

## 7. MANAGEMENT REPORTS

### 7.8 Contract No. 1183 – Shepparton South-East Growth Corridor Development Plan and Development Contributions Plan (continued)

#### Summary

The Greater Shepparton 2030 Strategy Plan (GS2030) recognises four future growth corridors within the Shepparton/Mooroopna area. One of these areas is the south-east of Shepparton bounded by the existing urban area to the west, Benalla Road to the north, Doyles Road to the east and the Broken River to the south.

The aim of this project is to facilitate the growth of the Shepparton South-East Growth Corridor as one of four key residential growth corridors in the Shepparton/Mooroopna urban area through the preparation of:

- A development plan for the study area to ensure coordinated development
- A development contributions plan for the study area to ensure infrastructure is adequately funded in a timely manner.

A tender process has been carried out for this contract and Hansen Partnership P/L has been selected by an assessment panel as the preferred tenderer.

#### Moved by Cr Wilson

1. That the Chief Executive Officer be authorised to finalise contract details with the preferred tenderer Hansen Partnership P/L for Contract No. 1183 - Shepparton South-East Growth Corridor Development Plan and Development Contributions Plan for a lump sum price of \$220,000 (including GST).
2. That should these negotiations not be resolved to the Council's satisfaction, negotiations be commenced with Coomes Consulting Pty Ltd.
3. That the Council authorise the signing and sealing of the contract documents.

**CARRIED**

#### Contract Details

The contract is a lump sum/schedule of rates contract and the works with completion timelines are to be determined at the first meeting of the steering committee.

#### Tenders

Thirty-one sets of documents were taken out by prospective tenderers. At the close of tenders at 4.00pm on Wednesday 6 August 2008 tenders had been received from:

- Hansen Partnership P/L
- Maunsell Australia P/L
- Planright Australasia Pty Ltd
- David Lock and Associates
- GHD Pty Ltd
- Coomes Consulting Pty Ltd.

## **7. MANAGEMENT REPORTS**

### **7.8 Contract No. 1183 – Shepparton South-East Growth Corridor Development Plan and Development Contributions Plan (continued)**

#### **Tender Assessment**

The tenders were assessed against the following criteria, which were also clearly outlined in the tender documentation:

- The relevant qualifications and experience of the tenderer and its proposed project staff
- The tenderer's understanding of the brief
- The proposed methodology
- The fee proposed
- The tenderer's ability to meet the project timeline.

The panel used to assess the tenders comprised:

- Colin Kalms, Manager Planning and Development, Greater Shepparton City Council
- Jonathan Griffin, Development Coordinator, Greater Shepparton City Council
- Brendan Gosstray, Manager Leisure Services, Greater Shepparton City Council
- Rachel Reed, Strategic Planner, Greater Shepparton City Council.

Hansen Partnership P/L had the highest score at the end of the evaluation process and has been selected as the preferred tenderer for the contract. The second-highest score was received by Coomes Consulting Pty Ltd.

Specific commercial information has been provided to Councillors in a separate confidential report.

#### **Risk Management.**

The tender process has been conducted in accordance with Contract Procedures and Guidelines that were subject to the Civic Mutual Plus annual public liability audit.

#### **Policy Implications**

There are no conflicts with Council policy.

#### **Best Value Implications**

The development of contract specifications and the tender assessment process have been undertaken in the context of overarching principles of best value service delivery, which include quality and cost standards, responsiveness to community needs, accessibility and continuous improvement.

#### **Financial Implications**

The project is funded by the Council.

All tenders to the contract were significantly higher than the project budget of \$80,000 as set in the tender documents. During the notice period, all prospective tenderers were notified in writing that the Council would consider submissions above the amount listed within the contract documentation following concern expressed by a number of consultants. Non-conforming tenders over \$80,000 however would need to be justified.

As the contract will span two financial years, further funding will need to be provided in the 2009/2010 budget.

## 7. MANAGEMENT REPORTS

### 7.8 Contract No. 1183 – Shepparton South-East Growth Corridor Development Plan and Development Contributions Plan (continued)

#### **Legal/Statutory Implications**

The proposal is consistent with section 186 of the *Local Government Act 1989*.

#### **Strategic Links**

##### a) Draft Greater Shepparton 2030 Strategy

The residential framework plan within GS2030 identifies the Shepparton South-East Growth Corridor as one of the four key growth corridors within the Shepparton/Mooroopna urban area.

##### b) Council Plan

The proposal does not conflict with the Council Plan.

#### **Attachments**

Nil.



## memo

to:	Anna Janson	date:	29.10.12
company:		from:	Jane Keddie
cc:	Claire Tarelli		
re:	Shepparton SE corridor PSP		

Hi Anna

As per our recent phone conversations and meeting in Shepparton, please find below an estimate of the costs involved in undertaking the additional tasks associated with moving forward with this project. Also included within this memo is an estimate of the timing associated with the remaining tasks. We note these costings below reflect updated hourly rates as well as disbursements costs.

### 1. updates to working papers (variations)

The first task identified in relation to this project is updating the existing set of 11 working papers. From our review it appears that many of the reports will need to be updated as a result of:

- New state and local planning policy frameworks;
- New census data available;
- Revised study area including expansion to the north west;
- New cadastral base and aerials to reflect new development; and
- Other changes (such as a new bus route extending into the study area).

We have calculated the costs involved in updating hansen's background papers and sought costings for updating those prepared by sub-consultants. These are outlined below:

- Planning Context - *\$2,300.00 (ex GST)*
- Landscape and Urban Form - *\$3,100.00 (ex GST)*
- Population and Housing - *\$3,900.00 (ex GST)*
- Environmental Values - *\$3,850.00 (ex GST)*
- Social Planning - *\$2,317.00 (ex GST)*
- Activity Centres - *\$4,180.00 (ex GST)*
- Transport - *\$8,550.00 (ex GST)*

hansen partnership pty ltd  
melbourne | vietnam

level 4 136 exhibition st  
melbourne vic 3000  
t 03 9654 8844 f 03 9654 8088  
e info@hansen-online.com.au  
w hansen-online.com.au  
ABN 20 079 864 716 | ACN 079 864 716



- Engineering Infrastructure - \$8,550.00 (ex GST)
- Recreation and Open Space - \$8,355.00 (ex GST)

We have reviewed the background work and suggest the following papers will definitely need to be updated:

- *Planning Context*
- *Landscape and Urban Form*
- *Population and Housing*
- *Social Planning*
- *Activity Centres*

Of the remaining papers, we consider that the *Environmental Values* and *Cultural Heritage* are OK as they are. While these will not include the new study area, this is not considered sufficient in itself to warrant updating the report, although this can certainly be done if Council prefers.

However, Ecology and Heritage Partners have indicated their preference is to update the *Environmental Values* report if necessary having undertaken field work given the time that has passed, and in particular, the breaking of the drought in this period.

We feel that the costs associated with updating the *Transport* and *Engineering Infrastructure* reports and the *Recreation and Open Space* report does not offer Council value for money in terms of the content contained within those reports and that the influence this will have on the plan to follow. In addition, Hyder have indicated they do not feel they should update the *Drainage and Flood Management*, given the work that has been done by CPG in the meantime. As such we have not costed that update but can follow up if required.

Project management costs for hansen partnership and associated disbursements etc for updating these background reports are estimated at \$5,450.00 ex GST.

The total cost of the updates to the existing Background Working Papers as recommended by hansen will therefore be a total of \$21,247.00 (ex gst). Further details regarding specific tasks and cost breakdowns can be provided if required. This is broken down further below:

action	cost
Updates to recommended reports	\$15,797.00
Project management costs	\$5,450.00
Updates to additional reports (if requested)	\$25,455.00



## 2. updates to existing psp (variations)

On the basis of discussion at our recent meeting, the existing draft plans and associated report for the SE growth corridor are like to need extensive changes. Steps proposed to manage the remainder of this stage are as follows:

- review of CPG drainage documentation and existing draft plan
- consideration of potential layout changes
- internal team meeting to discuss changes to urban design principles
- updates to main structure plan diagram for discussion
- meeting with Council, CPG and GWV to discuss proposed changes
- review of all draft diagrams and revisions to reflect new urban structure and associated matters
- review of cross sections in line with Shepparton NE designs
- circulation of draft plans to sub-consultants for review
- discussion and updates as required following review
- updates to drafted report to reflect new policy context, population number and new design
- prepare bulletin for upcoming consultation
- attend an open house (or other) consultation session in Shepparton and presentation to Councillors (1 day allowed)

The above work by hansen partnership is costed at **\$31,750.00 (ex GST)** and will be undertaken by David Barnes (Managing Director) and Jane Keddie (Senior Planner), with assistance from Craig Czarny and Goksel Karpat (Urban Designer). The identified cost also includes project management costs for that stage and is inclusive of all disbursements.

Additional input from sub-consultants inputting into the above stage is recommended as follows:

- Circulation of the updated plan to sub-consultants
- Project team meeting at hansen offices to discuss draft
- Provision of brief feedback memo on the proposed draft for sub-consultants
- Circulation of the draft report for comments
- Feedback on the updated report.

Sub-consultants costs for the above are as follows, on the basis of around a days work involved for 1 key person from each team:

- Hyder - **\$1,688.00 (ex GST)**



- Tim Nott - \$1,425.00 (ex GST)
- Capire - \$1,545.00 (ex GST)
- @leisure – \$1,500.00 (ex GST)

*Please note that there may be additional costs associated at this stage for sub-consultants who have not updated their background reports . These costs can be confirmed following Councils confirmation of their preferred approach.*

As such, the total cost for the revision and completion of stage 4 is anticipated to be in the order of **\$37,908.00 (ex gst)** including sub-consultant inputs.

A breakdown of these costs is provided below:

action	cost
review of layout and meeting to confirm ('re-visioning')	\$10,000.00
updates to PSP documentation	\$15,750.00
sub-consultant input costs (meeting and review only)	\$6,158.00
consultation	\$6,000.00

### 3. development contributions and planning scheme amendment

These two stages did not commence in the previous stage however, in light of changes to hourly rates and other associated costs it is anticipated that the costs associated with Stage 5 and 6 will be as follows:

Stage 5:	was \$35,000.00	proposed <b>\$41,680.00</b>
Stage 6:	was \$15,000.00	proposed <b>\$16,250.00</b>

We do note, however, in relation to these costs that the Stage 5 costs could be reduced by as much as **\$18,000.00** should Council determine that engineering costing can be provided internally or by CPG rather than as part of the hansen team outputs.

### 4. hourly rates

Relevant personnel and their hourly rates are as follows (noting hansen costs are discounted):

- David Barnes, Managing Director \$250.00 (ex GST)
- Craig Czarny, Urban Design Director \$250.00 (ex GST)
- Jane Keddle, Senior Planner \$145.00 (ex GST)
- Goksel Karpat, Urban Designer \$95.00 (ex GST)
- Tim Nott, Economist \$190.00 (ex GST)





- Sachin Prasad, senior traffic engineer Hyder \$ 225.00 (ex GST)
- Arif Ahmed, senior engineer Hyder \$ 180.00 (ex GST)
- Kwong Ng, traffic engineer Hyder \$ 150.00 (ex GST)
- Sally Jeavons, Director @leisure \$200.00 (ex GST)
- Glen Holschier, Open Space Planner @leisure \$100.00 (ex GST)
- Steve Marks, Sport & Leisure Planner @leisure \$75.00 (ex GST)
- Agata Chmielewski, Director Capire \$206.00 (ex GST)
- Mollie Rashleigh, Social Researcher Capire \$100.00 (ex GST)
- Andrea Taylor, Director Tardis \$160.00 (ex GST)
- Andrew Hill, Director Ecology and Heritage Partners \$280.00 (ex GST)
- Matt Hatton, Botanist Ecology and Heritage Partners \$175.00 (ex GST)
- Amanda Smith, Zoologist Ecology and Heritage Partners \$155.00 (ex GST)

**5. project program**

Please also find attached a project program reflecting the anticipated timing of the above works. We note that this will be subject to change on the basis of Council feedback but reflects the timeframes required by all team members to undertake the identified work.

<b>action</b>	<b>timeframe</b>
variation approval	-
updates to background reports	complete by mid Dec
draft revised plan (diagram only)	mid Dec
meet with Council, CPG and GVW	mid Dec
revised draft plan (all diagram and report)	mid Mrach
internal and Council meeting re draft for exhibition	early April
consultation with councillors and community	April
DCP and PSA	May / June



jane keddie  
senior planner

