



SUPPLEMENTARY AGENDA
FOR THE
ORDINARY COUNCIL MEETING

8 SEPTEMBER 2021



L OPERATIONS FINANCE AND RISK

L.1 Community Infrastructure Projects Update

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Authoriser: Interim Deputy General Manager

PURPOSE

The purpose of this report is to provide Council and the broader community with an update in relation to the refurbishment of Bowral Memorial Hall, Mittagong Memorial Hall improvements and the proposed improvements to the Bowral Train Station Commuter Carpark at Station Street.

RECOMMENDATION

THAT

- 1. Council note the potential budget shortfall relating to the Bowral Memorial Hall refurbishment project resulting from the remediation of an unexpected latent site condition. A further report will be submitted to a future meeting of Council with an appropriate funding strategy to address the identified budget shortfall.**
- 2. Council note the ongoing negotiations with the lessee and key stakeholders relating to the development of the concept design for the Mittagong Memorial Hall. A further report will be submitted to a future meeting of Council outlining the outcomes of the negotiation and associated lease requirements.**
- 3. Council note the current negotiations with Transport for NSW in relation to leveraging off economies of scale and incorporating the Bowral Train Station Commuter Carpark rectification works with the proposed Station Street Improvements.**

REPORT

Bowral Memorial Hall

Following Council's resolution dated 24 February 2021 (MN 34/21) to award the contract to Belmadar PTY Ltd for the refurbishment of the Bowral Memorial Hall, site establishment and demolition works have commenced. During early stages of demolition, a "materially adverse site condition" was identified in terms of the presence of lead dust in the roof void.

The original Hazardous Materials Report for the project did not identify the presence of lead dust due to the inability to intrusively investigate the inaccessible space. Further analysis confirmed the presence of contamination which was of exceedingly high levels.

Council, in collaboration with Belmadar PTY LTD and Safework Australia developed a plan in accordance with legislative requirements to remediate the contaminated area. This process was managed via Council's change control mechanism and a variation to the contract which



was enacted under the contract conditions. The lead dust remediation is now complete and Clearance Certification from an independent hygienist has been provided.

The significant costs associated with the remediation of the materially adverse site conditions have depleted the construction contingency for the project. With considerable risk remaining during the early civil construction elements of the project, and the risks associated with a building that is more than 100 years old, additional funding will be required to mitigate these unforeseen risks. A further report will be submitted to a future meeting of Council requesting the variation be addressed in the quarterly financial review with an appropriate funding strategy.

In parallel, following the additional consultation with key stakeholders and the successful outcomes in relation to the stage redesign, final development approvals are imminent and have not impacted the delivery timelines. Final costings associated with the design changes are currently being developed and will also be reported back to Council once validated.

Mittagong Memorial Hall

Concept designs for the Mittagong Memorial Hall have commenced and input from the various stakeholders has been instrumental to the development of the design. Lease negotiations have been undertaken with the Berrima District Historical and Family History Society to optimise the floor space in consideration to the performing arts requirements whilst respecting the Heritage fabric of the building.

Due to the constraints of the uniquely shaped building and the individual requirements of the impacted stakeholder groups, there has been ongoing negotiation with the groups, which are proving successful and will provide clear direction for the continuation of developing the concept design.

A report will be submitted to a future meeting of Council presenting the outcomes of the negotiations and the final concept design.

Bowral Train Station Commuter Carpark

Following the resolution of Council at the meeting dated 23 June 2021 (MN 175/21) in relation to the Station Street Improvements Options Report, Council staff have commenced discussions with Transport for NSW for the inclusion of the Bowral Train Station Commuter Carpark works with the Station Street Improvements.

The existing Commuter Carpark is in ownership of Transport for NSW - Sydney Trains and is showing significant signs of pavement failure requiring complete re-establishment.

Transport for NSW have advised that they are intending to undertake the remedial works in the near future, making this an ideal opportunity to package up these works with the proposed Station Street Improvement works. This will provide economies of scale in terms of



procurement and will ensure that works are phased correctly so that construction activities do not cross over and have negative impact on each other.

Transport for NSW has indicated their eagerness to facilitate this negotiation and the resulting outcome will be advised via a future Council report.

COMMUNICATION AND CONSULTATION

Community Engagement

Community engagement has been undertaken with key stakeholders and users.

Internal Communication and Consultation

Internal communication and consultation has been undertaken between Project Delivery, Assets, Finance and Infrastructure Services.

External Communication and Consultation

External Communication and Consultation is ongoing with Transport for NSW, consultants and authorities.

SUSTAINABILITY ASSESSMENT

- **Environment**

There are no environmental issues in relation to this report.

- **Social**

There are no social issues in relation to this report.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

There are no cultural issues in relation to this report.

- **Governance**

There are no governance issues in relation to this report.

COUNCIL BUDGET IMPLICATIONS

There are no direct budget implications in relation to this report. The required budget adjustments outlined in the main section of this report will be reported a future meeting of Council, and incorporated into the next quarterly review of the 2021/22 Budget.

RELATED COUNCIL POLICY

Nil



CONCLUSION

This report presents Council with a status update for the Bowral Memorial Hall, Mittagong Memorial Hall and the Bowral Train Station Commuter Carpark on Station Street.

ATTACHMENTS

There are no attachments to this report.