



Vincent Street
CESSNOCK 2325

26 September 2008

To All Councillors

You are hereby notified that the next Meeting of the Infrastructure & Services Committee will be held in the Council Chambers, on Wednesday, 8 October 2008, commencing at 6.30pm, for the purpose of transacting the undermentioned business.

**B R MORTOMORE
GENERAL MANAGER**

AGENDA:

PAGE NO.

(1) APOLOGIES

(2) CONFIRMATION OF MINUTES

Minutes of the Infrastructure & Services Committee
Meeting held on 3 September 2008.

(3) OFFICERS' REPORTS

DIRECTOR INFRASTRUCTURE & SERVICES

73/2008	Proposed Road Closure of Fourth Avenue and an Unnamed Lane at Millfield	2
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(4) QUESTIONS WITHOUT NOTICE

OFFICER'S REPORTS

DIRECTOR INFRASTRUCTURE & SERVICES REPORT NO. 73/2008

**SUBJECT: PROPOSED ROAD CLOSURE OF FOURTH AVENUE AND AN
 UNNAMED LANE AT MILLFIELD**

Engineering & Survey Officer, Mr D Latter, reports:-

PURPOSE

To seek Council's concurrence to the closure of Council public roads known as Fourth Avenue, between Third Avenue and Fifth Avenue, and an unnamed lane between Fifth Avenue and Sixth Avenue, at Millfield. A map is enclosed showing the location of the roads proposed to be closed.

BACKGROUND

Council has received an application from Hardie Holdings Pty Ltd / Regional Land Pty Ltd to close the roads described above.

Council entered in to a partnership agreement with the Department of Lands in June 2008 to allow a more efficient and cost effective method of administering proposals to close Council public roads. This is the first application that Council has processed under this Memorandum of Understanding.

With the exception of one (1) allotment, all the property adjoining this proposal is owned by the applicant Hardie Holdings Pty Ltd / Regional Land Pty Ltd.

The Department of Lands have given their approval in principle to the proposal and concurrence was given for Council to undertake advertising and referencing actions. This involved the placement of an advertisement in 'The Advertiser' newspaper detailing the proposal, and notifying the relevant government authorities/utility providers and adjoining land owners of the proposed road closures. In each instance all of the affected parties were given twenty eight (28) to respond with an objection/submission.

No objections were received.

INFORMATION

The proposed road closure of Fourth Avenue and an unnamed laneway between Fifth Avenue and Sixth Avenue at Millfield is as shown on the plan of the proposed closure provided in the enclosure documents.

The section of road proposed to be closed is not currently utilised by Council and no construction or maintenance work has ever occurred on the subject lands.

As these roads are unformed/unconstructed, the lands will vest in the Crown as Crown land for disposal action to be taken by the Department of Lands upon closure and no further action should be required by Council. The land is intended to be consolidated with the adjoining properties owned by the applicant as detailed in the enclosures.

It is anticipated that closure of these roads will allow more efficient lot utilisation in a future subdivision. These future lots would be accessed via a new road network dedicated within such subdivision.

RECOMMENDATION that:-

1. Council prepares the final submission documentation and forwards same to the Department of Lands for approval to close the Council public roads known as Fourth Avenue, between Third Avenue and Fifth Avenue, and an unnamed lane between fifth Avenue and Sixth Avenue at Millfield, Parish of Ellalong, County of Northumberland.
2. The Council Seal be affixed to all documentation required for the closure of the Council public roads known as Fourth Avenue, and an unnamed laneway between Fifth Avenue and Sixth Avenue at Millfield, should it be required.
3. The General Manager be delegated authority to proceed with the proposed road closure of the Council public roads known as Fourth Avenue, and an unnamed laneway between Fifth Avenue and Sixth Avenue at Millfield, to finality.

To: ***The General Manager***
Infrastructure & Services
Committee – 8 October 2008

L OLDFIELD
DIRECTOR INFRASTRUCTURE & SERVICES
26 September 2008

DIRECTOR INFRASTRUCTURE & SERVICES REPORT NO.74 /2008

SUBJECT: CESSNOCK COMMUNITY PERFORMING ARTS CENTRE PROGRESS REPORT 8

Recreation Services Manager, Ms N Benson, reports:-

BACKGROUND

On 16 October 2007 North Construction and Building Pty Ltd were engaged to undertake construction of the Cessnock Community Performing Arts Centre (PAC) and works commenced on the site on 29 October 2007. The total budget for the construction of the PAC incorporating car park and stormwater drainage works as well as contract administration is \$8.1M.

The PAC has been divided into three (3) sections and they are referred to as Building A, B or C. A description is as follows:-

- Building A is the two (2) storey building closest to Aberdare Road and comprises of community offices, meeting rooms, Senior Citizens Room and toilets and dressing rooms;
- Building B is the centre building and is now the theatre, stage and lounge area; and
- Building C is the building closest to the Aberdare Tavern that has been demolished with the exception of the façade and is the entry foyer, box office and kitchen.

REPORT

Construction progress

Major activities since the last progress report in August include:-

- Commissioning of all mechanical, electrical and hydraulic services
- Completion of internal finishes (carpet, flooring, tiling, painting...) in all buildings and cleaning of all areas
- Installation of internal and external signage
- Fit out of all rooms
- Completion of external concreting and paving
- Completion of car park works including pathways and lighting
- Opening of the footpaths along Vincent Street and Aberdare Road

Forecast activities for the balance of the project include:-

- Defect inspections by Schreiber Hamilton Architecture
- General tidy up of the site by North Construction and Building Pty Ltd and hand over to Council
- Inspection of the facility by the Private Certifier and issue of an Occupancy Certificate
- Completion of landscape works by Council Parks and Gardens staff

The original contract completion date was 31 July 2008 and the revised contract completion date is 8 October 2008. Works progressed generally in accordance with the revised construction program and the balance of works listed above are expected to be completed by the end of October.

Budget

The budget for the PAC has been broken up into four components as shown in the table below. Both the construction costs and provisional sums form part of a lump sum contract with North Construction and Building Pty Ltd. The contingencies section is outside the lump sum contract and includes amounts for contract administration, electricity kiosk etc as well as approved variations to the contract. Car park and stormwater works are being completed by Council staff and it is expected that all works will be completed within the budget.

Expenditure item	Original estimate	Expenditure to date	Percentage spent to date	Percentage Complete
Construction costs	5,130,424	5,092,803	99%	100%
Provisional sums	1,108,007	1,029,420	93%	97%
Contingencies	1,391,923	825,342	59%	60%
Car park and Castlemaine Street stormwater	470,000	224,960	48%	70%
TOTAL PROJECT BUDGET	8,100,354	7,172,527	89%	

Community consultation

Liaison with the Cessnock Senior Citizen's Association and the Samaritans continues with meetings regarding fit-out, timeframes and leases held at regular intervals and both groups have inspected the centre. Community consultation has been maintained through correspondence and meetings with TAFE, local schools, dance groups and performing arts committees. The Hunter Institute of TAFE and local high schools are supportive of entertainment, theatre operation and OH&S TAFE courses proposed to be held at the PAC as soon as the centre is operational.

Due to the amplified amount of enquiries about the centre, an information package has been placed on Council's web site and is available from Council's Customer Service counter. The package contains general information about the centre; application for use forms; conditions of use and fees and charges; floor plans of the entire facility; technical specifications and hire agreements as well as Council contact details.

Public Art

The outdoor area in Castlemaine Street adjacent to the main entry to the building used to house a pergola, gardens and seating. Due to increases in the height of the floor level in Building C to mitigate flooding of the building, an entry podium with ramps and steps had to be constructed. Due to its size, the construction of the podium resulted in the removal of the pergola, seating and gardens. The pergola is being stored at Council's works depot for re-use at a later date in a suitable location. A condition of the development consent is that the pergola be replaced by a suitable similar structure for public enjoyment and to enhance the amenity of the streetscape. Considering the cultural nature of the Cessnock Community Performing Arts Centre; the deficiency in public art in the LGA and the identification of this in strategic plans such as Council's draft Recreation and Open Space Strategy and Council's Cultural Plan a piece of public art is being commissioned for the location and will be installed later in the year.

Official opening of the centre

Celebrations for the official opening for the centre will be held over a nine day period from 21 to 30 November. A range of performance experiences that should appeal to an audience base from young children to senior citizens is presently being coordinated. The celebrations will commence with tours of the facility aimed at generating interest within commercial and general public arenas. The official opening of the centre is planned for the evening of Saturday 22 November and all of the events associated with the opening celebrations of the Cessnock Community Performing Arts Centre will be advertised in local media and on Council's website.

RECOMMENDATION that the information be noted.

To: **The General Manager**
Infrastructure & Services
Committee – 8 October 2008

L OLDFIELD
DIRECTOR INFRASTRUCTURE & SERVICES
27 October 2008