CM13.4. Lavington Sports Ground Redevelopment - Grandstand & Amenities Pavilion Contract No. 18/02387

DATE	14 March 2019	**FIL REFERENCE**	FIL19/02153
CONFIDENTIAL	No		
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Purpose of Report

To recommend a preferred contractor for the construction of the new Grandstand, Amenities Pavilion and Grounds Keeper's Store which form part of the overall redevelopment of Lavington Sports Ground through a qualitative and quantitative assessment.

Background

The Lavington Sports Ground (LSG) was purchased from the Panthers Group in 2009. Following the purchase, a number of upgrades and refurbishments were considered which led to the development of concept plans for the facility. Council has continued to invest in the facility since 2009 including the purchase of the 4.6ha of land to the east for the development of additional multi-purpose playing fields.

Council identified the LSG redevelopment as a priority project for the City, allocating funding accordingly and seeking matching external funds. In December 2015, Council was successful in receiving $4.03M in funding through the Federal Government's National Stronger Region Fund for the redevelopment, together with $3.5M committed by Council, $250K from the AFL and commitments from the Lavington Panthers Football/Netball and Cricket Clubs. The redevelopment of the major elements of the facility commenced in late 2016, after the Master Plan was adopted by Council in April 2016.

At the October 2016 meeting, Council resolved to award the contract for the provision of professional services for the detailed design, estimate of costs and development of construction documentation and specifications for the delivery of the LSG redevelopment to Teilion Architects. This was the first of several tenders planned in a staged process in order to deliver the entire redevelopment project.

In 2018 AlburyCity was also successful in receiving $3.15M through the NSW Government's Regional Sporting Infrastructure Fund for Stage 3 of the project which includes elements included in this tender and other elements enabling the full implementation of the LSG Master Plan. The table shown below details the various grants successfully obtained by Council for this project.

Funding Source	Works to date	Stage 2 and 3b Tender	Other Stage 2 elements	Stage 3b	Total
ACC	$5.71M	$3.37M	$0.29M	$0.75M	$10.12M
NSRF	$0.94M	$3.09M			$4.03M
AFL		$0.25M			$0.25M
User Groups			$0.05M		$0.05M
NSW Government		$1.30M		$1.85M	$3.15M
Total	$6.65M	$8.01M	$0.34M	$2.60M	$17.60M

Note* - The above figures are shown as exclusive of GST, as some of these Grants detailed are not subject to GST provisions.

Council staff have been working with Teilion Architects and their sub-consultants since that time to progress the various elements of the project and prepare tender documentation for the project components.

The first construction contract for which tenders were called included the following components:

- power upgrade construction (including removal of overhead power lines and installation of new sub-station);
- demolition and earthworks (area for new playing fields and amenities); and
- construction of additional playing fields and associated infrastructure.

This contract was awarded to Depan Group in June 2017 with works underway and programmed for completion in April 2019. Work on this component of the LSG project was considerably delayed due to the discovery of a large quantity of unsuitable soil on site; in addition to the recent appointment of a liquidator to Depan Group.

The main priority is to ensure the establishment of the new sportsground over the coming months including the consolidation of the playing surface and associated ancillary items. The new ground and associated cricket wickets and nets will be available for use from September this year, which is a positive result.

The next element of the construction project is to seek a suitably qualified and experienced company for:

Stage 2a – Amenities Pavilion & Grounds Keeper's Store

- the construction of a new amenities building of approximately 400m^2, consisting of four change rooms, umpires' rooms, public toilets, medical room and kiosk (*attachment 1*);
- design and construction of a new grounds keeper's store (100m^2) and cricket store (16m^2); and
- electrical upgrades and sports field lighting installation including a new main switchboard, mains cabling, light fittings to the lighting tower, sports field lighting control system and commissioning and testing.

Stage 2b – Grandstand Upgrades and Extension

- upgrades to the existing grandstand to ensure compliance to current building codes and fire safety standards via several performance-based solutions;
- construction of a new grandstand extension of approximately (150m^2), consisting of function room, coaches' boxes and media area, plus an additional 200 spectator seats; and
- construction of new car park and entrance at the corner of Hanna and Centaur Roads.

Stage 3a – Grandstand Extension

- further extension of the new grandstand to include an additional 300 spectator seats (500 new seats in total); and
- fit-out of new amenities block below the coaches' boxes and media area.

The estimated budget developed at concept design phase for these components of the project (grandstand upgrades and extension, new amenities construction, grounds keeper's store and electrical upgrades) was set at $8.01M (exclusive of GST). During the development and detailed design phase the following items were amended to add value to the overall project:

- changes to functionality and location of the function room to provide the best spectator experience;
- upgrades to existing grandstand including the provision of access for disability groups to enter the existing club room;
- additional amenities in the existing grandstand;
- additional undercover spectator seating for disability groups;
- improved design of the amenities pavilion in line with Council's expectations; and
- further upgrades to the power supply for the facility.

At the completion of the detailed design and tendering phase it was apparent that the current budget would not be sufficient, therefore a further allocation of up to $3M (exclusive of GST) has been included in the preliminary draft 2019/20 budget to fund this project. This includes a contingency given the site constraints and the existing conditions.

An open invitation for tenders was placed on Tenderlink and advertised in the Border Mail and Sydney Morning Herald on Saturday 10 November and Tuesday 13 November 2018 respectively. Tenders closed at 12 noon on Tuesday 18 December 2018.

Tender Evaluation

At the close of tenders, four submissions were received from the following companies:

- Hansen Yuncken Pty Ltd (Albury, NSW) - Conforming Tender;
- Hansen Yuncken Pty Ltd – Alternative Tender;
- Zauner Construction Pty Ltd (Albury, NSW) - Conforming Tender; and
- Zauner Construction Pty Ltd – Alternative Tender.

Request for Tender – Part B - Conditions of Tendering Section 8 of Alternate Tenders states; *Council may, in its sole discretion, consider an alternative Tender but only in circumstances where a conforming Tender has been submitted by the Tenderer. If Tenderers wish to offer proposals which they consider will result in cost reduction or other advantages to Council but differ from documented requirements, they may submit one or more alternative Tenders embodying those proposals.*

All tenders were evaluated in accordance with Council's Procurement Policy and Guidelines. The evaluation was undertaken in a three stage process beginning with a general conformity assessment followed by quantitative and qualitative assessments.

The tender assessment panel consisted of Ian Redman (Team Leader Design), Michael Stanton (Team Leader Leisure Facilities) Anthony Bisignano (Senior Project Engineer), Gerard Coyle (Acting Team Leader Procurement and Contract Management) and Peter Whitmarsh (Contracts Administrator, City of Wodonga). Consultants Teilion Pty Ltd (Architect) and Belvoir Consulting Pty Ltd (Structural Engineer) provided input into the adequacy of the tenderers' proposed methodology and program and recommendation for the panel.

The tender assessment process was assessed by an independent probity officer, being Ms Alison Lee (Associate Partner – Audit & Assurance, Crowe Horwath, Albury).

Conformity Check

A conformity assessment was undertaken to ensure the submission was in accordance with the tender documentation.

Tenderer	Pricing Details	Supporting Information	WHS Compliance	Compulsory Site Inspection	Comments
Hansen Yuncken Pty Ltd - Conforming Tender	✓	✓	✓	✓	Fully complies
Hansen Yuncken Pty Ltd – Alternative Tender	✓	✓	✓	✓	Fully complies
Zauner Construction Pty Ltd - Conforming Tender	✓	✓	✓	✓	Fully complies
Zauner Construction Pty Ltd - Alternative Tender	✓	✓	✓	✓	Fully complies

As indicated above, all tenders were deemed conforming tenders. Both Hansen Yuncken Pty Ltd and Zauner Construction Pty Ltd are currently WHS registered with Council.

Qualitative Assessment

The qualitative assessment involved the evaluation of the following criteria:

- past performance - an analysis of the tenderer's past performance in the supply of similar goods or services using referee checks and internal observations;

- methodology and program – an analysis of the tenderer's methodology to deliver what was specified by Council in the RFT considering the submitted program of works and project methodology of how the project will be delivered against what Council originally requested;
- capacity – an analysis of the tenderer's demonstrated availability of required resources to perform the task as set out in the RFT;
- capability – an analysis of the tenderer's systems and procedures, nominated personnel, contract management capabilities and their demonstrated ability to deliver similar projects; and
- local benefit – economic and social contribution to the region.

The respective weighting for each criteria, ratings and final score are shown in the following table.

Tenderer	Past Performance (Max 30)	Methodology and Program (Max 30)	Capacity (Max 15)	Capability (Max 15)	Local Benefit (Max 10)	Total Qualitative Score (Max 100)
Hansen Yuncken Pty Ltd - Alternative Tender	24	23	14	13	7	81
Hansen Yuncken Pty Ltd - Conforming Tender	24	21	14	13	7	79
Zauner Construction Pty Ltd - Alternative Tender	22	11	12	10	8	63
Zauner Construction Pty Ltd - Conforming Tender	22	10	12	10	8	62

Hansen Yuncken Pty Ltd is a national business with a head regional office located in Albury. This office manages their works throughout regional Victoria and Southern NSW. Hansen Yuncken Pty Ltd has held a permanent office in Albury for 14 years and employs 15 staff full time. Hansen Yuncken Pty Ltd has successfully completed several projects locally, most notably Albury Wodonga Regional Cancer Centre for Albury Wodonga Health, Wodonga Senior Secondary College for Department of Education and Early Childhood Development, and in regional NSW and Victoria, including a 120-bed aged care facility in Shepparton, a Health and Community Centre of Excellence at Bendigo, Kangan TAFE and State Library Victoria's (SLV) offsite collection storage facility in Ballarat. Their current commitments to the value of approximately $53 Million, include a Satellite Ground Station at Kapooka Military Base, Wagga Wagga (expected to be completed November 2019), Mechanical and Building Services Upgrades at RAAF Base, Wagga Wagga (expected to be completed February 2020) and refurbishment of Shepparton 1930s courthouse (expected to be completed June 2019).

Referee information indicated the company completed projects to a very high standard, are proactive in dialogue around issues and has exceptional systems in regard to WHS and Environmental Management, and on-site supervision to implement these systems.

Hanson Yuncken Pty Ltd provided a very detailed methodology and works program indicating a conventional method of construction, working from the western end (existing Grandstand end) in an easterly direction, constructing one level at a time which allows the works to flow on multiple job fronts. Their methodology involves the placement of construction plant (deliveries, cranage and concrete pumping) within the existing oval to construct the Grandstand extension. Hansen Yuncken Pty Ltd has indicated in their works program that full access to the oval will be available from

December 2019/January 2020 and nominated a date for Practical Completion of March/April 2020, which seems reasonable given the complexity of the project.

Teilion Pty Ltd and Belvoir Consulting Pty Ltd reviewed the submission from Hansen Yuncken Pty Ltd and advised; *The construction methodology and program appear conventional and satisfactory and the nominated Practical Completion date of March/April 2020 appears achievable. The proposed method of constructing one level at a time, commencing from the western end of the building works and heading in an easterly direction in a staged format is consistent with the way in which the building's structure has been designed. In other words, there does not appear to be any structural implications with their proposed methodology during the construction phase.*

The company indicated that the majority (between 90% and 100%) of material, plant and labour required for the contract would be sourced locally including civil works, structural steel, precast and in-situ concrete, electrical, mechanical and hydraulic services. The company also indicated that they would provide work experience opportunities for tertiary institutions like Wodonga TAFE should they be successful and has a commitment to work with Not-for-Profit organisations in the regions that they operate.

Additionally, Hansen Yuncken Pty Ltd has existing arrangements with indigenous group, Gambina (Shepparton, Victoria) and works with the Lighthouse Foundation to assist in working with underprivileged children. Should they be successful on this project then they would look to further extend these types of relationships with similar organisations in Albury Wodonga.

Hansen Yuncken Pty Ltd, with their tender submission, provided an alternative tender primarily focused on improved access to the main playing arena. The basis of their alternative tender is to:

- provide an alternative site perimeter layout;
- reduce the overall size of the oval to 110m wide x 155m long which still meets minimum AFL ground size for state, regional and local facilities;
- construct an alternative delivery route to the grandstand site;
- not undertake any works from the oval on weekends;
- allow user groups to use the existing oval for the duration of the works;
- add an additional 10 working days to the proposed program;
- revised Practical Completion date of May 2020; and
- additional cost of $65,000 exclusive of GST.

After consultation with industry experts AlburyCity provided a location plan in the tender documents indicating a maximum area for the builder's compound (see *Attachment* 1). Hansen Yuncken Pty Ltd's alternative tender provided a revised layout plan (see *Attachment* 2).

Hanson Yuncken Pty Ltd, with their alternative tender, provided a very detailed works program, again indicating a conventional method of construction, working from the western end (existing Grandstand end) in an easterly direction, with no construction activities taking place from the oval on weekends. The alternative tender from Hansen Yuncken Pty Ltd is considered 'real-value' as it allows the user groups to continue to use the existing facilities and oval for the duration of the project with little impact to the overall project cost and timelines.

Zauner Construction Pty Ltd is a locally based company whom have successfully completed numerous projects locally and throughout Eastern Australia. These include The Cube and Waves Aquatic Centre for Wodonga City Council, a multi-purpose stadium in Wagga Wagga for the City of Wagga Wagga, North Shoalhaven Indoor Sports Centre for Shoalhaven City Council and a multi-purpose hall for Trinity Anglican College in Thurgoona. Zauner Construction Pty Ltd has successfully completed MAMA Albury and the LibraryMuseum for AlburyCity. Their current commitments of approximately $140 Million include notably Bloomfield Medical Centre in Orange (expected to be completed November 2019), Calvary Hospital in Hobart, Tasmania (expected to be completed June 2019) and an African Savannah at Taronga Zoo in Sydney (expected to be completed November 2019).

Referee information indicated the company completed projects to very high standard, maintained a collaborative approach, is well resourced on site, typically receive good support from Head Office and has good WHS and Environmental Systems. However, one external referee indicated that Zauner Construction Pty Ltd had issues with time management on their project, which finished behind schedule.

Zauner Construction Pty Ltd provided a detailed methodology indicating an unconventional method of construction which allows the oval to remain operational at all times. They propose to work from the eastern end in a westerly direction, constructing four levels at a time in three stages whilst remaining off the existing oval. By remaining off the oval they propose to work between the bottom of the existing embankment and the northern boundary fence. This zone is extremely tight and narrows considerably at the eastern end of the proposed grandstand. Furthermore, access is only available from the western end of this zone.

Zauner Construction Pty Ltd's works program, although detailed, does not align with their proposed methodology, with a nominated date for Practical Completion of December 2019/January 2020 which does not seem reasonable given their proposed unconventional methodology and complexity of this project.

Teilion Pty Ltd and Belvoir Consulting Pty Ltd reviewed the submission from Zauner Construction Pty Ltd and advised; *The construction methodology and program appear to be in conflict and are not considered satisfactory. The proposed methodology involves building the 3 - 4 level Grandstand extension from east to west in three stages with construction plant operating within a zone between the existing oval and the residences to the south of the oval. The nominated Practical Completion date of December 2019/January 2020 is unlikely to be achieved. Completion in mid-2020 might be expected. The proposed methodology requires all levels to be completed prior to commencing the next stage due to restrictions of crane reach. We also note that it is proposed to subdivide the building works between grids 14 to 22 into three stages, completing each stage vertically before moving onto the next stage. We wish to point out that this proposed subdivision of the structure has not been assessed as being feasible by this office with regards to required construction joints. We are also of the opinion that it would take considerably more time to construct the building from off the oval noting that the submitted program is not reflective of the proposed methodology.*

The company indicated that 95% of material, plant and labour required for the contract would be sourced locally including civil works, structural steel, precast and in-situ concrete, electrical, mechanical and hydraulic services. The company also indicated that they are major sponsors of the Albury Wodonga Cancer Centre, Opera in the Alps and MAMA as well as significant sponsors of many sporting clubs within the region and if successful would further improve their sponsorship status. Zauner Construction Pty Ltd continuously foster engagement with students through work placement and experience and currently engage four student cadets.

Zauner Construction Pty Ltd support local disability providers such as Aspire and Kirinari as well as having an indigenous employment program.

Zauner Construction Pty Ltd, with their tender submission, also provided an alternative tender. The basis of their alternative tender is to provide a value-add method for installing foundations located under the new stairs to the base of the existing grandstand by:

- substituting seven bored piers with 28 screw piers (four screw piers clustered at each location of substituted bored pier);
- reducing the overall project duration by two weeks;
- revised Practical Completion date of December 2019; and
- cost saving of $90,000 exclusive of GST.

Zauner Construction Pty Ltd did not provide an updated program with their alternative tender.

From the information provided, both companies demonstrate the required management systems, experience, construction plant, resources and availability to provide AlburyCity with a quality product.

However, the tender assessment panel deemed that Hansen Yuncken Pty Ltd is better positioned to deliver the project for the following reasons:

- Zauner Construction Pty Ltd's proposed program appears to be inadequate and does not align with their proposed methodology, their proposed methodology increases risks to AlburyCity both in business and delivery areas;
- Zauner Construction Pty Ltd currently has four projects over $10 Million which have just commenced and total work at hand exceeds $140 Million;
- Hansen Yuncken Pty Ltd proposes a conventional method of construction;
- Hansen Yuncken Pty Ltd's proposed program appears realistic and achievable;
- Hansen Yuncken Pty Ltd currently has three projects over $5 Million which have recently commenced and work at hand totals approximately $53 Million;
- Hansen Yuncken Pty Ltd's proposed project personnel collectively has more experience on larger scale projects; and
- Hansen & Yuncken Pty Ltd's referee responses were more positive.

Quantitative Assessment

The lump sum tender prices and ratings relative to the lowest price are tabulated below;

Tenderer	Tender Price (excluding GST)	Tender Price (including GST)	Rating (max 100)
Zauner Construction Pty Ltd - Alternative Tender	$10,073,000.00	$11,080,300.00	100
Hansen Yuncken Pty Ltd - Conforming Tender	$10,080,000.00	$11,088,000.00	100
Hansen Yuncken Pty Ltd – Alternative Tender	$10,145,000.00	$11,159,500.00	99
Zauner Construction Pty Ltd - Conforming Tender	$10,163,000.00	$11,179,300.00	99

As detailed above, the submissions from Hansen Yuncken Pty Ltd and Zauner Construction Pty Ltd are all within approximately $90K or 1% of each other and for the purposes of the quantitative assessment considered equal.

An independent Quantity Surveyor report and costing of this stage of the redevelopment has been produced by Muller Partnership (Melbourne), confirming that the tendered prices are competitive in the current market.

Risk

- Business Risk – financial risks are possible if latent/unknown construction issues are encountered causing contract variations and extensions of time. A geotechnical investigation has been undertaken to reduce this risk around poor soils encountered during excavation works. As outlined, there is significant external funding committed to this project and any further delays in delivery may jeopardise these funds or part thereof and Council's ability to deliver the endorsed Master Plan for the facility.

- Corporate Risk – risk of budget over runs and delays in project delivery denying user groups access to the facilities will damage the AlburyCity brand. However, with a robust tender selection process and diligent contract management this risk can be reduced. This project, once completed will provide key stakeholders and the wider community with a state-of-the art regional facility, providing opportunities to host major sporting events on a national level and through media opportunities presenting Albury on an international stage. This will further enhance Albury as a regional hub and maximise the tourism offer in our region. Three of the Tender submissions provide options enabling the majority of user groups continued access to the existing oval throughout the duration of the project. This minimises the financial and resourcing impacts on these groups and complications involved in finding suitable alternate venues.

- WHS and Public Risk – WHS risks due to the construction works will be controlled in accordance with AlburyCity procedures. The contractor will be WHS registered with AlburyCity

and will be required to implement relevant Safe Work Method Statements and safety inspections.

- Delivery Program Risk – standard construction risks are possible, including delays due to inclement weather and changes due to latent/unknown construction issues. Site investigations have been undertaken during the planning and design phase.

Community Engagement

There was extensive community consultation carried out during the development of the LSG Master Plan from late 2015 which was then endorsed by Council in April 2016.

Two separate Development Applications for the LSG Redevelopment were submitted and approved in 2016 with this process including the standard advertising and opportunity for community submissions. In addition, there have been modifications to the Development Applications providing further opportunity for community feedback.

Council staff have continued to meet with stakeholders and provided project updates throughout the process.

Options

In considering the submissions to recommend a preferred contractor for the construction of the new Grandstand, Amenities Pavilion and Grounds Keeper's Store, the following options are available to Council:

1. not accept any submission, re-design the grandstand and call for fresh tenders. This option is not considered favourable by the assessment panel as there is an inherent risk of losing external funding due to the time lost in re-designing and calling for fresh tenders. Re-designing the scope will result in deleting major elements of the facility (eg grandstand extension, amenities etc) which form part of the endorsed Master Plan, external funding and overall vision;
2. determine to not accept any tender and enter into negotiations with one or more tenderers in accordance with s.178 of the Local Government (General) Regulation 2005. Again, this is not considered a favourable option as the quantum of areas available for negotiation are considered relatively insignificant;
3. accept one of the proposals provided by the two tenders based on the qualitative and quantitative assessment. This option is considered the most favourable as it will allow Council to deliver on the endorsed Master Plan and funding agreements as well as deliver a significant regional sporting complex capable of hosting major regional sporting carnivals and events; or
4. not accept any tenders and not proceed with this project. This option is considered the least favourable as it will result in the loss of external funding and will not deliver on the vision of Council and the community as outlined in the Master Plan.

Summary

The scoring for the qualitative and quantitative assessment is summarised in the following table:

Company	Quantitative	Qualitative
Hansen Yuncken Pty Ltd – Alternative Tender	99	81
Hansen Yuncken Pty Ltd - Conforming Tender	100	79
Zauner Construction Pty Ltd - Alternative Tender	99	63
Zauner Construction Pty Ltd - Conforming Tender	100	62

From the qualitative assessment, both companies have the required management systems, experience, resources and availability to successfully undertake this project.

However, the tender assessment panel deemed that Hansen Yuncken Pty Ltd is better positioned to deliver the project based on programming, methodology, current commitments and referee feedback. Furthermore, the alternative tender from Hansen Yuncken Pty Ltd is considered 'real-value' as it allows the user groups to continue to use the existing facilities and oval for the duration of the project with little impact to the overall project cost and timelines.

From a quantitative perspective the four submissions from Hansen Yuncken Pty Ltd and Zauner Construction Pty Ltd are all within 1% of each other and considered equal.

Therefore, based on the qualitative and quantitative assessments, it is deemed that the alternative tender submission from Hansen Yuncken Pty Ltd provides the best value to deliver this project.

Conclusion

Since 2009 when Council purchased the Lavington Sports Ground, several upgrades and refurbishments have been initiated in accordance with an agreed Master Plan and the redevelopment is considered a priority project for the City.

Council was successful in securing numerous funding streams, most notably from Federal and State Governments. These funding streams allow the ongoing commitment to the overall Master Plan for the facility.

Council invited tenders for the construction of the new Grandstand, Amenities Pavilion and Grounds Keeper's Store, and received four submissions. Tender submissions were received for this project from Hansen Yuncken Pty Ltd and Zauner Construction Pty Ltd, with both providing an alternative tender in accordance with the conditions of tendering. All four submissions are deemed competitive being within 1% of the lowest.

Council appointed a suitably qualified independent quantity surveyor, confirming that the tendered prices are in line with the current market.

The scope of the contract includes construction of a new 400m^2 amenities pavilion including changing rooms, public toilets and a kiosk and grounds keeper's store and extension and upgrade works to the

existing grandstand including seating for an additional 500 spectators, function room, coaches' boxes and media area.

A quantitative and qualitative assessment indicated that the alternative tender submitted by Hansen Yuncken Pty Ltd was the most favourable submission with a tendered price of $10,145,000.00 (exclusive of GST). Their alternative tender is considered 'real-value' as it allows the user groups to continue to use the existing facilities and oval for the duration of the project with little impact to the overall project cost and timelines.

This tendered price can be accommodated within the 2018/19 and draft 2019/20 budget provisions.

Recommendation

That Council accepts the alternative tender from Hansen Yuncken Pty Ltd for Contract No.18/02387 – Lavington Sports Ground Redevelopment – Grandstand & Amenities Pavilion, in the lump sum amount of $10,145,000.00 excluding GST.

Attachments

1. Location Plan of Builders Compound (DOC19/28673).
2. Hansen Yuncken Pty Ltd's alternative tender revised site layout plan (DOC19/28670).

CENTAUR ROAD

New 2.1m high new hoarding by contractor

Builder's Compound

Buses

Future Car Parking

N

New 2.1m high hoarding by contractor

Cricket Nets

Lights & scoreboard

Cricket Store

Grandstand Extension

Builder's Compound

Gate 2

Light Tower 1

W G Hartley Grandstand

Sign

Lights

New Playing Fields

Ground keeper Store

Sub Station

Main Gate 1

Existing Oval

Builder's Compound

30 m

Kiosk

1.8m high new temporary fencing on concrete block supports 12 m from existing fence.

Toilets

1.8m high new temporary fencing on concrete block supports.

Pavilion

HANNA STREET

Gate 3

Light Tower 4

Light Tower 3

Gate

Bar

Scoreboard

Lights

Lights

Tiered Seating

Water Tank

BBQ

Kiosk

Hill pillar

New 2.1m high hoarding by contractor

Boundary 235m

1.8m high new temporary fencing on concrete block supports.

Velodrome pillar

Velodrome

Existing Fence

Netball change

Netball

Netball

power pole

Existing house

Boundary 163m

Bike Storage

Gate

Gate

Boundary 163m

PEARSALL STREET

Builder's Access

power pole

AlburyCity

REV	DATE	AMENDMENTS	INIT.

REVISIONS

SURVEY	
DATUM	
GRID	
SCALE	SCALE OF DRAWING
SHEET	

DESIGNED	
DRAWN	
VERIFIED	
APPROVED	

PASSED _____ /_____ /_____
TEAM LEADER - DESIGN

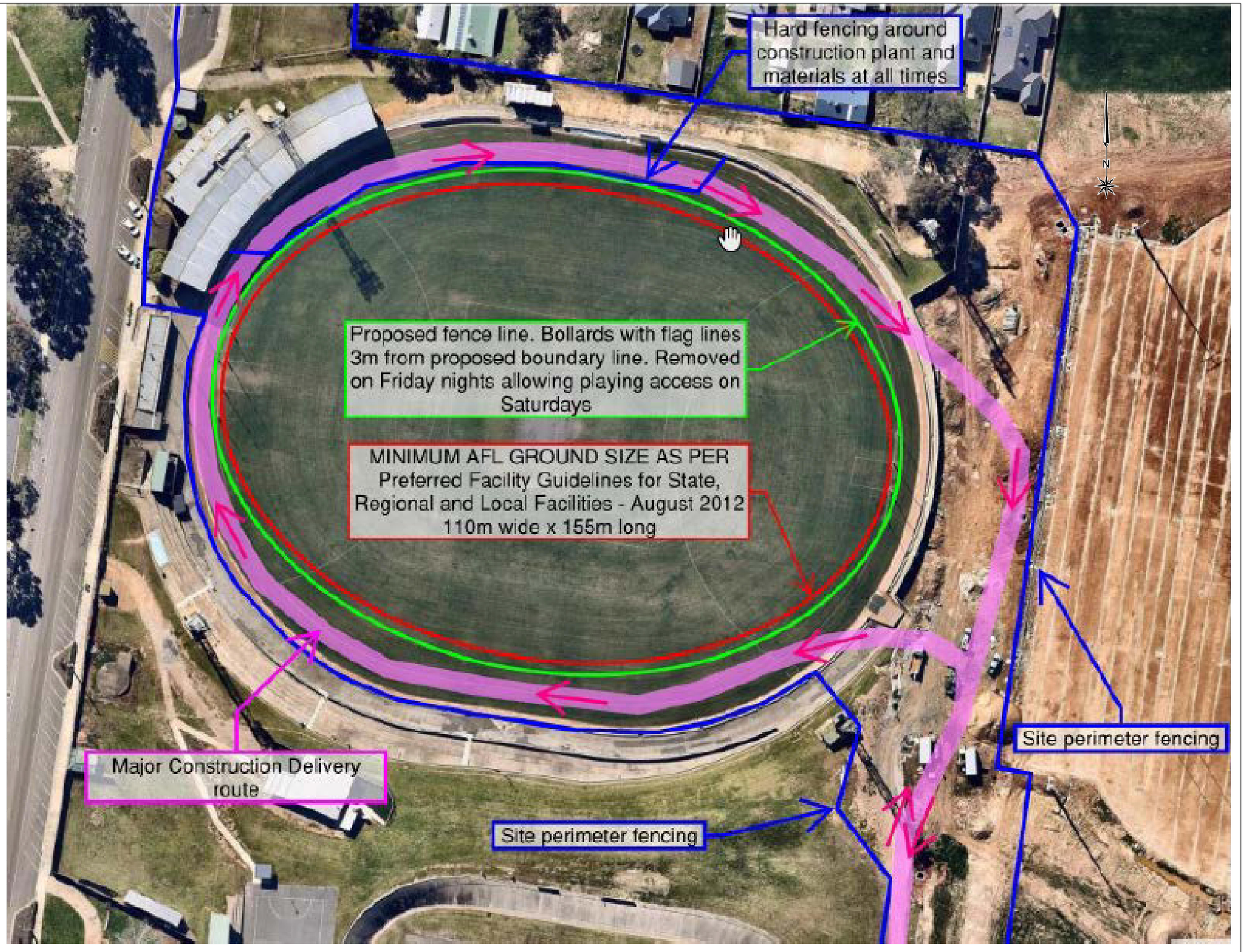
APPROVED _____ /_____ /_____
GROUP LEADER - SERVICES

AlburyCity

ATTACHMENT 1

LOCATION PLAN - BUILDER'S COMPOUND

LEDGER No.		
REV.	No. of Sheets	Sheet No.
DRAWING NUMBER		



AlburyCity				SURVEY	DESIGNED	PASSED ____/____/____	AlburyCity	LEDGER No.
				DATUM	DRAWN	TEAM LEADER - DESIGN	ATTACHEMENT 2	REV. / No. of Sheets / Sheet No.
				GRID	VERIFIED	APPROVED ____/____/____	HANSEN YUNCKEN ALTERNATIVE TENDER - REVISED SITE LAYOUT PLAN	
				SCALE SCALE OF DRAWING	APPROVED	GROUP LEADER - SERVICES		DRAWING NUMBER
				SHEET				
REV	DATE	AMENDMENTS	INIT.	REVISIONS				