



Cardinia

MINUTES OF SPECIAL MEETING OF GENERAL COUNCIL

MONDAY, 6 MARCH 2017

MINUTES OF SPECIAL MEETING OF GENERAL COUNCIL

held in the Council Chambers, 20 Siding Avenue, Officer
on Monday, 6 March 2017
The meeting commenced at 6pm

PRESENT: Mayor, Brett Owen, Chairman

Councillors Jodie Owen, Ray Brown, Collin Ross, Graeme Moore, Leticia Wilmot, Carol Ryan, Michael Schilling, Jeff Springfield

Messrs Garry McQuillan (CEO), Mike Ellis (GMAS), Derek Madden (GMCS), Andrew Paxton (GMPD), Jenny Scicluna (GMCWB), Doug Evans (MG)

APOLOGIES:
Nil

DECLARATION OF PECUNIARY AND OTHER INTERESTS
Nil.

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1 NOTICE OF MOTION 1028

FILE REFERENCE INT1714133

RESPONSIBLE GENERAL MANAGER

AUTHOR Doug Evans

RECOMMENDATION

That Council resolve on Notice of Motion 1028

Attachments

1	Rescission Motion	1 Page
2	Memorandum calling Special Meeting	1 Page
3	Item 5 Council Agenda 20 February 2017	5 Pages
4	Briefing paper regarding Lang Lang Community Recreation Precinct	41 Pages

EXECUTIVE SUMMARY

A Rescission Motion, Notice of Motion 1028 has been lodged and a Special Council Meeting has been called to consider this Notice of Motion.

BACKGROUND

At the Council Meeting held on 20 February 2017 Council resolved in regard to Contract 14/04 relating to the Lang Lang Recreation Reserve Civil Works Package as follows:

Moved Cr R Brown Seconded Cr C Ross

That Council defers the decision for tender and suspends any other planned works until the April 2017 General Meeting and calls for a report as soon as possible from the Chief Executive Officer that addresses and advises the following;

- 1. The business case for the Project, including the methodology for the site selection and the needs analysis supporting the decision to build a Sporting Precinct.*
- 2. A cost analysis of the total project detailing all supporting infrastructure and post construction costs.*
- 3. The detailed Project Plan showing milestones, critical dates and budget forecasts .*
- 4. How the security of such an isolated site is to be managed.*
- 5. The conditions associated with the Bendigo Community Bank contribution.*

Upon being put to the meeting, the motion was declared carried. Cr Jodie Owen called for a Division.

For the Motion were Crs C Ross, B Owen, J Springfield, C Ryan and R Brown Total (5).

Against the Motion were Crs G Moore, J Owen, L Wilmot and M Schilling Total (4).

MOTION WAS CARRIED

Notice of Motion 1028 has since been lodged, which seeks to rescind this motion, the motion reads as follows

We hereby give notice of our intention to move a motion to rescind the resolution passed at the Council Meeting held on Monday 20 February regarding the Civil Works Package - Lang Lang Recreation Reserve which reads as follows:

“That Council defers the decision for tender and suspends any other planned works until the April 2017 General Meeting and calls for a report as soon as possible from the Chief Executive Officer that addresses and advises the following;

6. The business case for the Project, including the methodology for the site selection and the needs analysis supporting the decision to build a Sporting Precinct.
7. A cost analysis of the total project detailing all supporting infrastructure and post construction costs.
8. The detailed Project Plan showing milestones, critical dates and budget forecasts .
9. How the security of such an isolated site is to be managed.
10. The conditions associated with the Bendigo Community Bank contribution.”

We further give notice that if this motion is successful we intend to move the following:

“That;

- The tender submitted by Lasergrade Pty Ltd to undertake works associated with CT17/04 - Civil Works Package - Lang Lang Recreation Reserve be accepted by Council for the amount of \$6,189,148;
- The remaining tenderers be advised accordingly and;
- The common seal of the Council be affixed to the contract documents”

Cr Graeme Moore, Intending Mover
Cr Leticia Wilmot, intending Seconder

In addition, this Special Council Meeting has been called to consider this Notice of Motion

CONCLUSION

This Special Council Meeting has been called to consider Notice of Motion 1028, Council is therefore required to resolve on this matter.

NOTICE OF MOTION 1028
RESCISSION MOTION

We hereby give notice of our intention to move a motion to rescind the resolution passed at the Council Meeting held on Monday 20 February regarding the Civil Works Package - Lang Lang Recreation Reserve which reads as follows:

"That Council defers the decision for tender and suspends any other planned works until the April 2017 General Meeting and calls for a report as soon as possible from the Chief Executive Officer that addresses and advises the following:

1. The business case for the Project, including the methodology for the site selection and the needs analysis supporting the decision to build a Sporting Precinct.
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- The common seal of the Council be affixed to the contract documents"

Cr Graeme Moore, Intending Mover Dated

27/02/2017



Cr Leticia Wilmot, intending seconder Dated

27/02/2017





Memorandum

To: Garry McQuillan, Chief Executive officer
From: Crs Graeme Moore, Leticia Wilmot, Jodie Owen and Michael Schilling
Date: 27 February 2017
Subject: Special Council Meeting

We hereby call a Special Council Meeting to be held in the Council Chambers, 20 Siding Avenue, Officer on Monday, 6 March 2017 commencing at 6.00pm to consider Notice of Motion 1028.

Cr Graeme Moore

Cr Leticia Wilmot

Cr Jodie Owen

Cr Michael Schilling

5 CIVIL WORKS PACKAGE - LANG LANG RECREATION RESERVE, CT17/04

FILE REFERENCE INT178629

RESPONSIBLE GENERAL MANAGER Michael Ellis

AUTHOR Stewart Pike

RECOMMENDATION

That;

- The tender submitted by Lasergrade Pty Ltd to undertake works associated with CT17/04 - Civil Works Package - Lang Lang Recreation Reserve be accepted by Council for the amount of \$6,189,148;
- The remaining tenderers be advised accordingly and;
- The common seal of the Council be affixed to the contract documents

Attachments

1 Confidential memorandum detailing tenders received circulated to councillors only 3 Pages

EXECUTIVE SUMMARY

This report provides consideration for the appointment of a contractor to undertake the works required under CT17/04 - Civil Works Package - Lang Lang Recreation Reserve.

The package of works under this contract includes the construction of 2 football ovals, 4 netball courts, car parking and access roads, wetland and storm water re-use system, oval irrigation and facility sports lighting.

The tender submitted by Lasergrade for the sum of \$6,189,148 (GST exclusive) represents the best value for money to Council and it is therefore recommended that CT17/04 - Civil Works Package - Lang Lang Recreation Reserve be awarded accordingly.

BACKGROUND

This package of works is the first stage of the Lang Lang Community Recreation Facility Masterplan implementation. The masterplan was adopted by Council on 21 March 2016. This first stage of works includes the construction of 2 football ovals, 4 netball courts, car parking and access roads, wetland and storm water re-use system, oval irrigation and facility sports lighting.

Tenders were advertised in The Age newspaper on Saturday 19 November 2016. Tenders closed on Tuesday 20 December with 10 submissions received (all of which were conforming). Submissions were received from the following companies;

2Construct	BMD Constructions
Canteri Bros	Civilex Victoria
Depan Group	Entracon Civil
Ertech	Goldsmith Civil and Environmental

Lasergrade	Maca Infrastructure
------------	---------------------

The tenders were checked against a range of non-weighted selection criteria to ensure the viability of the tender submissions. These criteria include: compliance with the specification, compliance with the conditions of contract, occupational health and safety, financial viability, risk and insurance and conflict of interest.

The tenders were also assessed against the weighted criteria capability and capacity, relevant experience and past performance, management systems (quality, safety and environment) and project plan/program.

The tender submitted by Lasergrade for the sum of \$6,189,148 (GST exclusive) provides the best value for money to Council. It is therefore recommended that the tender submitted by Lasergrade be accepted for this contract.

POLICY IMPLICATIONS

Nil

RELEVANCE TO COUNCIL PLAN

The delivery of this project aligns with Councils' plan to provide active and passive recreation facilities to meet the needs of our residents, increase opportunities for our residents to participate in a range of sport, recreation and leisure activities, develop new and maintain existing parks, gardens and reserves in a sustainable way and to plan and develop built environments that support improved health and wellbeing of our communities.

CONSULTATION/COMMUNICATION

Extensive community engagement was undertaken during the development of the masterplan. The detailed design of this civil works package has been subjected to an extensive internal consultative process.

FINANCIAL AND RESOURCE IMPLICATIONS

Total funding available in accordance with the capital works program is \$9,696,000, of which there is \$1,145,000 in this financial year and \$8,551,000 over 2017/20 financial years. There is sufficient funding to proceed with the works.

A financial scorecard review of Lasergrade highlighted some concerns with their financial capacity to undertake the works. Additional security will be held for the duration of construction works and will be a requirement of the acceptance of this contract.

CONCLUSION

It is recommended that the tender submitted by Lasergrade for \$6,189,148 be accepted for CT17/04 - Civil Works Package - Lang Lang Recreation Reserve and that the additional security form part of the contract offer and acceptance.

References checks confirmed that the firm is very professional and has a proven track record in the delivery of recreation reserves.

Lasergrade have presented the best value for money submission and possess the capacity to carry out the works to a high standard.

Financial details

Total funding available in accordance with the capital works program is \$9,696,000, of which there is \$1,145,000 in this financial year and \$8,551,000 over 2017/20 financial years. There is sufficient funding to proceed with the works.

A financial scorecard review was undertaken to assess Lasergrade's financial capacity to undertake the works. It was found that the contract in question represents over 100% of average annual revenue for the past 2 years. It was also found that the company had significant loans to related parties at 30 June 2016. Although they were advised to be fully recoverable, no counterparty risk assessment has been carried out. This has been assessed as a high financial capability risk.

To alleviate the associated risk, additional security to cover the difference between the Lasergrade submitted price and the 2nd highest ranked tenderer (Maca Infrastructure) will be obtained from Lasergrade as a requirement of the contract award. Ordinarily Council would take 2 bank guarantees totalling 5% of the contract sum with one guarantee returned at Practical Completion and the other at Final Completion. In this instance Council will take one bank guarantee for \$154,728.70 (2.5% of the contract sum) and another for \$928,139.30 (difference in pricing less 2.5%) of which the later would be returned at Practical Completion.

Given the past performance of this contractor and the significant cost savings to Council it is considered that this approach offers best value for money to Council.

Conclusion

It is recommended that the tender submitted by Lasergrade for \$6,189,148 (GST exclusive) be accepted for CT17/04 - Civil Works Package - Lang Lang Recreation Reserve, Lang Lang and that the additional bank guarantee of \$928,139.30 form part of the contract offer and acceptance.



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Lang Lang Community Recreation Precinct

File reference: INT1712342
Responsible GM: Garry McQuillan
Author: Garry McQuillan

Attachments

- Sites Investigated (Appendix I)
- Milestones - Gant Chart (Appendix II)
- Engineering Feasibility Report - Cardno
- Masterplan
- Consultation Submissions

Executive summary

This report responds to the motion passed by Council at its ordinary council meeting held on Monday 20 February 2017.

"That Council defers the decision for tender and suspends any other planned works until the April 2017 General Meeting and calls for a report as soon as possible from the Chief Executive Officer that addresses and advises the following:

1. The business case for the Project, including the methodology for the site selection and the needs analysis supporting the decision to build a Sporting Precinct.
2. A cost analysis of the total project detailing all supporting infrastructure and post construction costs.
3. The detailed Project Plan showing milestones, critical dates and budget forecasts.
4. How the security of such an isolated site is to be managed.
5. The conditions associated with the Bendigo Community Bank contribution."

Background

1.0.0 Planning of Precinct

Preliminary discussions with Bendigo Community Bank commenced in 2011/12 regarding the Lang Lang Community and Recreation Precinct.

Following a presentation by the Bendigo Community Bank, Council and the Bendigo Bank considered potential sites (refer appendix I) to be purchased by the Bendigo Bank and gifted to Council to meet the long term community and sporting needs for the district.

Community consultation commenced (at least 5 meetings) regarding long term needs for the current sporting / community groups. Consultation included meeting with each community group individually to ascertain current and future needs:

- Lang Lang Cricket Club
- Lang Lang Netball Club
- Lang Lang Football Club
- Lang Lang Bowls Club
- Lang Lang Tennis Club
- Lang Lang CFA



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- Lang Lang Township Committee
- Rotary Club of KWR Lang Lang
- CERT (first responders)
- Lang Lang PA&H

In addition, the Master Plan was exhibited extensively throughout the Lang Lang Community for 6 weeks. For the exhibition of the master plan the information was provided via Council's website and advertisements in local community newsletters. Letters were sent directly regarding the draft masterplan to the above groups as well as:

- Caldermeade Junior Football Club
- Koo Wee Rup Secondary College
- Koo Wee Rup Reserve Committee
- Koo Wee Rup Township Committee
- Koo Wee Rup Football Club
- Koo Wee Rup Netball Club
- Lang Lang Scouts

Eleven submissions were received with ten being positive on the draft Master Plan. The Master Plan was adopted by Council and detailed design commenced.

Since this time, the Lang Lang United Soccer Club has been created with 120 registered players, with officers assisting in their formation and ongoing discussions regarding their future needs.

2.0.0 Business Case

The following factors capture the reasoning for initiating this project (current and future community needs) (business case). The logic of the business case is that whenever resources such as money or effort are consumed, they should be in support of a specific business need. In Local Government terms "a community need", the following points demonstrate current and future community need to support the business case for the Lang Lang Community Recreation Precinct.

- Population will increase from 1400 today to 3600 (conservative).
- Ownership and limited capacity to expand sporting facilities at the Showgrounds
- Requests from the Football League to provide improved facilities or, if facilities are not improved, the Clubs run the risk losing games
- The single court netball facility at the Showgrounds does not comply with any standards, and two courts are required for play by the League.
- Substandard playing surface(s) at the Showgrounds; As the Football / Cricket surface is shared by the annual Rodeo, and the soccer playing field is unmade with no drainage or irrigation and is regularly used as an over flow car park.
- Substandard pavilion facilities do not align with Councils Facility Standards.
- No female change facilities at the Showgrounds
- Doesn't meet Access All Abilities standards
- No plan for emerging sport participation

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3.0.0 Needs Analysis

- (a) Netball - 1 court only
- Requires 2 netball courts (standard across municipality), required by the League.
 - No run off
 - No warm up area
 - Staggered training - not enough space for training
 - Storage
 -
 - Difficult to attract volunteers
 - Teams 3 Junior
 3 Senior
 'Netta' program for Juniors
- (b) Lang Lang Football Club - 1 oval
- Teams 2 Senior
 2 Underage
- (c) Caldermeade Junior Football Club
(Catani/Lang Lang amalgamation)
- Teams 3 Junior
- (d) Cricket - 2 ovals
(Lang Lang/Nyora amalgamation)
- Teams 4 Senior
 3 Junior
- (e) Lang Lang Soccer Club - using grassed area for play- require 2 fields
- Teams 2 Senior Men
 1 Senior Women
 4 Junior
- (f) Other Uses
- Unfixtured football games by the league
 - School sports regional school's competitions
 - Overflow when playing surfaces are being replaced/unplayable
- (g) Promotion
- TAC training and matches
 - Country week cricket.
 - League finals - football/netball
- (h) Uplift in participation
- The unknown aspect of the new sporting precinct is the uplift in participation from the current team structures.
 - This comment particularly applies to female sports, football, netball, soccer and cricket.



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4.0.0 Assessment and Cost Analysis of Project

Detailed investigations were undertaken as part of the due diligence to ensure the site was well suited for a recreation reserve. The investigation involved a number of assessments including:

- Geotechnical Investigation
- Environmental Site Assessment
- Aboriginal Heritage Due Diligence Assessment
- Water & Flood Modelling Site Assessment
- Engineering Feasibility Report - Please refer Appendix II

From an ongoing maintenance perspective, the estimated annual cost for turf management, seasonal changeover, grounds mowing, fertilisation, irrigation etc. is \$60,000 to \$70,000 for all playing surfaces and immediate surrounds, based on the current costs for maintaining Holm Park Reserve, Heatherbrae Reserves etc.

The utility costs for the pavilion would be paid for on a user based ratio by the community groups using the premises.

The life expectancy of the pavilion is anticipated to be 80 years, at which time the pavilion may still operate but may need to be updated to function better. In relation to the pavilion elements they would be updated in accordance with Councils Asset Management plan. The below table details the frequency for the renewals and the associated costs on a percentage of the total building value.

Building Component	Adopted Life (Years)	Renewal Cost (% of Building Value)
Exterior Finishes	10	3%
Interior Finishes	12	2%
Roof Cladding	50	2.5%
Timber Sub-floors	60	10%
Floor Coverings	15	3%
Heating & Air-conditioning	15	1%

The life expectancy of the ovals is expected to be in the order of 25 years if regular maintenance is carried out. At the end of the ovals life expectancy it is envisaged that it will cost \$500,000 to carry out upgrade works to the ovals on a minimum of a 25-year cycle.

The life expectancy of the netball courts is expected to be 25 to 30 years, if regular resurfacing is carried out, which is required every 10 to 12 years. At the end of the courts life expectancy it is envisaged that it will cost \$60,000 per court to carry out upgrade works on a minimum of a 25-year cycle but there would be some savings with the economics of scale of doing 4 courts at once.

Whilst we plan for asset renewal on a life cycle basis invariably assets will remain in a functional state well beyond their renewal cycle. The life expectancy time lines are used a basis for financial modelling,



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however with all asset renewal the assets will be assessed and maintain to an appropriate standard ensuring the anticipated life expectancy is exceeded.

5.0.0 Project Plan

Two project plans for the delivery of the current budgeted works are attached in Appendix III. The first project plan relates to the acceptance of the tender in early March 2017. The second project plan relates to the acceptance of the tender at the April Council meeting.

Please refer Appendix II

6.0.0 Site Selection Criteria

As previously advised, 7 sites assessed and investigated. Six of the sites investigated were eliminated due to potential flooding or these sites being designated for sand extraction. A number of the sites were excluded due to high purchasing costs, related to their zoning as residential, neighbourhood or industrial.

The criteria used in assessing properties were:

- Value for money - not zoned residential/industrial
- Able to locate current and future community and sporting needs of Lang Lang and surrounding district on one site
- Land subject to flooding, which would impact on buildings and infrastructure
- Accessibility to the site for motorists, pedestrians or cyclists
- Site characteristics - vegetation cover and topography

7.0.0 Security of Site

A number of Council Recreation Reserves are located some distance from the immediate township, i.e. (Mountain Road Reserve, Cockatoo, Chandler Reserve, Emerald, Holm Park, Beaconsfield etc.). A large number of equestrian facilities are located in more isolated areas than the proposed Caldermeade Road site.

Buildings are fitted with alarm systems and where required gates are provided at the entrance to the reserves to restrict out of hours vehicle access. A limited number of parking spaces are provided to allow pedestrian access out of hours.

Gates will be included at the entrances to the Reserve as part of the current scope of works. The shared pavilion will be designed using CPTED and Universal Design principles to improve safety and use.

Security at this Reserve will be enhanced by the presence on site of a gate keeper/grounds keeper, who will reside in the residence located on the north west corner of the reserve.



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8.0.0 Bendigo Community Bank

The Bendigo Community Bank is contributing \$3M dollars towards this project. The land was purchased for \$980K and has been transferred to Council.

If Council doesn't proceed with this development it may jeopardise the funding provided by Bendigo Community Bank.

This would include the selling of the land and transferring the money back to Bendigo Community Bank.

The Bank has advised at Project Steering Group meetings the possibility of additional funds for the Multi Use Trail.

9.0.0 Tender

On Tuesday 21 February, staff met with the owner of Lasergrade (lowest tender) to seek an agreement to hold the tender price for 2 months.

Lasergrade have advised that they will be willing to honour the price submitted for another 2 months, even though they envisage there will be an increase in costs on some products and materials over this time (mainly concrete, asphalt and fuel).

If this project is deferred to the April Council meeting, there will be a 12-month delay to when people will be able to play on the ovals, i.e. May 2019. This is due to the fact if Lasergrade were awarded the works in early March 2017, they would have completed bulk earthworks by May 2017. If the decision is deferred until April Council meeting, Lasergrade would only be getting access to the site at the commencement of winter and therefore delaying earthworks until September 2017, at best.

Lasergrade also advised if the project was to be retendered, that they will not be submitting a tender as they believe that they will be at a disadvantage due to other tenderers knowing the price they submitted.

10.0.0 Population Forecast

The current population of Lang Lang is 1400. This will increase to 3600 (conservative).

Existing residential zoned land (approximately 550 lots) will see the population increase to 2800 by 2021. There are a further 350 low density lots to be developed by 2025.

During this period of time, there will be infill development (subdivision of quarter acre households) which will see the population increase above 3600.

11.0.0 Current Land Values

The proposed precinct at 170 Caldermeade Road, was purchased for \$980K. This equates to \$26,967.53 a hectare (36.34ha).

If Council was of a mind to look for alternative sites the table below sets out the cost per hectare.

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Address	Land Area (ha)	Zoning	Last Sale Price	Cost per ha on Sale Price	Distance to Lang Lang PO
180 Milners Rd, Lang Lang East	8.17	GWZ1	\$655,000.00	\$80,191.53	8.30
455 Westernport Rd, Lang Lang	8.72	GWZ1	\$785,000.00	\$89,977.29	2.70
220 South Yannathan Rd, Yannathan	10.18	GWZ1	\$450,000.00	\$44,206.41	10.70
185 Harkers Rd, Caldermeade	10.24	GWZ1	\$585,000.00	\$57,132.21	4.50
595 Westernport Rd, Lang Lang	14.49	GWZ1	\$875,000.00	\$60,374.68	4.10
170 Caldermeade Rd, Caldermeade	36.34	GWZ1	\$980,000.00	\$26,967.53	4.50

12.0.0 Stand Alone Facilities

Based on best practice, and to minimise cost to Council, recreation reserves are developed with as many uses as possible at the one location. Consolidation of facilities provides the following benefits:

- Upfront costs such as connection of entrance roads, power, water and other utilities are provided at the one location. Where recreation facilities are provided at a number of sites, these costs can't be shared.
- Maintenance of playing fields and surrounds. Contractors can maintain a number of playing fields without having the costs of traveling to, loading and unloading machinery.
- Shared pavilion providing a multi-use community space, reduced architect, design, establishment and maintenance cost.
- Community connectedness, with a focal point provided for community events and activities.
- Benefits for parents and carers with siblings able to pursue a range of sporting options at the one location.
- Benefits of providing passive elements such as playgrounds, walking paths etc. to be enjoyed whilst people are playing sport, or at other times.
- Passive surveillance for people attending and utilising the site whilst active sport is not occurring.
- Use by school groups to host a range of sports at the one location.
- Water harvesting, where larger wetlands can be developed to service a number of playing fields.

13.0.0 Environment/Wetland Habitat

As part of stage 1 works for the Lang Lang Community Recreation Facility Cardinia Shire proposes to construct a wetland and storm water harvesting system. It will be a fully functional treatment train (Sediment Pond, Wetland and Re-use Pond) discharging to Westernport bay along an existing drainage line which currently receives no treatment). This will treat storm water flows from the development site (14% of the total catchment area), treat previously untreated agricultural run-off from the wider catchment area (4,234,200 m²) and provide a storm water harvesting facility to irrigate the entire facility significantly reducing demand on potable water, giving the recreation reserve a 90% water security for irrigation purposes.

The benefits will be that it will provide an increase ecological diversity site by replacing the existing small farm dam with the online wetland systems, increased landscape enhancement and opportunity's in and around the final constructed WSUD assets and increasing community understanding of WSUD systems through interpretative signage on site.



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The wetlands will have the following environmental benefits

- 483 kg/year reduction Total Nitrogen
- 103.5 kg/year reduction Total Phosphorus
- 39,300 kg/year reduction Total Suspended Solids
- 3,072 kg/year reduction Gross Pollutants
- 52 ML reduction in downstream flow

Summary

All Councillors acknowledge the current netball, football, cricket and soccer facilities are sub-standard and need replacing.

Unfortunately sporting assets have a limited life, like roads, footpaths, playground etc. They need to be refurbished or a new facility built. This is happening across the Shire now;

- New netball facilities in Emerald
- New community hub in Emerald
- Nar Nar Goon Netball Courts reconstruction
- Officer 2nd oval in 2018/19
- Worrell Reserve Pavilion refurbishment
- Chandler Reserve Pavilion refurbishment
- Gembrook Reserve Pavilion refurbishment
- Ongoing upgrade of all netball / tennis facilities

The facilities at the Showgrounds, which is on privately owned land, have served the Lang Lang community well over the years however they have come to the end of their life.

The current team structure justifies the construction of 2 ovals, pavilion, netball and soccer facilities. Two courts will be multi use for both tennis and netball.

Decisions regarding tennis and lawn bowls would be determined through consultation with the user groups and Council in the longer term.

One of the challenges Council faces is to ensure the rural townships of Cardinia remain viable, sustainable, liveable and even prosperous.

The masterplan adopted by the previous council takes into account the current and future generations to live healthy and productive lives. The masterplan reflects the hopes, dreams and aspirations of the Lang Lang community.

The time has come to build new facilities on council owned land; which it can control.

Sporting clubs can develop our future leaders and good corporate citizens.

They provide a pathway for our youth to be engaged and develop skills and instil purpose in their lives so thus to become good leaders and corporate citizens.

The existing facilities don't inspire people to become involved in sport.

The masterplan reflects the growing importance of females in a range of sports. Whether it is football, soccer, netball or cricket all facilities will provide proper facilities for women not just men.

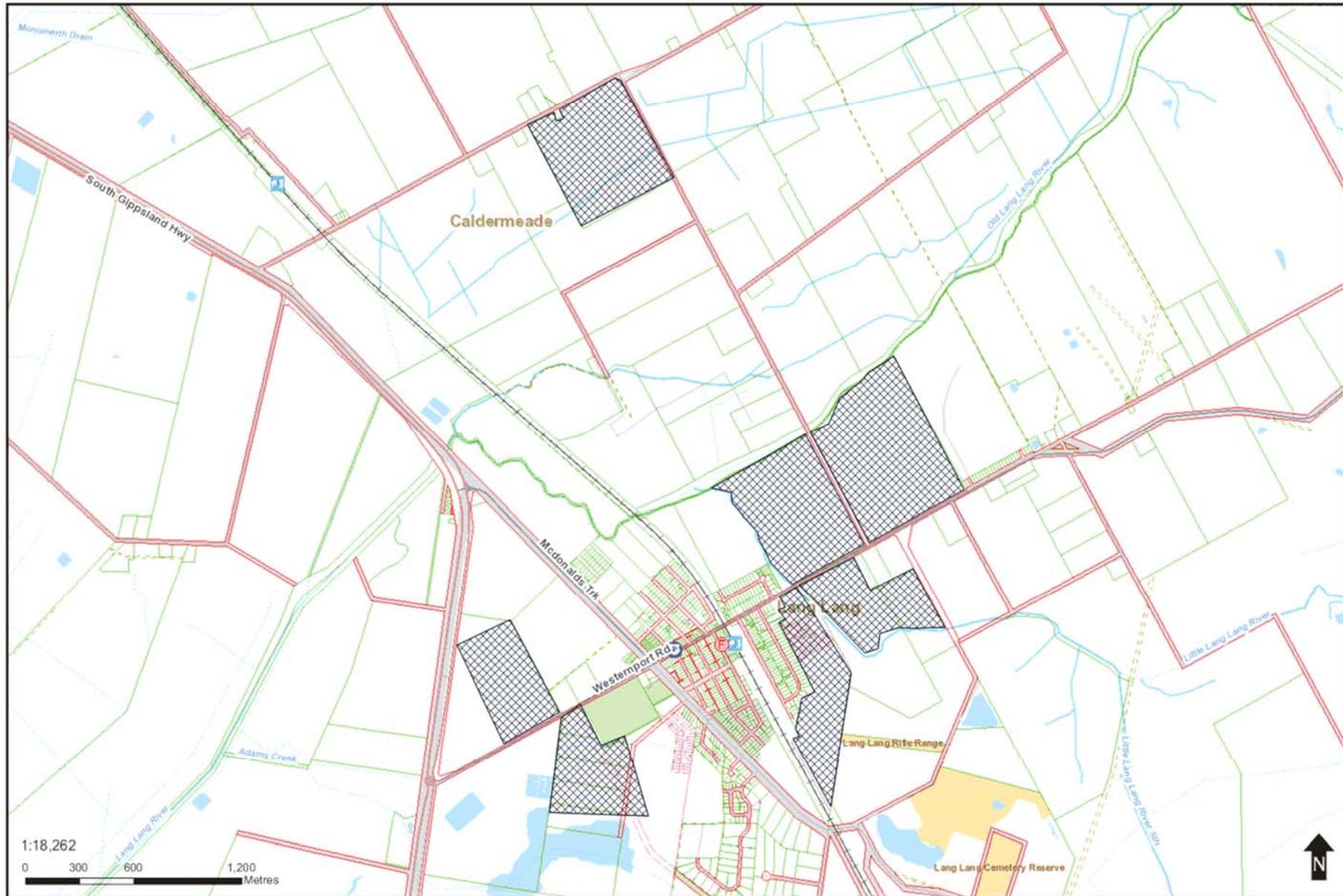
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The Lang Lang Community and Recreation Precinct will bring gender equality to enable all women to participate in sport if they chose.

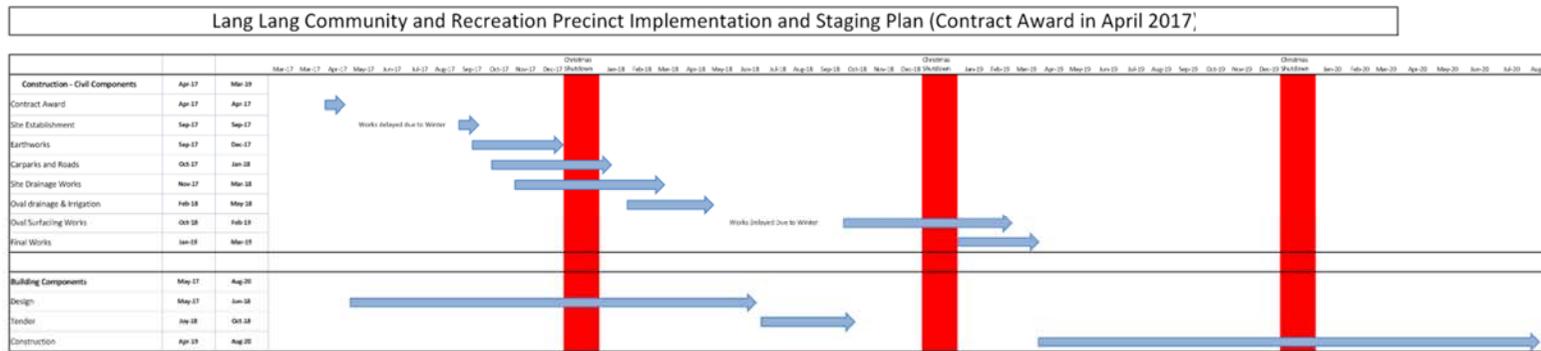
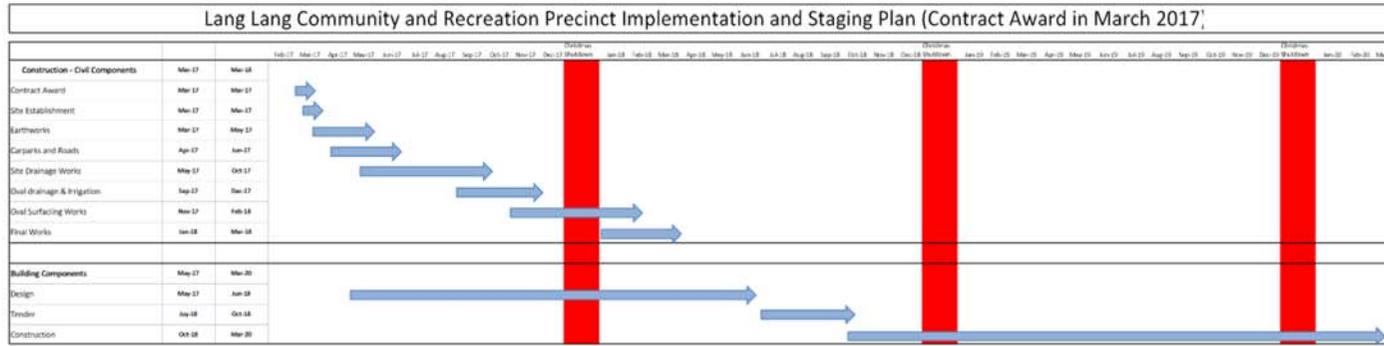
Funds to further offset the cost of the project to Council are being sought as part of the Federal Government Building Better Regions Funds, and potential State / Federal Government Funding could be secured for the Rail Trail. An application for part funding will be submitted to Melbourne Water Living Rivers Program for the wetland component of the development. Other funding avenues will be pursued as they become available.

In summing up, the Lang Lang Community & Recreation Precinct will cater for current and future generations of Lang Lang and surrounding districts. The Showground facilities need replacing with facilities that meet modern day standards and expectations.



Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

27/02/2017



Site Services Report & Cost Estimate

Lang Lang Recreational Reserve

CLP213478 Report 001 Rev 2



Prepared for
Cardinia Shire Council

23 February 2017





Document Information

Prepared for Cardinia Shire Council
Project Name Lang Lang Recreational Reserve
File Reference Document2
Job Reference CLP213478
Date 23 February 2017

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Document Control

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D01	23/02/17	Stephen Wilkins	SW	Ralph Lowe	RL
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- Appendix A** Concept master plan
- Appendix B** Concept sewer & stormwater layout
- Appendix C** Concept water, telecoms & electrical layout
- Appendix D** Cost estimate



1 Introduction

Cardno has been engaged by Cardinia Shire Council to investigate and report on the feasibility of the proposed development of a sports and recreational reserve at Lang Lang, Victoria, with regard to infrastructure requirements, including the provision of a preliminary cost estimate associated with the construction of the facility.

The site has a total area of 36Ha and has frontage to Caldermeade Road & Soldiers Road. The proposed development consists of a sports and recreation facility including ovals, soccer pitches, tennis courts, netball courts and lawn bowls rinks. Also included are pavilions for the various sports and barbeque/playground areas.

As a part of this investigation, we have reviewed existing services asset information and liaised with the relevant authorities regarding servicing strategies to cater for the development of the site. Availability of services for the proposed development has been investigated with service authorities and may be subject to change. Supply conditions should be confirmed in writing with each authority if the development is to proceed further.

A preliminary cost estimate has been prepared and budget costs included with this report. This is based on the concept master plan drawing (CLP213478/C/SK01) prepared by Cardno, which is included in **Appendix A**.

No discussion or cost estimates for upgrades to external roads has been included and is outside the scope of this report.



2 Site Description & Development Proposal

2.1 Site Description

The site is bounded by Soldiers Road to the east and Caldermeade Road to the north, and is currently open paddock farmland. The site of approximately 36ha in area has trees along both road frontages, contains 4 groups of trees at the western side and has an open channel drain running from east to west at between 100-180m north of the southern title boundary. A second open channel drain runs north to south along the western boundary of the site. There is an existing water storage dam located in the south-east of the site which links to the open channel farm drain.

The site is very flat with falls from east to west at an average grade of 1 in 500. It is located in a rural area approximately 3km from Lang Lang. Existing development on the site is limited to a farmhouse and associated farm buildings at the northwest corner. There is an existing house located at 180 Caldermeade Road which does not form part of the subject site and is on a separate title. Access to the site is currently through the farmyard off Caldermeade Road and there are 2 field accesses from Soldiers Road.

2.2 Development Proposal

Cardinia Shire Council proposes to develop a sports and recreation facility on the subject site. The facilities proposed for the development are:

- 2 football/cricket ovals and pavilion
- 2 soccer pitches and pavilion
- 6 tennis courts and pavilion
- 2 netball courts and pavilion
- 2 lawn bowls rinks and a lawn bowls pavilion
- Internal site access roads and parking for 500 cars.
- Provision for a central club house.
- Park area with BBQ and playground facilities.

In order to prepare the feasibility and cost estimate, Cardno have prepared a concept master plan for the site. The concept site master plan drawing has site entrances on Caldermeade Road and Soldiers Road, with a distributor road running through the site linking to the various sports facilities, car parks and pavilions. We note that this is a scoping plan for budget estimate purposes only and should not be taken to be an actual masterplan as there has been not liaison with users or consideration of preferred interrelationships between the facilities.

This is shown on drawing CLP213478/C/SK01 and is included in **Appendix A** of this report.



3 Internal Site Services

3.1 Site Access, Car Parking & Grading

Access & Car Parking

The development as proposed on drawing CLP213478/C/SK01 has site access points located approximately half way along the Caldermeade Road boundary and half way along the Soldiers Road boundary.

A 650m long, 6.4m wide internal site distributor road is proposed to provide access through the site to the main car parks, main club house area and links to the Caldermeade Road and Soldiers Road entrances.

Parking for approximately 500 cars has been provided in the master plan layout with car parks located close to the soccer fields, tennis courts, ovals and lawn bowls facilities.

Refer to **Appendix A**.

Grading

The overall site has an average fall of approximately 1m from the eastern boundary at Caldermeade Road to the western boundary, from RL8.6-8.8 along the eastern boundary to RL7.6-8.0 along the western boundary. The overall average grade across the site is 1:500 from east to west.

Considering the flat nature of the site and the level of the existing stormwater discharge point from the site it was necessary in our concept design to keep stormwater swales and drains as flat as possible (1:500) in order to reduce the need to fill the site while still providing drainage. As such it will still be necessary to fill the north-east portion of the site so as to construct 2 fully drained ovals which can be controlled by the existing stormwater outlet.

3.2 Site Strip & Earthworks

Site Strip

Preliminary geotechnical advice indicates that the ground is quite consistent throughout the site, with the top 300mm comprising root matter and topsoil. In order to found bases for roads, pavements, playing fields, courts and buildings it will be necessary to strip 300mm and compact the subgrade.

The estimated volume of strip material for the ovals, soccer fields, courts, roads and pavilions is 21,000m³. We suggest that this material could be used to form landscaped mounds between the ovals and Caldermeade Road.

The budget estimate for the strip and mounding of this material is \$315,000.

Earthworks

Details of the drainage system for the site are outlined in section 3.3 below. In order to construct fully drained ovals and to command the ovals to the site stormwater outlet it will be necessary to fill the area of the site where the ovals are to be constructed. Our preliminary site grading exercise indicates fill of up to 1.5m would be required at the centre of the ovals and 0.9m at the oval perimeters.

The estimated fill volume for the construction of the ovals is approximately 35,000-40,000m³. The budget estimate for the provision and compaction of fill material in this area is \$1,200,000.

Due to the flat nature of the site we do not envisage any extensive earthworks requirements in other areas of the site with the exception of the excavation for the stormwater detention basin, material from which can potentially be used as fill to the ovals.



3.3 Drainage Infrastructure

Cardinia Shire Council is the responsible authority for drainage facilities in the area. The Dial Before You Dig enquiry has indicated that there are no piped council drainage assets in the area. The local roads in the area have no formalised drainage, with stormwater runoff going to the grass verges.

There are existing open channel drains running east to west through the site and north to south along the western boundary. Stormwater discharges from the site via these drains at a point on the western boundary approximately 100m north of the south-west corner. There is an existing water storage dam located in the north-east of the site which links to the open channel drain running through the site.

In order to facilitate the proposed development it will be necessary to divert the existing open channel drain along the southern boundary and for the storage dam to be emptied and filled in. By removing these encumbrances the full site area will become available for the recreational and sports facilities.

The stormwater drainage concept proposes for the ovals and soccer fields to be fully drained using a herringbone arrangement of perforated sub-surface drains in a 100mm gravel drainage layer underlying a 300mm sand base to the turf playing surface. These connect to the site stormwater network which comprises of piped drains and wide open swales.

Due to the extremely flat nature of the site the swales and piped drains have been graded in some locations at 1:500 in order to minimise the volume of fill required to provide drainage to the ovals in the north-east area of the site.

As part of the development it will be necessary to provide on-site stormwater detention for the return period of 5-100 years to ensure stormwater discharge from the site does not exceed the pre-developed rate. Preliminary OSD4 computations indicate that a storage volume of 2,500m³ would be required to cater for the 100 year ARI storm event. This assumes no detention is being provided for the ovals and soccer fields which given their nature as a drained fields effectively provide their own "in field" retention within the sand and drainage layers of the fields.

Refer to sketch SK04 in **Appendix B** for the concept stormwater layout including indicative stormwater detention location.

3.4 Sewer

South East Water is the responsible authority for the provision of sewerage reticulation facilities in the area. Authority asset plans show that there are no sewer assets located in the vicinity of the subject site, with the nearest reticulated sewer system approximately 3km away in Lang Lang. Discussions with South East Water have suggested that there are no immediate plans to extend the reticulated sewer network into the area of the subject site. However this may happen at some point in the future if development of the area occurs.

The proposed development includes pavilions for the sports facilities, with large loads on the sewer system expected during peak usage periods. Usage figures and anticipated sewage loads from the site would need to be confirmed before a suitable sewage treatment facility can be selected and costed.

The current EPA code of practice would probably describe this facility as Premises with Showers & Toilets – Clubs, Gyms, Pools etc and a system would need to be designed with a hydraulic flow rate of 50 litres per person per day. There are 2 options for the disposal of sewage from the site:

Option 1: On Site Waste Water Treatment Plant

A small commercial treatment system can be provided for an approximate cost of \$100,000 to \$125,000. This would have a treatment capacity of 5,000 litres per day with a large 20,000 litre buffer tank. The buffer tank would be used to store the peak load on a day of heavy usage then distribute an even loading of 4000-5000 litres per day over the rest of the week when the system is being used less. This size system is unlikely to be sufficient for the proposed development.

The system can be upsized to a 25,000 litre or greater capacity system as the sports facility is expanded or usage grows. To supply and install a plant of this size would cost approximately \$200,000 to \$250,000



depending on if pump stations are required to get effluent from the pavilions to the treatment plant. This would require a works approval from the EPA once the system capacity goes above 5,000 litres per day.

This option for a property sewer network and treatment plant is indicated on sketch SK04 in Appendix B.

Option 2: New Pump Station & Rising Main

A new sewer pump station could be constructed on the site and a new rising main laid as far as the reticulated sewer network in Lang Lang. In discussions with South East Water they advised us that there is limited spare capacity available at the Lang Lang treatment plant and as such this option might not be feasible but will need to be investigated further when more details on the development become available. Given this uncertainty at the time of preparation of this report this option has not been costed within the estimates provided.

Please see attached table at the end of this report, which details the further investigation in relation to bringing sewer to the site

3.5 Water Supply & Irrigation

South East Water is the responsible authority for the provision of water supply reticulation facilities for the development.

There is an existing 100mm uPVC watermain located in Caldermeade Road and a 100mm AC watermain in Soldiers Road. Preliminary discussions with South East Water suggest that while there are some supply issues in the area, the existing system should be able to supply the proposed pavilions.

There is a proposal to provide an additional water source to Lang Lang via the pipeline between the Victorian Desalination Plant and Cardinia Reservoir. However these plans are currently on hold and will be revisited by South East Water if water is ordered from the desalination plant in the future.

In order to supply water to the buildings within the site a new private 100mm watermain will be constructed through the site connecting to the authority mains in Caldermeade Road and Soldiers Road. The conceptual layout for the site watermain network is shown on SK05 in **Appendix B**.

In order to provide irrigation to the playing fields it will most likely be necessary to include rainwater harvesting as part of the development. Water can be harvested by providing an additional depth of storage below the stormwater detention volume, pumping this into a surface bio-filtration system and storing treated water in 2 x 250kL tanks for use in irrigating the playing fields.

The budget cost estimate for a water harvesting system and irrigation to the fields as described would be \$300,000.

3.6 Electricity Supply

SP Ausnet is the responsible authority for the provision of electricity supply facilities for the development. In preliminary discussions they have advised that there are no known supply issues in the area and there is sufficient capacity in their existing assets to provide supply to the development.

Analysis of the asset plans indicates there are overhead 22kV high voltage cables adjacent to the site in Caldermeade Road and Soldiers Road. In order to provide power to the site a new connection to the existing authority network and provision of an electrical substation will be required. As there is currently no active power connection to the site a new application for supply would need to be submitted to SP Ausnet.

The capacity, connection points and customer contribution for any new substation to service the site has yet to be confirmed by the authority. We suggest a budget estimate of \$100,000 be allocated for provision of power supply to the site.

Refer to sketch SK05 in Appendix C for the conceptual electrical conduit layout for the site.

3.7 Telecommunications

Telstra are the responsible authority for the provision of telecommunications facilities to the development. Analysis of the Telstra asset plans shows that services are available in Caldermeade Road and Soldiers Road adjoining the site. It is expected that Telstra will extend supply infrastructure to the site in order to services the proposed development.

Refer to sketch SK05 in Appendix C for the conceptual telecommunications network within the site.

3.8 Flooding

We have done some investigation on the Lang Lang River and topography of the floodplain in the vicinity of the site. The line in purple on the figure below indicates a levee on the northern side of the river, approximately 1-2 metres above the general land surface on the southern side of the river. Information from the gauge indicates that although flood levels of approximately 10.2m AHD have been experienced at this location, the water would not flow to the north due to the embankment.

Our preliminary advice is that the site is unlikely to be flooded from the Lang Lang River should the levee be well maintained and structurally secure. Surface water could still be present on the site as a result of local catchment flooding through low points and depressions. We understand that the area may be included in the Land Subject to Inundation overlay, in part due to its proximity to the Koo Wee Rup flood Protection District.

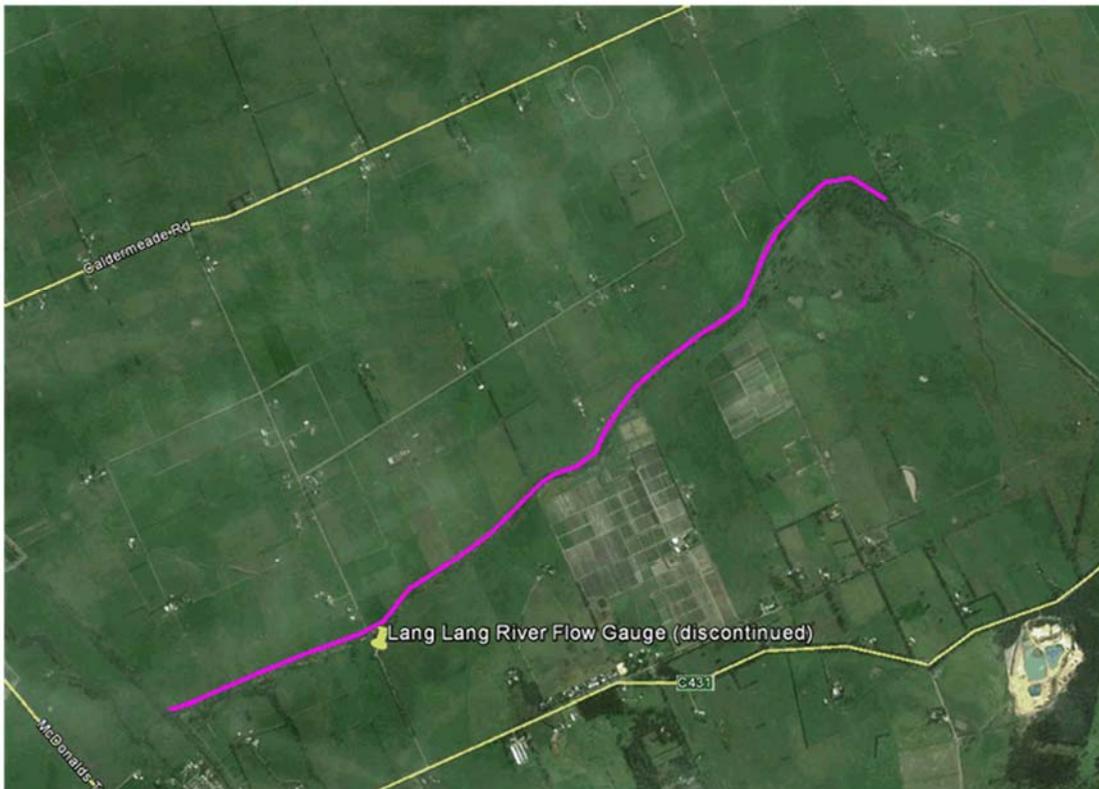


Figure A: Lang Lang River Gauge



4 Development Costing

Our preliminary cost estimate for the proposed sports and recreation development is included in **Appendix D** of this report. The findings of our cost estimate are summarised below and we suggest a 10% contingency and 15% design fees are also included.

- Civil Works, Site Servicing & Pavilions	\$9,099,125
- Ovals Construction	\$2,035,000
- Soccer Fields Construction	\$1,059,500
- Tennis Courts Construction	\$782,000
- Netball Courts Construction	\$283,000
- Lawn Bowls Rinks Construction	\$553,000
- 10% Contingency	\$1,381,162
- 15% Design Fees	<u>\$2,071,743</u>
- TOTAL	\$17,264,530

We note that an option for a central club house has also been considered in lieu of individual pavilions. Due to the dispersal of the facilities and staging of the development it is considered impractical to have a centralised pavilion/clubroom to service all user groups and so this centralised cost is not included within the figures presented.



5 Conclusion

Based on our preliminary investigation and assessment of the site we note the following:

- Water, electricity and telecommunications services are available immediately adjoining the site and to the best of our knowledge at this point have sufficient capacity for a development of this nature.
- Reticulated sewer is not available in the area and as such a sewage treatment plant would need to be provided to service the development.
- Stormwater from the site will discharge via an existing open channel drain which runs through the site. It will be necessary to provide on-site detention to retard flows from the 5 to 100 year ARI storm events.
- Due to the extremely flat nature of the site it will be necessary to fill some of the north-east area of the site to provide drainage to the new ovals to be constructed.

Costs associated with the above servicing are included in the cost estimate in Appendix D.

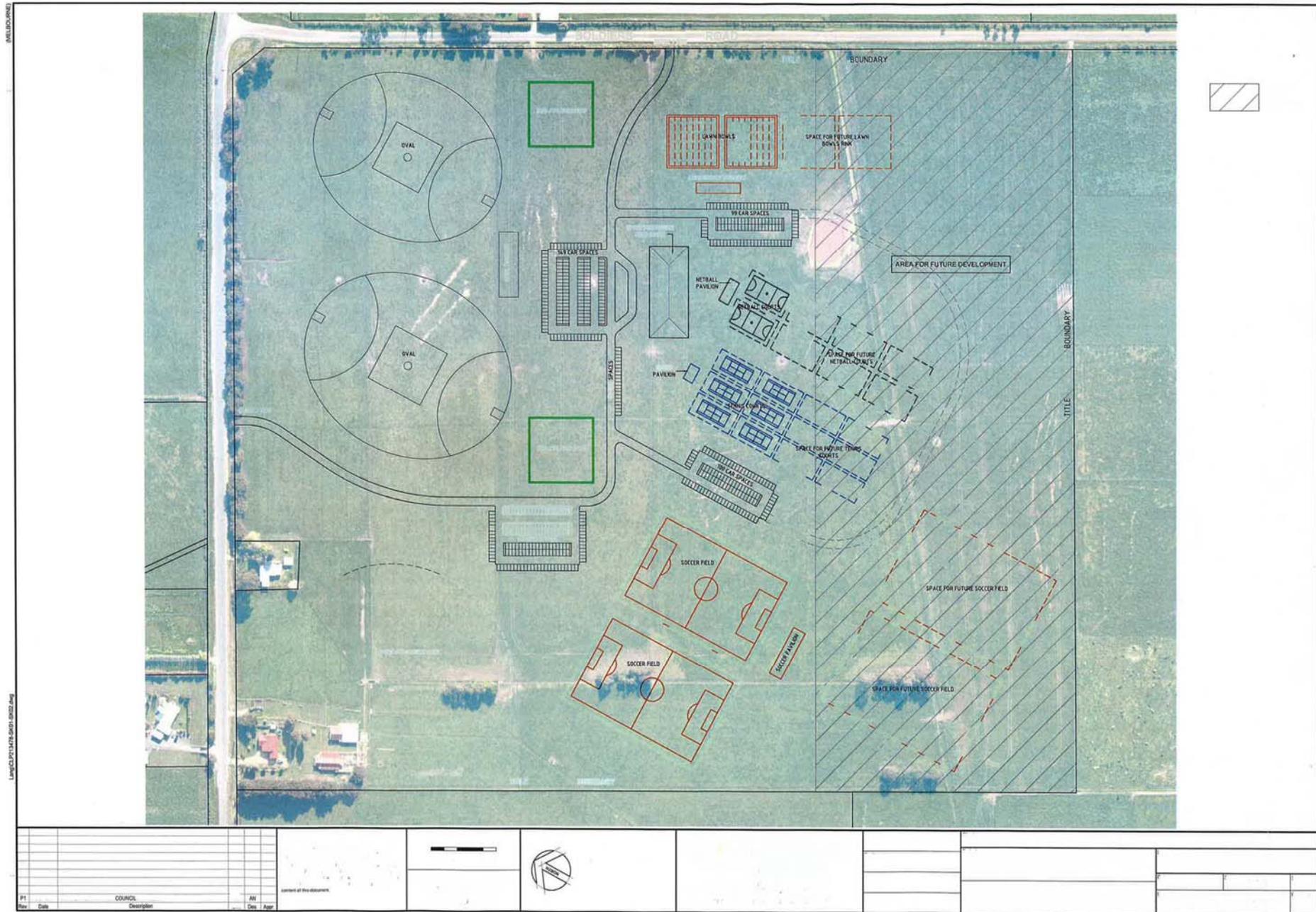
Lang Lang Recreational Reserve

APPENDIX

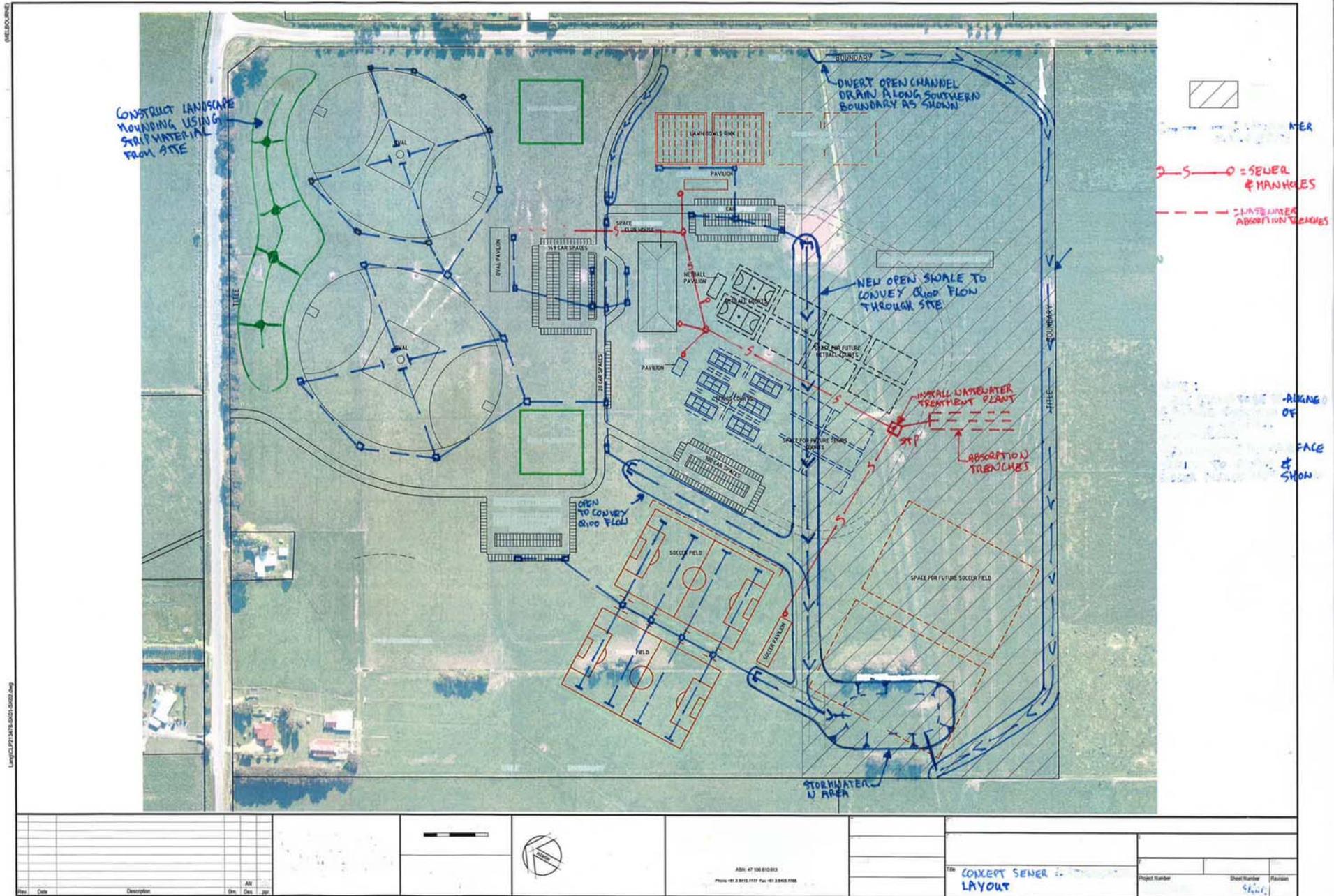
A

CONCEPT MASTER PLAN











Lang Lang Recreational Reserve

APPENDIX

D

COST ESTIMATE



General



PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
CLP213478
LANG LANG RECREATIONAL RESERVE

6 December 2013

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
A	Project and Program Management					\$ -
	Project Management				\$ -	
B	Design and Investigation					\$ -
C	Land Acquisition					\$ -
D	Construction				\$ 9,099,125	\$ 9,099,125
1	PRELIMINARIES					\$ -
2	DEMOLITION					\$ 30,000
2.1	Existing House and Farm Building	1	item	\$ 20,000.00	\$ 20,000	
2.2	Removal of trees	1	item	\$ 10,000.00	\$ 10,000	
3	EARTHWORKS					\$ 1,515,000
3.5	Stripping topsoil	21,000	m ³	\$ 15.00	\$ 315,000	
3.6	Imported fill to ovals	40,000	m ³	\$ 30.00	\$ 1,200,000	
4	PAVEMENT (FLEXIBLE)					\$ 971,000
4.1	40mm compacted depth of 14mm type N(170) asphalt	18,000	m ²	\$ 19.00	\$ 342,000	
4.2	150mm compacted depth 20mm N.S Class 2 FCR 92% standard	18,500	m ²	\$ 16.00	\$ 296,000	
4.3	190mm compacted depth of 20mm N.S Class 3 FCR 98% standard	18,500	m ²	\$ 18.00	\$ 333,000	
5	DRAINAGE					\$ 560,125
5.1	subsoil drains 100mm dia - screenings	2,500	m	\$ 35.00	\$ 87,500	
5.2	450x450 Stormwater pit	16	No	\$ 1,500.00	\$ 24,000	
5.3	600x600 Stormwater pit	21	No	\$ 2,000.00	\$ 42,000	
5.4	600x900 Stormwater pit	5	No	\$ 2,500.00	\$ 12,500	
5.5	Swale @ 20m width	1,500	m		\$ -	
	225mm dia RCP pipes	635	m	\$ 90.00	\$ 57,150	
	300mm dia RCP pipes	185	m	\$ 100.00	\$ 18,500	
	375mm dia RCP pipes	420	m	\$ 120.00	\$ 50,400	
	450mm dia RCP pipes	240	m	\$ 220.00	\$ 52,800	
	525mm dia RCP pipes	80	m	\$ 255.00	\$ 20,400	
	600mm dia RCP pipes	110	m	\$ 300.00	\$ 33,000	
	675mm dia RCP pipes	45	m	\$ 375.00	\$ 16,875	
	Diversion of open channel drain	1	item	\$ 70,000.00	\$ 70,000	
	Backfill water storage dam from osd basin cut	1	item	\$ 15,000.00	\$ 15,000	
	Stormwater Detention Basin	1	item	\$ 60,000.00	\$ 60,000	
6	CONCRETE WORKS					\$ 292,500
6.1	Kerb & channel	2,500	m	\$ 45.00	\$ 112,500	
6.2	Footpaths	3,000	m	\$ 60.00	\$ 180,000	
7	LANDSCAPING WORKS					\$ 50,000
7.1	LANDSCAPING WORKS	1	item	\$ 50,000.00	\$ 50,000	
8	SIGNAGE & LINEMARKING					\$ 10,000
8	SIGNAGE & LINEMARKING	1	item	\$ 10,000.00	\$ 10,000	
9	SEWER & WATER					\$ 925,500
9.1	100mm dia uPVC water main	1,230	m	\$ 200.00	\$ 246,000	
9.2	connection to authority water main	1	item	\$ 15,000.00	\$ 15,000	
9.3	Rainwater harvesting & treatment system	1	item	\$ 300,000.00	\$ 300,000	
9.4	Sewer manholes	8	no	\$ 2,500.00	\$ 20,000	
9.5	150mm uPVC sewer pipes	630	m	\$ 150.00	\$ 94,500	
9.6	Wastewater treatment plant	1	item	\$ 250,000.00	\$ 250,000	
11	TELECOMS, POWER & LIGHTING					\$ 510,000
11.3	Telecoms conduits, cabling & pits	800	m	\$ 50.00	\$ 40,000	
11.4	Electrical connection/substation	1	item	\$ 100,000.00	\$ 100,000	
11.5	Electrical conduits, cabling & pits	2,900	m	\$ 100.00	\$ 290,000	
11.6	Installation of public lighting poles	20	no	\$ 4,000.00	\$ 80,000	
12	SPORTS PAVILLION					\$ 4,175,000
12.1	AFL/Oval Pavillion	750	m ²	\$ 2,500.00	\$ 1,875,000	
12.2	Soccer Pavillion	400	m ²	\$ 2,500.00	\$ 1,000,000	
12.3	Tennis Pavillion	100	m ²	\$ 2,500.00	\$ 250,000	
12.4	Netball Pavillion	150	m ²	\$ 2,500.00	\$ 375,000	
12.5	Lawn Bowls Pavillion	270	m ²	\$ 2,500.00	\$ 675,000	
13	BBQ/PLAYGROUND AREA					\$ 60,000
13	BBQ/PLAYGROUND AREA	2	item	\$ 30,000.00	\$ 60,000	
14	CLUB HOUSE					\$ 4,620,000
14	CLUB HOUSE	2100	m ²	\$ 2,200.00	\$ 4,620,000	OPTIONAL
12	MISCELLANEOUS					\$ -
12	MISCELLANEOUS				\$ -	
13	PROVISIONAL SUM - DAYWORK					\$ -
13	PROVISIONAL SUM - DAYWORK		item		\$ -	
TOTAL A - D					\$ 13,719,125	\$ 9,099,125

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6/12/2013

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PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
 CLP213478
 LANG LANG Rec Reserve, Lang Lang
 Caldermeade/Soldiers rd
 ESTIMATE FOR PROJECT IMPLEMENTATION COSTS DETAIL
 DESCRIPTION OF WORKS

OVALS

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
1. Ground Surface & Drainage						\$ 1,461,000
1.1	Supply Washed or Sand-Based turf	38000	m ²	\$12.00	\$ 456,000	
1.2	12 week consolidation and maintenance of turf	38000	m ²	\$2.00	\$ 76,000	
1.3	300mm growing medium	3800	m ³	\$100.00	\$ 380,000	
1.4	100mm Gravel drainage medium	3800	m ³	\$90.00	\$ 342,000	
1.6	Subsoil drains @5m intervals 100mm dia	4200	m	\$35.00	\$ 147,000	
1.7	150mm diameter collector drains	1000	m	\$60.00	\$ 60,000	
2. Irrigation system						\$ 150,000
2.1	Irrigation	2	item	\$75,000.00	\$ 150,000	
3.Oval lights						\$ 300,000
3.1	Lighting towers, sports lights, lighting control systems	2	item	\$150,000.00	\$ 300,000	
4.Sports furniture/Sundry external works						\$ 124,000
4.1	Supply AFL posts and Installation, main posts 13m high, 80mm dia and point posts 9m hgih	2	item	\$10,000.00	\$ 20,000	
4.3	Goal net behind AFL posts	4	item	\$10,000.00	\$ 40,000	
4.4	Cricket pitch turfing	2	item	\$10,000.00	\$ 20,000	
4.5	fencing	2	item	\$5,000.00	\$ 10,000	
4.6	Oval Line marking	2	item	\$1,000.00	\$ 2,000	
4.7	Cricket nets	1	item	\$32,000.00	\$ 32,000	
TOTAL						\$ 2,035,000



PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS
 CLP213478
 LANG LANG Rec Reserve, Lang Lang
 Caldermeade/Soldiers rd
 ESTIMATE FOR PROJECT IMPLEMENTATION COSTS DETAIL
 DESCRIPTION OF WORKS

SOCCER

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
Ground Surface & Drainage						\$ 789,500
1.1	Supply Washed or Sand-Based turf	20000	m2	\$12.00	\$ 240,000	
1.2	12 week consolidation and maintenance of turf	20000	m2	\$2.00	\$ 40,000	
1.2	300mm growing medium	2000	m3	\$103.00	\$ 206,000	
1.3	100mm Gravel drainage medium	2000	m3	\$90.00	\$ 180,000	
1.5	Subsoil drains @5m intervals 100mm dia	2500	m	\$35.00	\$ 87,500	
1.6	150mm diameter collector drains	600	m	\$60.00	\$ 36,000	
2. Irrigation system						\$ 100,000
2.1	Irrigation	1	item	\$100,000.00	\$ 100,000	
3. Field lights						\$ 150,000
3.3	Lighting towers, sports lights, lighting control systems	1	item	\$150,000.00	\$ 150,000	
4. Sports furniture/Sundry external works						\$ 20,000
4.1	Supply Install Soccer goal posts and accessories	1	item	\$10,000.00	\$ 10,000	
4.2	Fencing	1	item	\$10,000.00	\$ 10,000	
TOTAL						\$ 1,059,500



PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS

CLP213478

LANG LANG Rec Reserve, Lang Lang

Caldermeade/Soldiers rd

ESTIMATE FOR PROJECT IMPLEMENTATION COSTS DETAIL

DESCRIPTION OF WORKS

TENNIS

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
1. Ground Surface						\$ 439,000
1.1	Supply and construction of sub base course material	6	item	11500	\$ 69,000	
1.2	Supply and construct base course material	6	item	18000	\$ 108,000	
2. Playing surface						\$ 216,000
2.1	Asphalt playing surface	6	item	24000	\$ 144,000	
2.2	Application of top coats of acrylic for all playing surface & linemarking	6	item	12000	\$ 72,000	
3. Drainage						\$ 46,000
3.1	Construction of sub surface drainage	1	item	14000	\$ 14,000	
3.2	Construction of spoon drain through tennis court area	1	item	32000	\$ 32,000	
4. Court lighting						\$ 35,000
4.3	Lighting towers, sports lights, lighting control systems (as per specification)	1	item	35000	\$ 35,000	
5. Sports furniture/Sundry external works						\$ 46,000
5.1	Supply and installation of fencing (superate courts into 2 groups of 3)	1	item	36000	\$ 36,000	
5.3	Nets, poles & other accessories	1	item	10000	\$ 10,000	
TOTAL						\$ 782,000



PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS

CLP213478

LANG LANG Rec Reserve, Lang Lang

Caldermeade/Soldiers rd

ESTIMATE FOR PROJECT IMPLEMENTATION COSTS DETAIL

DESCRIPTION OF WORKS

TWO NETBALL COURTS

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
1. Ground Surface						\$ 154,000
1.1	Supply and construction of sub base course material 150mm/40 class 4	2	item	\$11,500.00	\$ 23,000	
1.2	Supply and construct base course material	2	item	\$18,000.00	\$ 36,000	
2. Playing surface						\$ 72,000
2.1	Asphalt playing surface	2	item	\$24,000.00	\$ 48,000	
2.2	Application of top coats of acrylic for all playing surface & linemarking	2	item	\$12,000.00	\$ 24,000	
3. Drainage						\$ 23,000
3.1	Construction of sub surface drainage	1	item	\$7,000.00	\$ 7,000	
3.2	Construction of spoon drain through netball court area	1	item	\$16,000.00	\$ 16,000	
4. Court lighting						\$ 12,000
4.2	Lighting towers, sports lights, lighting control systems (as per specification)	1	item	\$12,000.00	\$ 12,000	
5. Sports furniture/Sundry external works						\$ 22,000
5.1	Supply and Installation of fencing	1	item	\$18,000.00	\$ 18,000	
5.2	Nets, poles & other accessories	2	item	\$2,000.00	\$ 4,000	
TOTAL						\$ 283,000



PRELIMINARY ESTIMATE OF DEVELOPMENT COSTS

CLP213478

LANG LANG Rec Reserve, Lang Lang

Caldermeade/Soldiers rd

ESTIMATE FOR PROJECT IMPLEMENTATION COSTS DETAIL

DESCRIPTION OF WORKS

LAWN BOWLS

ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	AMOUNT	SUBTOTAL
1. Ground Surface						\$ 308,000
1.1	Supply and construction of sub base course material	2	item	\$23,000.00	\$ 46,000	
1.2	Supply and construct base course material	2	item	\$36,000.00	\$ 72,000	
2. Playing surface						\$ 144,000
2.1	Asphalt playing surface	2	item	\$48,000.00	\$ 96,000	
1.2	Application of top coats of playing playing surface	2	item	\$24,000.00	\$ 48,000	
3. Drainage						\$ 46,000
1.1	Construction of sub surface drainage	1	item	\$14,000.00	\$ 14,000	
1.2	Construction of spoon drain through lawn bowl rink area	1	item	\$32,000.00	\$ 32,000	
3. Court lighting						\$ 25,000
3.3	Lighting towers, sports lights, lighting control systems (as per specification)	1	item	\$25,000.00	\$ 25,000	
4. Sports furniture/Sundry external works						\$ 30,000
4.1	Fencing	1	item	\$10,000.00	\$ 10,000	
4.3	Posts, benches & other accessories	1	item	\$20,000.00	\$ 20,000	
TOTAL						\$ 553,000



ITEM	DESCRIPTION	QTY.	UNIT	RATE	AMOUNT	Comments
	Option 1					
1	Septic Tank System including effluent treatment sand filters and aerated wastewater treatment systems (AWTS), excluded ongoing maintenance	1	Item	\$40,000.00	\$40,000.00	Not considered due to the fact that it limits further development of the site
				Total	\$40,000.00	
	Option 2					
1	Private low pressure sewer rising main approx. DN50-63mm PE pipeline	1800	L.m.	\$75.00	\$135,000.00	This option is a sewer connection back to South Gippsland Highway and is considered the most advantageous to Council
2	Private sewerage packaged pump station (SPS)	1	Item	\$50,000.00	\$50,000.00	
3	Discharge manhole/outfall connection arrangement	1	Item	\$10,000.00	\$10,000.00	
4	Storage tank (fibreglass or similar)	1	Item	\$15,000.00	\$15,000.00	
				Total	\$210,000.00	
	Option 3					
1	Private low pressure sewer rising main approx. DN50-63mm PE pipeline	5000	L.m.	\$75.00	\$375,000.00	This option is a sewer connection back to Lang Lang town and is not considered due to the cost
2	Private sewerage packaged pump station (SPS)	2	Item	\$25,000	\$50,000.00	
3	Discharge manhole/outfall connection arrangement	1	Item	\$8,000	\$8,000.00	
3	Storage tank (fibreglass or similar)	1	Item	\$15,000	\$15,000.00	
				Total	\$448,000.00	
	Option 4					
1	Onsite packaged treatment plant based on quotes obtained from the manufactures (e.g. AKS, ARRIS)					Not Considered due to On Going Maintenance costs of \$20,000 per year
1.1	AKS - 5 – 10kl/day MBR package plant incl. maintenance and testing (\$20K per year)	1	Item	\$140,000.00	\$140,000.00	
1.2	On Going Annual Maintenance Cost of \$20,000 per year	1	Item			



Draft Lang Lang Community Recreation Precinct Master Plan

Summary of submissions received during public exhibition period (December 2015 – 11 January 2016)

#	Author	Summary of submission / key points raised	Changes to Master Plan?		Rationale
			Yes	No	
1.	James Begelhole Hi-Tech Special Vehicles	Great plan		✓	Noted
		Moving the sporting and recreation facilities out of the town of Lang Lang to Caldermeade is going to absolutely destroy any possibility of doing business in Lang Lang. Currently during the footy season and cricket season on a Saturday afternoon there is an abundance of people walking around the town, spending money at the local shops, the majority of these people are only in the town because they're at the show grounds for recreational activities. Council and the community would be far better off developing a complex like the proposed Caldermeade recreational ground in the town of Lang Lang. This would benefit the residents of Lang Lang, as their children will be able to walk and ride their bikes to footy, cricket, netball etc, and benefit the businesses as there will be more people in the town.		✓	The Community Company and Council investigated a number of potential sites including in the town centre. Unfortunately a suitable site could not be obtained closer to the town centre. A path from the town centre to the precinct has been identified as part of pedestrian and bicycle links.
2.	Sheree McCurdy	What a bonus for the Lang Lang community. I would also like to see bike/walk track plans from Westernport Road to the site, to allow for safe access by		✓	Council will be considering access points to the site. The path has been identified as part of pedestrian and bicycle links.

#	Author	Summary of submission / key points raised	Changes to Master Plan?		Rationale
			Yes	No	
	365 Kettles Road, Lang Lang	pedestrians and cyclists, developed at the same time. If parents know their children can attend training and game day independently and safely I'm sure the facility will be supported to its full potential. Congratulations on this proposed development.			
3.	Graeme McDonell	I think this will be fantastic for not only Lang Lang but the towns and region surrounding Lang Lang. The current facilities are simply not acceptable and will eventually see the football, netball and cricket clubs without a place to play as the grounds, court and nets will inevitably be considered unsafe - something EDFL and Netball Victoria are already considering. The current showgrounds would be ideal for a regional equestrian facility - mixed usage of this facility is no longer appropriate and the Show Society could concentrate on showground events. I look forward to the start of the Lang Lang Community Recreation facility and think integrating so many groups in one location combining with passive recreation is a brilliant idea - well done to Cardinia Shire for finally recognizing the perilous state of the future of sport in Lang Lang and taking the initiative to provide this much needed facility.		✓	Noted Council is currently working with the Lang Lang Pastoral Agricultural and Horticultural Association to determine the long term use of the existing reserve.
4.	Pam Dagleish	All looks good, hopefully a gym will be included.		✓	The Master Plan is for a Community Recreation precinct therefore a commercial gym will not be included in the plan.
5.	Fiona Oakley	I think that this proposal is a fantastic resource for our growing community. Providing access for the young people to be involved in a variety of fun activities is excellent and will assist in enticing new families to the		✓	Noted

#	Author	Summary of submission / key points raised	Changes to Master Plan?		Rationale
			Yes	No	
		area.			
6.	Kerri Harvie	The new sporting precinct layout for Lang Lang looks fantastic. It will be a great benefit to our community. Can't wait to see it starting.		✓	Noted
7.	Lyndon Cleary	Yes we are very happy with the plans and the football club is looking forward to the move. This will be great for the sporting club. Thanks		✓	Noted
8.	Norman Lansdown	Much needed facility for the Lang Lang sporting community. I regularly travel to the area from Rosebud.		✓	Noted
9.	Shane Urbans	This will be great for the community of Lang Lang and surrounding suburbs, this development is especially good news for the sporting teams and will bring them in line with the developments of other communities they are competing against, with the community expanding the sporting complex is not sufficient and unsafe so the sooner this can happen the better.		✓	Noted
10.	Jade Thom Lang Lang Netball Jade.thom@bigpond.com	We are happy with the plans but as long as 2 courts are dedicated to just netball with single lines and the playground within the inside of the ring road. To dangerous for kids to cross the road. All looks really good.		✓	Two of the courts will be dedicated/line marked for netball only. The master plan identifies the playground in this location.

1 NOTICE OF MOTION 1028

Moved Cr G Moore Seconded Cr L Wilmot

That Council rescinds the resolution passed at the Council Meeting held on Monday 20 February regarding the Civil Works Package - Lang Lang Recreation Reserve which reads as follows:

That Council defers the decision for tender and suspends any other planned works until the April 2017 General Meeting and calls for a report as soon as possible from the Chief Executive Officer that addresses and advises the following;

1. The business case for the Project, including the methodology for the site selection and the needs analysis supporting the decision to build a Sporting Precinct.
2. A cost analysis of the total project detailing all supporting infrastructure and post construction costs.
3. The detailed Project Plan showing milestones, critical dates and budget forecasts .
4. How the security of such an isolated site is to be managed.
5. The conditions associated with the Bendigo Community Bank contribution.

Carried Unanimously

Moved Cr G Moore Seconded Cr L Wilmot

That;

- The tender submitted by Lasergrade Pty Ltd to undertake works associated with CT17/04 - Civil Works Package - Lang Lang Recreation Reserve be accepted by Council for the amount of \$6,189,148;
- The remaining tenderers be advised accordingly and;
- The common seal of the Council be affixed to the contract documents

Carried Unanimously

Meeting closed at 6.06pm

Minutes Confirmed
Chairman