



The Barossa Council

MINUTES OF THE SPECIAL MEETING OF THE BAROSSA COUNCIL

held on Wednesday 04 March 2020 commencing at 6.00pm in the Council Chambers, 43-51 Tanunda Road, Nuriootpa

1.1 WELCOME

Mayor Bim Lange declared the meeting open at 6.00pm.

1.2 MEMBERS PRESENT

Mayor Bim Lange, Crs, John Angas, Tony Hurn, David Haebich, , Dave de Vries, Russell Johnstone, Don Barrett, Cathy Troup and Carla Wiese-Smith, Richard Miller.

1.3 LEAVE OF ABSENCE

Cr Kathryn Shilling

1.4 APOLOGIES FOR ABSENCE

Cr Leonie Boothby

MOVED Cr Hurn that Council:
Receive and accept Cr Leonie Boothby's apology.

Seconded Cr de Vries

CARRIED 2018-22/48

2.1 DEBATE AGENDA – MANAGER COMMUNITY PROJECTS

2.1.1

ANGASTON RAILWAY PRECINCT – SITE CONTAMINATION IMPACTS

B9413

Conflict of Interest

Pursuant to section 75 of the Local Government Act 1999, Cr Barrett disclosed a perceived conflict of interest as his daughter in law previously worked for AFL Services but no longer does and determined he did not have to leave the meeting.

MOVED Cr de Vries that Council:

- (1) Note the update report outlining the Angaston Railway Precinct site and associated project costs due to the emerging latent soil contamination impacts and as foreshadowed in the Council's considerations prior to land transfer of the site in 2014.

- (2) Notes the extensive due diligence and solutions already adopted by Officers to mitigate contamination issues encountered to date and develop cost effective on site remediation approaches to achieve compliance with the site Environmental Management Plan.
- (3) Approve a 2019/20 third quarter budget adjustment of \$237,000 ex GST to remove the hazards associated with the contamination and facilitate completion of the project works.

Seconded Cr Johnstone

CARRIED 2018-22/49

PURPOSE

To advise Council on the emerging latent site contamination issues experienced as the Angaston Railway Precinct implementation has progressed and the associated cost impacts.

REPORT

Background

At its 19 August 2014 meeting, the Chief Executive Officer tabled a Council Agenda report that outlined the considerations and potential risks associated with the Angaston Railway Station land transfer from the State Government to the Council. The report noted that the extent of contamination was not fully documented by the State Government and could only be established with further extensive soil testing. As a result the transfer was made conditional upon Council indemnifying the Minister from any matter that may arise from contamination of the site and its proposed usage by Council.

***MOVED** Cr de Vries that Council proceeds with the land transfer and indemnify the Minister, on the understanding that the land development will require Council to invest, or, the land remains undeveloped for recreational, historic and residential purposes and thus the environmental assessments can be undertaken at the time of planning for any future land division.*

Seconded Cr Angas

CARRIED

Since that time and as stipulated in the motion, various soil testing has been completed as the planning of the proposed works has progressed. Officers have followed the recommendations of specialists in this field as to the extent and locations of testing to develop an Environmental Management Plan for the site. These recommendations and the outcome of testing undertaken have always come with caveats that this approach may still not capture the full extent of latent contamination. Officers have used best endeavours to manage Council's risk and minimise costs as far as practicable. For example, the construction of the station platform in phase 1 works, incorporated a strategy (approved by the environmental consultants to the project) to backfill the new platform with removed contaminated spoil and then use the finishing treatment of the platform pavement as a cap. This saved significant costs that would otherwise have resulted from offsite transportation and disposal amounting to around \$300,000.

Ongoing public safety has always been the priority and for the avoidance of doubt, contamination assessed and defined by regulation as “Intermediate” and “Low” level are confirmed as safely within the requirements for the recreational use of the land provided they are suitably managed and maintained.

As a summary, the following areas impacted by intermediate and low level contamination have already been remediated:

- Hot spot of Intermediate level contaminated ash and cinders observed and confirmed after the footings of the Barossa Valley Machinery Preservation Society Shed were dug.
- Both Intermediate and Low level contaminated soil was observed and confirmed in the reconstruction of the station building platform

During testing for the above trial holes and samples were also dug and tested at recommended points across the site and that information informed the residual planning, tender specifications, current budget and contracts for the phase 2 works ie the playground and open space areas.

At its 6 November 2019 meeting, Council resolved the following:

MOVED Cr Angas that Council:

- (1) Confidential resolution
- (2) Confidential resolution
- (3) Confidential resolution
- (4) Having considered the Tender Evaluation Report for the Tender for the Angaston Railway Precinct, Playground, Open Space and Associated Civil Works Tender T0111-2019, and subject to approval of recommendation (2) above, awards the contract to Landscape Construction Services Pty Ltd on the basis that the submission represents the best overall value for money.
- (5) Confidential resolution.
- (6) Confidential resolution
- (7) Having considered this matter in confidence under Section 90(2) of the Local Government Act 1999, makes an order pursuant to Section 91(7), that the minutes, agenda report and all attachments and associated documents in relation to Confidential Council meeting held on 6 November 2019 in relation to item 3.1.1 and titled “Tender – Angaston Railway Precinct, Playground, Open Space and Associated Civil Works – T0111-2019” other than the Minutes relating to the identity of the successful tenderer [Item (4)] and this confidentiality order, be kept confidential and not available for public inspection until the end of the Angaston Railway Precinct, Playground, Open Space and Associated Civil Works and that the Chief Executive Officer be delegated the power to review and revoke this order.
- (8) Authorise the Chief Executive Officer to release information relating to the tender in accordance with Section 91(8)(b) and 91(8)(ba) of the Local Government Act.

Seconded Cr Troup

CARRIED CO2018/22-16

The contract for works was executed and work onsite has progressed since then.

Introduction

On receipt of the gifting of the railway precinct land from the State Government, it was understood that there was a risk with unquantified latent conditions that may become apparent with the site.

Works on the playground and open space component of the project have resulted in two contamination hazards that have impacted the project as follows:

- The extent of Intermediate and Low level ash and cinder contamination
- The lead paint remediation requirements associated with the turntable and crane

Now that playground work is significantly advanced, it is evident that the contamination is more extensive than trial testing initially indicated. In addition, the extent of lead paint contamination to the turntable means that it is not now appropriate for that restoration work to be carried out as an in kind contribution by the Barossa Valley Machinery Preservation Society as envisaged in the adopted budget. The proximity of the heritage crane structure – also impacted by lead paint contamination but previously out of scope of phase 2 works, means that this now also needs to be remediated and restored.

Discussion

SOIL CONTAMINATION

As part of the planning processes for the revitalisation of the railway site, a preliminary soil contamination report was procured to provide an estimate of the level of soil contamination at the site. This report took samples in a grid like manner across the site and documented some higher risk areas for contamination, most likely due to ash and cinder material.

When the Barossa Valley Machinery Preservation Shed was constructed, a 'hot spot' of this material was detected at track level. It was a visibly identifiable black layer beneath the track level and existing bike path. At this point it was difficult to determine the extent of the material as consultants were unable to find the edges of the impacted material.

Rather than continuing to excavate to an unlimited extent and upon recommendation, Officers extended the engagement of WSP specialist consultants to develop an Environmental Management Plan that would continue to guide internal staff and any future contractors on how to manage any additional impacts across the site. Due to the highly visible nature of the ash and cinders, relatively low level contamination and simple precaution such as hand washing and personal protective equipment to minimise any hazard, was deemed appropriate to manage the risk associated with any additional impacted material.

During the reconstruction of the Station Building Platform, further contamination was identified. This soil was tested with a result of Intermediate contamination which would have required disposal offsite at a very significant cost to Council. Officers worked with GreenCap Services to determine that the impacted material could be placed at the bottom of the reconstructed platform, saving this offsite disposal cost.

During the excavation works for playground and open space precinct, additional impacted material has been observed and subsequently tested. The material was found again at track level, along the base of the cutting and around the existing shelter and open space areas. The material was stockpiled for further testing which resulted in a classification of Low-Level Contaminated Waste (Refer [Attachment 1](#)).

Offsite disposal was originally advised as the best way to manage the soil waste; however, this would be a significant cost. As with the platform remediation, Officers have worked extensively to find alternative and more cost effective but appropriately safe, onsite remediation solutions. Investigations with the contractor, LCS Landscaping Services, officers and community representatives from the Angaston Community and Business Alliance determined that onsite disposal and management was possible at the end of the internal track that runs parallel to Kent Street, behind the station building. Onsite disposal includes covering with geofabric and 300mm of non-contaminated soil. The area will then be hydro seeded with dryland grasses.

A design for a repository has been completed and costed to minimise the additional cost to Council and to effectively manage the hazard associated with contaminated spoil. This includes an assessment for laying, covering and creating swales for appropriate water runoff to avoid any downstream impacts both to the site and neighbouring infrastructure.

The following diagrams and photographs provide imagery of the location and material concerned.

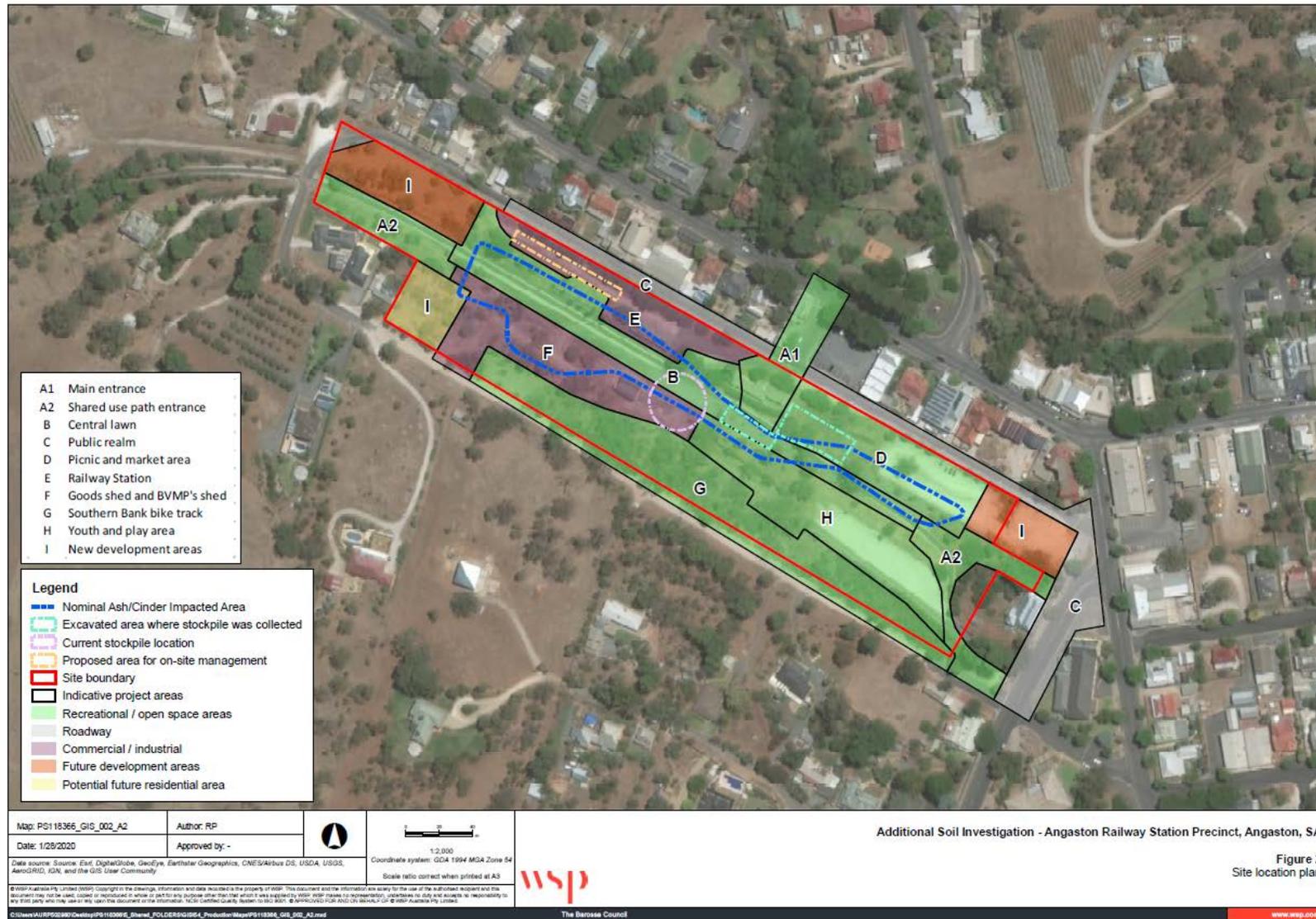


Photo No. 4	Date 14/01/2020	
Description Stockpile material – facing south.		

Photo No. 5	Date 14/01/2020	
Description Stockpile material – facing north west.		

Photo No.	Date	
6	14/01/2020	
Description		
Stockpile material (ash and cinder).		

Photo No.	Date	
7	14/01/2020	
Description		
Excavated area, where stockpile material was collected – facing north east.		

<p>Photo No. 8</p>	<p>Date 14/01/2020</p>	
<p>Description Excavated area, where stockpile material was collected – facing south east.</p>		

<p>Photo No. 9</p>	<p>Date 14/01/2020</p>	
<p>Description Proposed area for on-site management and stockpile capping, adjacent to Kent street – facing north west.</p>		

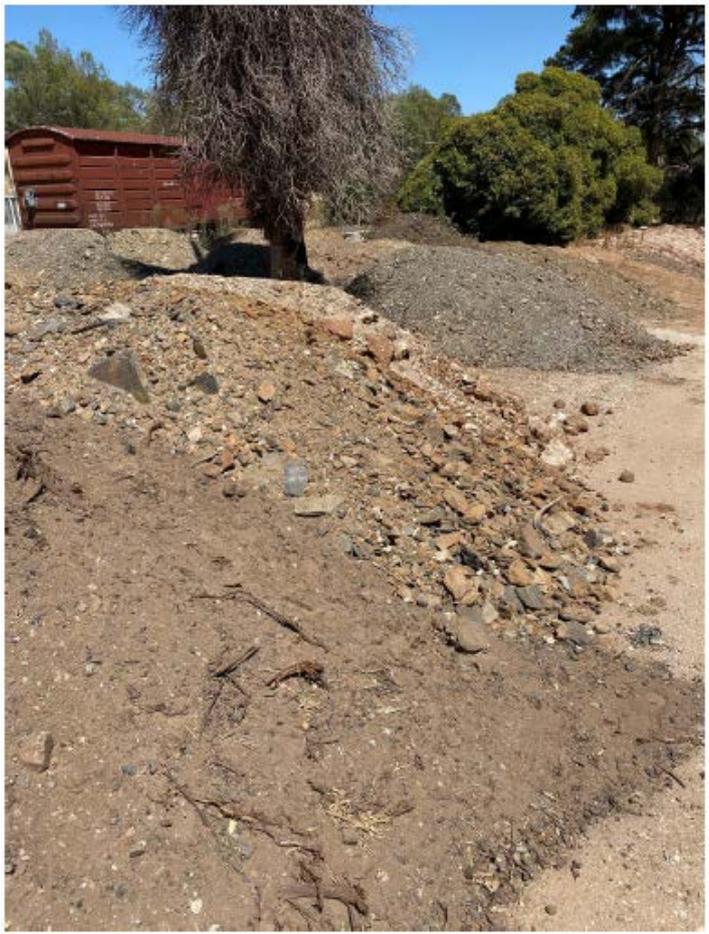
Photo No.	Date	
10	14/01/2020	
Description Proposed material to be used for on-site management and capping – facing north west.		

Photo No.	Date	
11	14/01/2020	
Description Access road to be used for the on-site management option – facing north west.		

The costs (ex GST) associated with the engagement of WSP for contamination and civil advice and for LCS to complete the works outside of the existing scope of the Angaston Railway project are as follows:

WSP costs for soil testing, engineering design and civil advice	\$13,290
LCS construction costs for transport and creation of repository	\$51,862
Total Soil Contamination Costs	\$65,152
Total cost including 10% contingency on LCS cost component only	\$70,338

LEAD PAINT CONTAMINATION

The railway turntable and the crane were painted in lead paint and that the paint on both structures is in very poor condition and has deteriorated rapidly in the last 5 years. The Controlled Substances (Poisons) Regulations 2011 came into operation in 1 April 2017 and requires that lead paint is removed once detected.

The contractor has advised that it is not possible to paint directly over the existing paint, due to its condition. The treatment for the lead paint is as follows:

Abrasive Blast of Lead Paint; Contractor to provide an encapsulation system to capture dust (lead paint) generated from the activity. A dust collector and extraction fan(s) will be supplied. Including; Supply a certificate of conformance to Australian Quality Standards 3894.10/11/12, Lead waste disposal, employee blood tests and air monitoring. (Exclusions; Lifting turntable, third party inspections)

The following images show the condition of the paint on both structures:









The costs (ex GST) associated with the removal of lead paint from both these structure is outside of the existing scope of the Angaston Railway project are as follows:

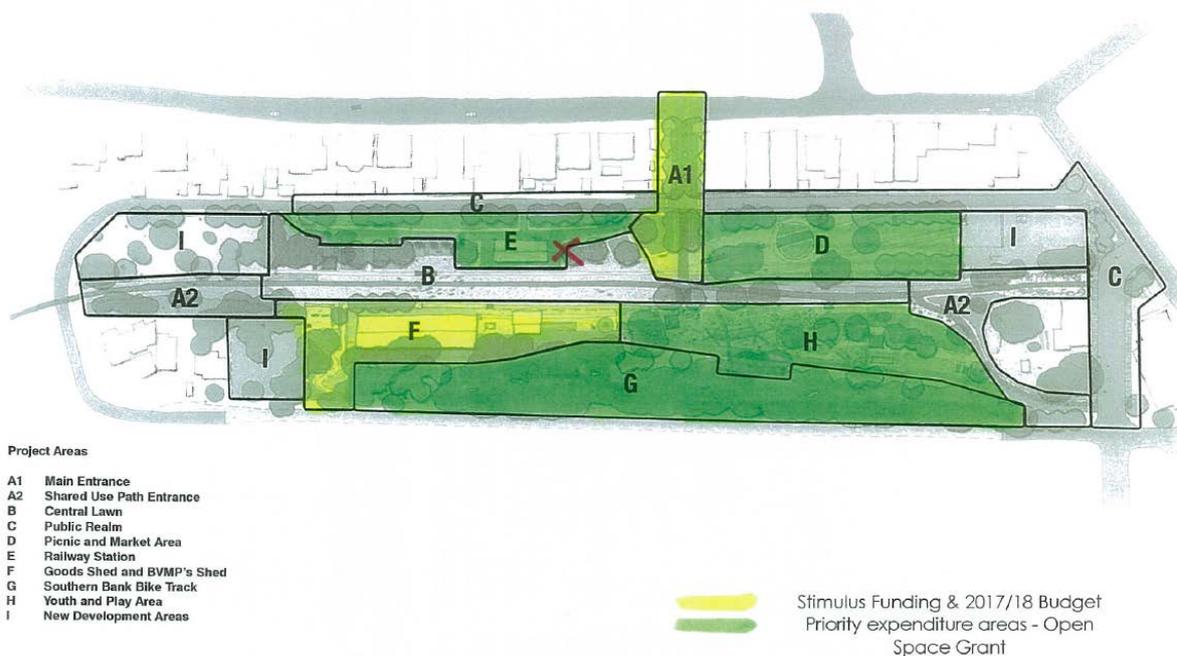
Lead paint removal – turntable	\$44,165
Lead paint removal and repainting as per turntable detail - crane	\$46,270
Total Lead Paint Contamination Costs	\$90,435

Total cost including 10% contingency	\$99,478
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Total additional funds required to effectively manage the varied contamination issues on site is \$169,816 ex GST including contingency. The time taken to assess and report on this matter may cause a time delay on the works and potentially a further extension of time claim on contractor project costs in accordance with the contract. This may be covered under the contingency but if not, a further \$17,000 ex GST provision is recommended.

In addition and subsequent to the last site visit by Elected Members following completion of the station building when it was noted that the area between the entrance to the site, station and railway track (marked X on diagram below) was not included in the original grant application and scope, it is recommended to finish this area with the input of local volunteers with support from ACBA, a provision of \$50,000 ex GST is allocated to avoid any further reference back to Council.

ANGASTON RAILWAY STATION PRECINCT - INDICATIVE PROJECT AREAS



It is officer's recommendation that to effectively manage the timeframes of the project that Council supports a budget adjustment of \$237,000 ex GST to allow for current and possible contamination issues, time delays that may continue to arise until the completion of the project and final volunteer landscaping materials costs.

It is noted that this cost is less than the estimate provided to transport and remediate the phase 1 contamination offsite and already saved within that element of the works.

Summary and Conclusion

- Latent contamination issues with the site soils, turntable and crane are required to be adequately managed through testing, disposal, mound formation and re-painting.
- Through research and advice, the most appropriate solutions to eliminate the hazards to future workers, including volunteers and the general public have been presented in the report.
- As well as cost implications, the delay and additional work will also push put the completion date of the precinct until late April and potentially into early May 2020.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1: Angaston Railway Precinct – Soil Investigation and Analysis Report – Playground and Open Space areas – TRIM 20/9184
- Attachment 2: Angaston Railway Precinct – Due Diligence Report - Level 2 - Angaston Railway Precinct - Playground and Open Space - Contaminated Soil and Lead Paint – TRIM 20/9844

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



3.1 Develop and implement sound asset management which delivers sustainable services.



4.8 Promote a healthy community through a planned approach to public health.

Community Plan



2.1 Deliver sound community infrastructure and public space planning activities which incorporate place-making principles and take into account the future needs of the community.

2.9 Collaborate, initiate, develop and/or support activities and facilities for youth in our community.



3.4 Ensure Council's sporting, recreational and leisure grounds and playing arena and associated programs meet the current need of the community to an agreed level of service.

Legislative Requirements

Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial Management

A Due Diligence Report (*Attachment 2*) has been completed in accordance with Council's Budget and Business Plan Policy which results in a Bid Analysis Score (BAT) of 63. The 2019/2020 BAT cut off for existing approved New Initiatives was 46.

Items Being Considered in this Agenda	Angaston Railway Precinct site and project impacts due to contamination		
Net operating costs (incl depreciation)	\$200		
Total project cost (ex GST)	\$237,000		
Grant Income (ex GST)	\$0		
Funding required by Council	\$237,000		
DDR provided	Yes		
This projects BAT score – approved by CMT (Cut-off score for 2019/20 NI's = 46)	64		
CMT reviewed and recommended	Approved and put to Council		
If approved – a BAR or NI will be included in the:	2019/20 Budget Update as at 31 March 2020		
KPI		Revised forecast	Change to Previous
Operating Surplus Ratio (Target: -2% to 10%)		0.33%	Insignificant change
Net Financial Liabilities Ratio (Target: >0 to <100%)		33.2%	increase of 0.6%
Asset Funding Renewal Ratio (Target: >80% to <110%)		125%	no change

Noting that after the addition of these projects - all KPI's are within or better than the target range set by Council.

Funding for this project will:

- Be transferred from existing budget line:
- Be allocated from next years discretionary spend:
- Be allocated from previous years surplus:
- Effect the Council's end of year results and cash position.

Details: No change to the operating result. Councils cash balance is forecast at \$1.5m by year end. This reduction in cash will effect the funds available for future operations, capital works and other projects.

Australian Accounting Standard AASB116 lists applicable elements of costs for an item of property, plant and equipment, paragraph 16 c) includes "costs of restoring the site on which the asset is located". It has been assumed for the financial considerations above that the costs for the works required in this report will be capitalised with the relevant assets.

Resource Management

Existing Officer resources. The resource time taken to work through issues of this nature is extensive and does have impacts on officer capacity to manage other projects, tasks and duties. .

Risk Management Considerations

Risk issues have been discussed in the report and by implementing the recommendation, hazards associated will be engineered to the extent that associated residual risks can be managed and accepted.

COMMUNITY CONSULTATION

No formal community consultation on this specific element of the project has taken place or is required under the Local Government Act or Council's Public Consultation Policy. Extensive community consultation was undertaken on an ongoing basis through the planning development phases of this project.

2.1.2

LYNDOCH RECREATION PARK – OVAL WORKS

B6789

MOVED Cr Haebich that Council:

- (1) Note the issues raised as a result of the installation of a cricket turf pitch at Lyndoch Recreation Park and the subsequent consultation with user groups and the South Australian Cricket Association (SACA).
- (2) Approve the proposed phased approach to remediation subject to the approval of associated costs by:
 - 2.1 Firstly, removing the turf pitch and making good to the oval surface with gradients to enable appropriately safe field sport play for use during the winter sports season and where there is an assessed cost benefit, retaining any materials and infrastructure from the recent works that can be reused.
 - 2.2 Secondly, design, cost and review options to provide reconfigured oval contours for both the cricket turf pitch and oval outfield considerate to all current and future sporting codes played at Lyndoch Recreation Park as envisaged in the associated Southern Barossa Hub master plan.
- (3) Approve a third quarter budget adjustment of \$20,125 ex GST to fund Phase One of the works.
- (4) Require officers to progress a detailed oval design for Phase Two of the works and approve a third quarter budget adjustment of \$11,000 ex GST to fund the design process.
- (5) Require officers to bring a report back to Council with the final design and costing for phase two works for consideration in the 2020/2021 draft Budget and Business Plan development.

Seconded Cr de Vries

CARRIED 2018-22/50

PURPOSE

To update Council on the result of the installation of the Lyndoch Oval Cricket Turf Pitch implemented by the Lyndoch Cricket Club (the Club).

REPORTBackground

Council supported the Lyndoch Cricket Club proceeding with a grant application for the installation of a cricket turf pitch at its 17 December 2019 meeting on the basis of accelerating a component of The Big Project and foreshadowing a potential contribution from Council of up to \$20,000 ex GST.

As a result of its application, the Club was successful in receiving and Cricket Australia Infrastructure grant of \$20,000 ex GST, requiring a Council contribution of \$10,000 ex GST to complete the funding of the \$52,250 ex GST installation costs.

It was the intent of the acceleration process that the Club would project manage the works and prior to the 17 December 2019 report, Officers from Community Projects and Works and Engineering Services met with the Club and contractor to agree on the approach for design plans and construction. A condition of the approval was that the Club provide as-built drawings and construction photographs to document the integration with existing irrigation and drainage and finished levels.

Discussion

While the construction of the turf pitch has itself been successful, it has resulted in an unacceptable gradient between the level of the new pitch and the outfield. The following photographs go some way to highlighting the extent of the gradient differential but the extent of the falls are more evident on the ground.





The Club representatives are happy with the outcome and representatives from SACA have confirmed that the pitch has been installed to an appropriate wicket specification; however following a series of discussions and site inspections all parties recognise that the resulting gradient to the outfield represents an unacceptable hazard and risk for other sporting codes that play at the oval, namely rugby and athletics.

The approval for installation of the turf pitch included a condition that as-built documentation and photographs be supplied by the Club including services (i.e. irrigation/drainage), a detailed level survey and GPS locations that plot a grid formation of the new turf cricket pitch and the oval surrounding the pitch. At the time of writing this report, the Club are still in the process of providing this information but confirmed that this work is progressing.

The following meetings have been held with stakeholders:

- 11 February 2020 – Council Officers, Cricket Club and Barossa Rams Rugby Club (Rugby Club) representatives
- 24 February 2020 – Council Officers and consultant project manager, Cricket Club and Rugby Club representatives
- 26 February 2020 – Council Officer, consultant project manager, Cricket Club representative, SACA State Infrastructure Manager SA and SACA Grounds Manager.

At the meeting on the 24 February the following options to address the issues were proposed by Council Officers. These were then also explored with SACA representatives at the meeting on the 26 February with useful input and detailed expertise from their grounds manager and that advice still needs to be discussed with the clubs that were not present at that meeting.

Option 1 – interim	Option 2	Option 3
Remove wicket and make good	Rebuild / Reconfigure Oval and align to new turf wicket – full solution	Combine option 1 and 2 and phase works to enable Rugby to proceed
<ul style="list-style-type: none"> • Remove organic wicket mat • Decommission new manifold and additional irrigation / sprinkler heads • Stockpile organic mat • Reinstate oval sprinklers • Disable turf wicket irrigation system at controller • Backfill where manifold and sprinkler heads removed • Re level / match to existing surfaces • Fill as necessary • Maxi roll turf 	<ul style="list-style-type: none"> • Detailed survey • Re design full solution for turf wicket and graded oval • Remediate new wicket to address / align with final profiles (multiple stages) • Remediate / excavate existing soil profile • Fill circa 330 tonne to new designed contours or cut and fill to level out oval to cater for pitch install – both approaches to be explored further (so 	Details as per option 1 and option 2

	<p>possible option 2a and 2b</p> <ul style="list-style-type: none"> • Re work and install drainage • Rework and install irrigation • Retaining walls or battered slopes to the oval boundary • Reinstate oval grass or install new grass to re worked oval • Establishment period for new turf wicket • Establishment period for grass to oval • As built / survey 	
<p>Timeframe up to 3 weeks – by 27 March 2020</p> <p>SACA advise is that a further month required to enable suitable establishment of maxi turf with appropriate grounds keeping</p>	<p>Timeframe circa 3 months plus contingency</p> <p>SACA advise is that this period is 4.5months and that from mid-January 2021 cricket season to end of cricket season only 1 game per week should be played reverting to full programming for 2021/22 season</p>	<p>Option 1 – prior to Rugby Season – 3 weeks plus additional to be planned with Clubs as per SACA input / advice</p> <p>Option 2 – post rugby season prior to cricket season – potential for rugby finals training to be relocated? – 2/3mths plus additional to be planned with Clubs as per SACA input / advice</p>
<p>Costs:</p> <ul style="list-style-type: none"> • Indicative cost of works circa \$17.5k contractor • Existing costs expended to date • Potential to retain organic mat for reinstatement at no or limited cost • Potential to retain irrigation / manifold for reinstatement at no or limited cost 	<p>Costs:</p> <ul style="list-style-type: none"> • Indicative cost of works to be determined once design completed (estimated in excess of \$100k ex GST) • Plus expended costs to date • Less any materials that can be reinstated 	<p>Costs:</p> <ul style="list-style-type: none"> • Option 1 cost of works • Option 2 cost of works • Sunk costs to date • Less reuse of materials

Specialist contractor advice was sought to assess if there is sufficient time to deliver Option 2 in time for the start of the rugby season with their first home game on 18 April 2020. Two independent contractors provided advice that there will not be enough time to have Option 2 bedded in for start of rugby season and the lack of turf establishment would likely lead to further hazard and incident during the winter rugby season.

On 26 February 2020, a further onsite meeting was held with the Lyndoch Cricket Club and SACA representatives, State Infrastructure Manager and Grounds Manager to inspect the pitch and provide advice from SACA perspective. SACA

confirmed that the turf wicket was installed by the Club in accordance and within the SACA guidelines, but agreed that the oval playing surface is unsuitable / unsafe for Rugby and other sports, and potentially Cricket due to the topography of the Oval not considered in the initial turf wicket design (pre-installation).

SACA, Lyndoch Cricket Club and Barossa Rams Rugby Club are supportive of a phased approach to address the issues caused by the pitch install:

Phase 1 - Remove the turf wicket and make good for the start of Rugby season

SACA advised that the salvaging of the cricket clay would be possible but not straightforward and may not be a viable solution for reuse as a reinstated wicket on site. The processing works required to reclaim the cricket clay and the hours required to reclaim the required granular profile could cost in excess of \$9,000 (the Club noted that the cost of the new clay was approximately \$18,000). The reclaim process involves digging the compacted cricket clay, moving the clay off-site to an under cover, well ventilated area for turning over the material, to dry and sieve the clay, to achieve the original specified granular form. If the reuse of the wicket is attempted and is not successful it could result in not only a downstream cost of circa \$27,000 but also time delays for installation.

The clay could however, be stored and offered for reuse either to other clubs in the region or potentially resold or reused over time for maintenance works by the Lyndoch Cricket Club.

SACA suggested that the sand bed and irrigation could be salvaged then reused again

Scope of Works:

- Remove organic wicket mat
- Decommission new manifold, existing irrigation and additional irrigation / sprinkler heads to be capped and marked with a metal disk for locating in Phase 2 works (September 2020)
- Stockpile organic mat
- Reinstall oval sprinklers
- Disable turf wicket irrigation system at controller and mark for easy reinstatement in phase 2
- Backfill where manifold and sprinkler heads removed
- Re level / match to existing surfaces
- Fill as necessary
- Maxi roll turf
- Potential to retain organic mat for reinstatement at no or limited cost (refer limitations detailed above)
- Potential to retain irrigation / manifold for reinstatement at no or limited cost

Phase One has been costed at \$17,500 ex GST. Including a 10% contingency of \$1,750, this comes to \$19,250 ex GST.

Phase 2 - Rebuild / Reconfigure Oval and align to new turf wicket – fully designed solution

Full re-design a full solution for turf wicket and graded oval and establish a Project Order of Cost to then commence remediation works on site in early September 2020 and complete works during September and October 2020. Consolidation of the Oval grass and the new Turf Wicket during November and December 2020 and most of January 2021.

Scope of Works:

- Detailed survey
- Re-design full solution for turf wicket and graded oval (option 2a) or cut and fill (option 2b)
- Remediate new wicket to address / align with final profiles (multiple stages)
- Remediate / excavate existing soil profile
- Fill circa 330 tonnes to new designed contours
- Rework and install drainage to pitch and outfield
- Rework and install irrigation to pitch and outfield
- Retaining walls or battered slopes to the oval boundary
- Reinstate oval grass or install new grass to reworked pitch and outfield
- Establishment period for new turf wicket
- Establishment period for grass to oval
- As built / survey

SACA recommended that the oval should not be played on between September 2020 and January 2021.

In order to achieve this, the Lyndoch Cricket Club would need to schedule their season for all 'away games' in the first half of their season. SACA advised the club that for the remainder of their 2021 season, they should only schedule one home match per week to allow the new turf wicket root structure to grow. The Lyndoch Cricket Club are to establish and implement a Turf Curation Plan.

The downstream scheduling and impacts on Rugby and Little Athletics need further discussion with those groups and there is agreement that everyone will work together to do the best to mitigate the issues and impacts.

Until a detailed design is complete, there is no estimate of cost for the oval works but it is envisaged to be in excess of \$100,000 ex GST a figure of \$10,000 ex GST to progress the design works is recommended. The initial turf pitch project was costed at \$17,500 ex GST and a 15% contingency is recommended (10% design/documentation and 5% project management) given the speed with which the quotation and specification has had to be pulled together taking the cost for phase 1 implementation to \$20,125.

Summary and Conclusion

The Lyndoch Cricket Club completed the installation of their turf pitch during January and February 2020. While the pitch works for a wicket were carried out in accordance with SACA guidelines, there was insufficient regard to the impact and associated risks on the outfield and to other codes using the facility (both now and in the future) it has resulted in an unacceptable gradient between the pitch and the outfield. Remediation works are required to make the oval playable for all sports, being rugby and athletics as well as cricket.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1: Due Diligence Report – Lyndoch Recreation Park Oval Works
Ref: 20/10797

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



3.1 Develop and implement sound asset management which delivers sustainable services.

Community Plan



2.1 Deliver sound community infrastructure and public space planning activities which incorporate place-making principles and take into account the future needs of the community.

2.9 Collaborate, initiate, develop and/or support activities and facilities for youth in our community.



3.4 Ensure Council's sporting, recreational and leisure grounds and playing arena and associated programs meet the current need of the community to an agreed level of service.

Legislative Requirements

Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

A Due Diligence Report (*Attachment 1*) has been completed in accordance with Council's Budget and Business Plan Policy which results in a Bid Analysis Score (BAT) of 53. The 2019/2020 BAT cut off for existing approved New Initiatives was 46.

Items Being Considered in this Agenda		Lyndoch Recreation park Oval Works	
Net operating costs (incl depreciation)		\$0	
Total project cost (ex GST)		\$31,125	
Grant Income (ex GST)		\$0	
Funding required by Council		\$31,125	
DDR provided		Yes	
This projects BAT score – approved by CMT (Cut-off score for 2019/20 NIs = 46)		53	
CMT reviewed and recommended		Approved and put to Council	
If approved – a BAR or NI will be included in the:		2019/20 Budget Update as at 31 March 2020	
KPI		Revised forecast	Change to Previous
Operating Surplus Ratio (Target: -2% to 10%)		0.33%	Insignificant change
Net Financial Liabilities Ratio (Target: >0 to <100%)		33.3%	increase of 0.6%
Asset Funding Renewal Ratio (Target: >80% to <110%)		125%	no change

Noting that after the addition of these projects - all KPI's are within or better than the target range set by Council.

Funding for this project will:

- Be transferred from existing budget line:
- Be allocated from next years discretionary spend:
- Be allocated from previous years surplus:
- Effect the Council's end of year results and cash position.

Details: *No change to the operating result. Councils cash balance is forecast at \$1.5m by year end. This reduction in cash will effect the funds available for future operations, capital works and other projects.*

Resource Management

The resource time taken to work through issues of this nature is extensive and does have impacts on officer capacity to manage other projects, tasks and duties. However, the proposed project phases will be managed by Council Officers with technical project management support to assist.

Risk Management Considerations

The project will be managed by Council staff to minimise any broader issues and will be better equipped to bringing all user groups together to understand requirements and scheduling.

The Cricket Club will be required to apply to SACA and Cricket Australia for a variation to their current grant acquittal requirements.

Officers are still assessing the contractual arrangements that were in place for the procurement of the works by the Club.

Other risks have been assessed and it will be critical that clear, proactive communication continues with all stakeholders throughout the project.

COMMUNITY CONSULTATION

No additional (post community consultation of the Lyndoch Recreation Park Masterplan) formal community consultation has taken place or is required under the Local Government Act or Council’s Public Consultation Policy. The Lyndoch and District Little Athletics Centre has not formally been part of meetings however have been briefed of the issue. Further discussions will be required to determine how to manage impacts on both Athletics and Rugby into next season as discussed in the report.

10. NEXT MEETING

Tuesday day 17 March 2020 at 9.00am.

11. CLOSURE OF MEETING

Mayor Lange declared the meeting closed at 6.05 pm.

Confirmed at Council Meeting on 17 March 2020

Date:.....

Mayor:.....