in hammer throw. There was a request to Council to upgrade the existing cage to provide a safer and complying facility. The existing cage does not comply with the Athletes Federation standards for a Hammer Throw Cage. There is also the issue of the current cage orientation directs the hammer toward the rugby field which leaves divots in the field of play and increases the risk of injury.

Council has received a quote for the supply and installation of a new cage which complies with the specification. The received quote has a value of approx. \$77,000, nearly double the budget allocation. This price will need to be revised due to the nature of quoting and fluctuation of steel prices.

Council staff would ask the steering committee to provide their opinion in continuing with the project and seek a QBRs adjustment in the March quarter to find the additional funds to complete this project.

Should the project proceed Council will need to engage with the sporting community to confirm a suitable location of the new hammer cage. Initial discussions suggest the northwestern quadrant of the facility is the most likely location which will provide the least amount of impact. However, this will impact on the use of this area as it currently gets used as a rugby training area.

**h) Molong and Canowindra CBD - Activate Cabonne Projects**

Project plans have been submitted for next year's budget in accordance with the BBRF funding guidelines, further information will be forwarded to the committee when plans and information are advanced.

Council staff are currently working through the detailed design of the Molong Bank Street project.

**i) Pools Master Plans**

Council have made submission to the Building Better Regions Fund (BBRF) to assist in delivering projects which were identified in the pools master plan as well as others. These projects which are predominantly aesthetic type projects have had project briefs completed and will be included in next FY budget.

The BBRF is a 50/50% funded grant and Council has requested nearly \$1m worth of projects in this round. The additional 50% funding is expected to be funded through the future Resources for Regions Fund (RFR) which will not commence until the later part of this calendar year.

Council in principle will need to commit the additional funding to match the BBRF grant whilst we await the RFR funding to be announced.

Council intends to allocate \$2.8m of the RFR fund to top up the BBRF and provide a project total of \$3.8m which will be delivered over 3 years and complete the full pools masterplan projects.

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**ANNEXURE ITEMS**

**ITEM 1 - CABONNE COMMUNITY CENTRE PROJECT - MARCH 2022**

**REPORT IN BRIEF**

<b>Reason For Report</b>	To update the committee on the status of the Cabonne Community Centre construction
<b>Policy Implications</b>	Nil
<b>Budget Implications</b>	Nil
<b>IPR Linkage</b>	3.3.2.b - Construction of the new Molong Library/Community/Cultural Centre
<b>Annexures</b>	Nil
<b>File Number</b>	\\OFFICIAL RECORDS LIBRARY\COUNCIL PROPERTIES\DESIGN AND CONSTRUCTION\MOLONG - MOLONG COMMUNITY CENTRE - 1360226

**DEPUTY GENERAL MANAGER - CABONNE INFRASTRUCTURE'S REPORT**

Cabonne Council has within its operational plan and budget funding to deliver the new Cabonne Community Centre. The facility includes:

- Community hall facilities to provide for public meetings and community functions
- Library facility with capacity for meetings, study, technology connection and delivery of community-centric programs.
- An exhibition area integrated with the public space. Commercial kitchen for providing catering for community activities.
- The project includes demolition of existing buildings and re-build to provide safe and user-friendly access and facilities to all members of the community.

In March 2021, Cabonne Council resolved to accept the tender of Colin Joss and Co Pty Ltd to deliver construction of the centre for \$4,998,274 (excl. GST). Works subsequently started on site in early May 2021, with construction expected to be completed by early May 2022.

**February Update**

Work undertaken in December saw the pouring of the building slab undertaken prior to Christmas which is a major milestone for the build which has been hampered by continual wet weather and saturated site conditions.

The finalisation of the slab allowed for the fabrication and subsequent installation of structural and light steel components for the building, and the community centre is starting to take shape.

Concreting has also commenced on the front entry way leading to the entry landing to the community centre.

**Upcoming Works**

Work is continuing on the lightweight structure, and once completed will allow for roof sheeting to be commenced. External to the building the front of the building will be completed, including the front footpath replacement. This



footpath work will require closure of the footpath and some carparking spaces on Bank Street whilst works are undertaken.

Work on retaining structures and replacement of boundary fences is also expected over the next month.

#### Construction Program

Since work commenced in May 2021, the project has experienced significant delays due to wet weather and ground conditions of the site. To date, 76 days have been approved as extensions of time to the contract, which has adjusted the delivery program to a mid August completion.

#### Budget

The following table summarises the budget position of the project.

	<b>Approved Estimate (\$, incl. GST)</b>
<b>Design and Management</b>	814,886
<b>Authority Fees</b>	46,893
<b>Construction Contract (as of 30/1/2022)</b>	5,498,101
<b>Construction Contingency</b>	451,457
<b>Total</b>	6,820,000

To date there have been seven variations submitted to Council for consideration, requesting a total change of contract value of \$428,130. The bulk of these variations is for two items, being:

- Removal of contaminated soil
- Building Certification changes

These variations have been funded through the construction contingency to date, however, this has led to an available contingency of \$40,500 to complete the project. Whilst there are no further major variations to the contract expected, the committee should note the reduction in contingency as a project risk.

As of the date of this report, the project is on track for budget expenditure.