

## Item 11: Community

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### 11.1 Glen Willow Stage 2 Update

REPORT BY THE DIRECTOR COMMUNITY  
TO 11 DECEMBER 2019 ORDINARY MEETING  
GOV400067, PAR300584

#### RECOMMENDATION

**That Council receive and note the report by the Director Community on the Glen Willow Stage 2 Update.**

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#### Executive summary

The Glen Willow Stage 2 project involves a \$13.9 million budget and the construction of six new fields, a Junior Rugby League amenities and clubhouse, a Rugby Union amenities and clubhouse and associated infrastructure including field lighting, roads, car parks, fencing and landscaping. The project has progressed from a planning and approval stage to a construction phase and this report provides Council with an update on the progress of the project.

#### Disclosure of Interest

Nil

#### Detailed report

The Glen Willow Stage 2 project is one of the largest projects ever undertaken by this Council. It is designed to double the infrastructure of the Glen Willow Sporting Complex and provide a permanent home for both Mudgee Rugby Union and Mudgee Junior Rugby League. It will also provide significant opportunities for the attraction of sporting carnivals to bolster the local economy and provide support for our local tourism and retail sectors.

A number of attachments are included with this report. These include information produced for the Federal Department of Industry as part of the Building Better Regions Funding agreement that has provided \$6.95 million in funding for the project.

As highlighted, a significant amount of planning work has been undertaken over the past 12 months on the two major buildings, field construction, road and car park construction, field lighting and all associated services and infrastructure. The project is now moving into the construction phase with earthworks already undertaken for the Junior Rugby League building, fields and car park.

The tender for the construction of the Junior Rugby League building has been awarded to Hines Constructions and they will commence works in December 2019. This building is currently due to be completed in June 2020.

Further information on the project plan and other aspects of the progress of the project is included with the attachments.

## Community Plan implications

<b>Theme</b>	<b>Looking After Our Community</b>
Goal	Effective and efficient delivery of infrastructure
Strategy	Provide infrastructure and services to cater for the current and future needs of our community

## Strategic implications

### Council Strategies

Community Plan  
Recreation Strategy

### Council Policies

Not applicable

### Legislation

Not applicable

## Financial implications

The current funding strategy for Glen Willow Stage 2 has been adopted by Council and has been included in the project. Any requirement for a change to the funding strategy, including additional budget requirements, will be presented to Council in the future.

<b>Budget Year</b>	<b>Operating Performance Ratio</b>	<b>Own Source Revenue</b>	<b>Building &amp; Infrastructure Renewal</b>
<b>2019/20</b>	✓ ✗ -	✓ ✗ -	✓ ✗ -
<b>Future Years</b>	✓ ✗ -	✓ ✗ -	✓ ✗ -

## Associated Risks

Any significant investment involves some risk in terms of exposing Council to ongoing costs of operations. There are certainly budgetary risks associated with the project as the costings were developed some years ago when the funding application was originally submitted.

SIMON JONES  
DIRECTOR COMMUNITY

27 November 2019

*Attachments:* 1. Glen Willow Stage 2 Project Plan.  
2. Glen Willow Stage 2 Masterplan.

3. Glen Willow Stage 2 Milestone 1 Grant Funding Report.
4. Glen Willow Rugby Union Building - 3D Views.

APPROVED FOR SUBMISSION:

BRAD CAM  
GENERAL MANAGER



### Glen Willow Stage 2 Project Plan

As at: 22 November 2019

PROJECT No.	PROJECT & COMPONENTS	PROGRESS NOTES	CONTRACT	END DATE	% COMPLETE	COMPLETE (Y/N)	BUDGET ESTIMATE	ACTUAL SPEND
<b>1</b>	<b>Site Prep - North</b>			<b>December 2019</b>	<b>95%</b>		<b>\$ 100,000</b>	
	Earthworks Contract	In place and works commenced	Yes (A1 Earthworks)					
	REF - Stage 2A (Review of Environmental Effects)	Obtained and Completed				Complete		
<b>2</b>	<b>Junior Rugby League Building</b>			<b>July 2020</b>	<b>10%</b>		<b>\$ 1,750,000</b>	
	Concept Design	Cameron Anderson Architects				Complete		
	Tender for Design & Construction	Tender undertaken and awarded to Hines Constructions by Council July 2019				Complete		
	REF - Stage 2A (Review of Environmental Effects)	Application Obtained and Completed				Complete		
	RFQ for Build Mound Construction	Awarded to A1 Earthworks - Contract in place ,				Complete		
	Compliance Certificate	Lodged - Awaiting feedback from Planning						
	Build Mound Construction	Construction in Progress	Yes (A1 Earthworks)					
	Building Construction	Contract in place - Hines Construction. Updated project plan provided. On site 9/12/19 to 30/6/20.	Yes (Hines Constructions)					
	Occupation Certificate							
<b>3</b>	<b>Roads &amp; Carpark Design &amp; Construction</b>			<b>April 2020</b>	<b>5%</b>		<b>\$ 1,100,000</b>	
	RFQ for Design	Awarded to New England Surveying & Engineering. Waiting for final design to come back	Yes (New England)					
	Construction	To be completed internally by MWRC. Awaiting a revised timeline for construction.						

<b>4</b>	<b>Services</b>			<b>June 2020</b>	<b>5%</b>		<b>\$ 500,000</b>	
	RFQ for Power Upgrade Design	Close to being awarded. Currently in negotiations with a company	Yes					
	Tender for Electrical Upgrade							
	Electrical construction		Yes					
	RFQ - Sewer Extensions	Design completed Scope Developed for RFQ	Yes					
	Water Services	Consultation with Council Water Department						
<b>5</b>	<b>Site Prep - South</b>			<b>April 2020</b>	<b>5%</b>		<b>\$ 100,000</b>	
	REF Stage 2B (Review of Environmental Effects)	Lodged - Awaiting approval from Planning						
	RFQ - earthworks/site preparation	Currently out for quote						
	Earthworks		Yes					
	Design & Construction Drainage Pipe Work		Yes					
<b>6</b>	<b>Rugby Union Building</b>			<b>December 2020</b>	<b>5%</b>		<b>\$ 3,250,000</b>	
	Concept design	undertaken by Cameron Anderson Architects						
	Design & Documentation	Contract in Place - Cameron Anderson Architects	Yes (Cameron Anderson)					
	REF Stage 2B (Review of Environmental Effects)	Lodged - Awaiting approval from Planning						
	CC (Compliance Certificate)	Required for Construction						
	Tender for Construction		Yes					
	RFQ for Mound construction							
	Mound construction		Yes					
	Building Construction							
	Occupation Certificate							
	Final (northern) spectator mound construction							
<b>7</b>	<b>Field Construction</b>			<b>December 2020</b>	<b>5%</b>		<b>\$ 3,500,000</b>	
	RFQ Field Design	Awarded to Elite Turf & Haulage Design is in - currently being reviewed by Council for approval. The design will be used to create the scope for Field Construction tender	Yes (Elite Turf & Haulage)					
	Tender for Field Construction	Tender to go out in December,						
	Field Construction	construction projected to begin in July 2020	Yes					

<b>8</b>	<b>Field Lighting</b>			<b>December 2020</b>	<b>0%</b>		<b>\$ 2,500,000</b>		
	RFQ Field Lighting Design & Construction		Yes						
	Tender Field Lighting Construction		Yes						
	Lighting Construction		Yes						
	General Electrical Component								
<b>9</b>	<b>Site Finalisation</b>			<b>December 2020</b>	<b>10%</b>		<b>\$ 1,100,000</b>		
	Field Fencing and Site Fencing tender								
	Field Fencing construction		Yes						
	Site fencing construction		Yes						
	Landscaping and turfing	Landscape design, plantings and pathways	Yes						
	Shedding								
	Pathways								
	Goal Posts	Installation							
	Scoreboards	Installation							
	Signage	Way finding and building Signage							
							<b>TOTAL</b>	<b>\$ 13,900,000</b>	

# GLEN WILLOW DRAFT MASTERPLAN

- STAGE 2 (FUNDED WORKS)
- STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH



# GLEN WILLOW DRAFT MASTERPLAN

## COX STREET OPTION

- STAGE 2 (FUNDED WORKS)
- STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH





# GLEN WILLOW DRAFT MASTERPLAN

## MALONE ROAD & COX STREET OPTION

- - - - - STAGE 2 (FUNDED WORKS)
- - - - - STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- - - - - PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- — — — — WALKING PATH



# GLEN WILLOW DRAFT MASTERPLAN

## SPECTATOR MOUNDS

- STAGE 2 (FUNDED WORKS)
- STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH
- MOUNDS



# GLEN WILLOW DRAFT MASTERPLAN

## LIGHTING TOWERS & SCORE BOARDS

- STAGE 2 (FUNDED WORKS)
- STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH
- LIGHTING TOWER
- T SCORE BOARD



# GLEN WILLOW DRAFT MASTERPLAN

## LANDSCAPING/VEGETATION PLAN

- - - - - STAGE 2 (FUNDED WORKS)
- - - - - STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH
- ■ ■ ■ ■ SMALL NATIVE SHRUB PLANTINGS
- ○ ○ ○ ○ SMALL STREET TREES
- ■ ■ ■ ■ LARGER NATIVE SHRUBS
- ○ ○ ○ ○ LARGER TREES

## PROPOSED PLANTINGS

- ■ ■ ■ ■ SMALL NATIVE SHRUB PLANTINGS
- ○ ○ ○ ○ SMALL STREET TREES
- ■ ■ ■ ■ LARGER NATIVE SHRUBS
- ○ ○ ○ ○ LARGER TREES



# GLEN WILLOW DRAFT MASTERPLAN

- - - - - STAGE 2A (FUNDED WORKS)
- - - - - STAGE 2B (FUNDED WORKS)
- - - - - STAGE 2 (WORKS NOT YET FUNDED)
- FUTURE DEVELOPMENT ZONES
- PROPOSED FUTURE WALKING PATHS/CYCLEWAY
- WALKING PATH
- MOUNDS
- LIGHTING TOWER
- SCORE BOARD
- EXISTING PLANTINGS
- SMALL NATIVE SHRUB PLANTINGS
- SMALL STREET TREES
- LARGER NATIVE SHRUBS
- LARGER TREES
- PROPOSED PLANTINGS
- SMALL NATIVE SHRUB PLANTINGS
- SMALL STREET TREES
- LARGER NATIVE SHRUBS
- LARGER TREES





BUILDING BETTER  
REGIONS FUND –  
PROGRESS REPORT  
MILESTONE 1

BRF65156  
GLEN WILLOW REGIONAL  
SPORTS COMPLEX STAGE 2

1 NOVEMBER 2019

MID-WESTERN REGIONAL COUNCIL  
COMMUNITY

■ ■ ■ ■ ■ TOWARDS 2030



COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

THIS DOCUMENT HAS BEEN PREPARED BY SIMON JONES, DIRECTOR COMMUNITY FOR MID-WESTERN REGIONAL COUNCIL.

ANY QUESTIONS IN RELATION TO THE CONTENT OF THIS DOCUMENT SHOULD BE DIRECTED TO:  
COUNCIL@MIDWESTERN.NSW.GOV.AU OR (02) 6378 2850

DATE OF PUBLICATION: 1 NOVEMBER 2019

COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

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## Building Better Regions Fund – Progress report

Email completed reports to [bbrfreports2@industry.gov.au](mailto:bbrfreports2@industry.gov.au)

Project number	BBRF65156
Grantee name	Mid-Western Regional Council
Project title	Glen Willow Regional Sports Complex Stage 2
Reporting period	3/09/2018 to 30/09/2019

### Project progress

**In line with your agreement, complete the following table, updating for all milestones. Insert rows as required.**

No	Milestone description	Agreed completion date	Actual /anticipated completion date	Milestone progress (% complete) as at reporting period
	Statutory approvals have been obtained	30/09/2019	02/12/12	25%
	Final design completed	30/09/2019	N/A	100%
	Tenders completed	30/09/2019	30/6/2020	50%
	Final costs confirmed	30/09/2019	30/6/2020	10%
	10 per cent of the eligible project activities are completed to the satisfaction of the Commonwealth	30/09/2019	30/12/2019	45%

**Describe the eligible activities completed to date on the project, including the achievement of milestones and progress against the outcomes as detailed in your grant agreement. If applicable, comment on why the milestone has not been completed.**

COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

### Statutory approvals obtained

**REF** – The REF has been split into two stages, Stage 2a & stage 2b.

**Stage 2a** – approved to proceed – September 2019.

- Roads and carparks
- Junior Rugby League Building and mound
- 5 Multi-purpose fields

**Stage 2b** – Projected to be completed by Monday 02 December 2019

- Rugby Union Building and associated flood mounds
- 2 Rugby fields

Stage 2a REF has been finalized and 2b is subject Council obtaining an additional site specific flood study and planning approval.

**Section 68** – An application has been lodged for the entire site for the connection into the Council sewer main for this area.

### Final design completed

- Glen Willow Master plan has been adopted by Council after community consultation.
- Junior Rugby League and Rugby Union Building plans are being developed.
- A contractor has been engaged by Council for the design of roads and carparks within the facility. Final design should be received by Council by end of December 2019.

### Tenders Completed

#### **Design Glen Willow Rugby Union Clubhouse and Amenities - RFQ 2019/27**

Request for Quote completed and awarded to Cameron Anderson Architects for the provision of design and construction documentation for Glen Willow Rugby Union Clubhouse and Amenities.

#### **Glen Willow Junior Rugby League Building – RFQ 2019/23**

Request for Tender has been completed and awarded to Hines Constructions Pty Ltd. Works commenced October 2019.

### Tenders in Progress

#### **Sporting field design and construction - RFT 2019/25**

The scope for field design is being developed in preparation for lodgment of tender.

#### **Lights**

Field and Street Lighting plans are in progress in accordance with the draft master plan.

## Evidence

**Attach agreed evidence to demonstrate the achievement of this milestone. List the attached documents below.**

- REF (Stage 2a)
- Glen Willow Masterplan drawing
- Contract - RFQ -2019/27 For the provision of design and construction documentation for Glen Willow Rugby Union Clubhouse and Amenities
- Contract – Hines Constructions
- Council Reports and Minutes
- Glen Willow Capital Expenditure Review – For the Office of Local Government
- Media Report/Clippings

Is the project proceeding as per your project plan and budget?

No

**If No, identify any changes and comment on any impacts on project timing and outcome. Comment on any anticipated issues that may impact on project timing, outcome and budget.**

- Whilst there has been positive progress with the project, there have been a number of setbacks that have caused impact to the project proceeding as per the project plan and budget:
- Delays in obtaining REF
- Additional requirement for site specific flood study
- Unexpected sub-surface conditions
- Construction costs are higher than anticipated, due to problematic soil conditions from geotech reporting.
- Previous unforeseeable staffing issues due to illness

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Attach copies of any published reports and promotional material, relating to the project, and list them below.

- Council reports and minutes – see attached
- MWRC Community News Article



Above: Excerpt from MWRC August 2018 Community News

- Local media reports
- The following Media Release was distributed via Andrew Gee's office in July 2018:  
[https://www.andrewgeemp.com.au/glen\\_willow\\_regional\\_sports\\_complex\\_receives\\_major\\_boost](https://www.andrewgeemp.com.au/glen_willow_regional_sports_complex_receives_major_boost)
- July 11 2018 Media Event  
A media event was held at Glen Willow on 11 July 2018 to make the funding announcement. Andrew Gee, John McVeigh, the Mayor, GM, Councilors Cavalier, Karavas, O'Neill, and members of the local Junior Rugby Union Club were in attendance. The event was covered in Councils social media channels and it was reported on by The Mudgee Guardian (please see link below) as well as on local radio.
- The following stories were published in the Mudgee Guardian, in July and April 2018 respectively:  
<https://www.mudgeeguardian.com.au/story/5519822/glen-willow-gets-695-million-to-kick-start-expansion/>  
<https://www.mudgeeguardian.com.au/story/5352453/glen-willow-set-for-major-expansion/>

Are there any upcoming/planned events relating to the Project that the Minister or their representative might be interested to attend?

**Yes**

Sod turning ceremony – Wednesday 11 December 2019 (TBC). Andrew Gee MP invited.

COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

## Project employment

**How many people have worked directly on the project during the reporting period? Please provide number for employees and independent contractors in full time equivalent (FTE).**

7 People to date.

**How many of these people are Indigenous (FTE)?**

Unknown as this information is unavailable or has not been disclosed.

**How many people have worked indirectly on the project during the reporting period? Please provide number for employees and independent contractors in full time equivalent (FTE).**

Estimated to be 15 people at this stage.

**How many of these people are Indigenous (FTE)?**

Unknown as this information is unavailable or has not been disclosed.

COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

## Financials

### Eligible costs incurred in this reporting period

In line with the Activity Budget in your agreement, complete the following table.

See page 12 of the agreement for breakdown of the Activity Budget and agreed amounts

Eligible Expenditure Item	Total costs (GST excl)
Purchase of materials	\$6,517
External labour hire	\$50,555
Plant and equipment	\$15,434
External consulting costs directly related to the Activity	\$120,152
<b>Total</b>	<b>\$192,658</b>

### Are the costs incurred in the reporting period in accordance with the Activity Budget in your agreement?

No

#### If No, explain the reason for any underspend or overspend.

Whilst there has been positive progress with the project, there have been a number of setbacks that have caused impact to the project proceeding as per the project plan and budget:

- Delays in obtaining REF
- Additional requirement for site specific flood study
- Unexpected sub-surface conditions
- Construction costs are higher than anticipated, due to problematic soil conditions from geotech reporting.
- Previous unforeseeable staffing issues due to illness

COMMUNITY | BUILDING BETTER REGIONS FUND - PROGRESS REPORT 1 - BBRF65156 - GLEN WILLOW STAGE 2

### Project funding

Complete the following table for all cash contributions and in-kind support in your project in the reporting period. Include all investment except the BBRF grant. This includes any private sector, other government, your own contributions or partner contributions. Insert rows as required.

Contributor	Cash Amount (GST excl)	Estimated In-kind Amount (GST excl)	Total (GST excl)
Mid-Western Regional Council (Developer Contributions)	\$138,143	\$	\$138,143
	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

### Bank account details

Have your bank account details changed, since your last payment?

No

Certification

I ..... Simon Jones ..... being a person duly authorised by the grantee hereby certify that:

- 2. the information in this report is accurate, complete and not misleading and that I understand that giving of false or misleading information is a serious offence under the Criminal Code 1995 (Cth).
- 3. the activities identified above are for the purposes stated in the grant agreement.
- 4. I am aware of the grantee’s obligations under their grant agreement, including the need to keep the Commonwealth informed of any circumstances that may impact on the objectives, completion and/or outcomes of the agreed project.
- 5. I am aware that the grant agreement empowers the Commonwealth to terminate the grant agreement and to request repayment of funds paid to the grantee where the grantee is in breach of the grant agreement.

Signed..... *Simon Jones* ..... Date..... 1/11/2019 .....

SIMON JONES  
DIRECTOR COMMUNITY



## Glen Willow Rugby Union Building - 3D views

