

**MINUTES OF THE RESOURCES & SERVICES COMMITTEE
MEETING HELD 8 MARCH, 2004
CIVIC CENTRE, OXLEY STREET, CAMDEN**

ORDER OF BUSINESS – RESOURCES & SERVICES COMMITTEE

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Present: Cr Anderson (Mayor/Chairperson), Cr Corrigan, Cr Patterson, Cr Campbell, Cr Winn, Cr Batros, Cr Fekete, Cr McFadden.

Staff: Acting General Manager (Director Governance & Outcomes), Manager Outcomes, Director Works & Services, Acting Director Development & Environment (Manager Environment & Health), Manager Engineering, Acting Manager Development (Team Leader Development Branch), Project Officer, Administration Officer.

APOLOGIES

A request was received from Cr Senise seeking the extension of his leave of absence to 12 March, 2004.

Resolved on the Motion of Cr Corrigan, seconded Cr McFadden that leave of absence be granted to Cr Senise.

RS008/04 *THE MOTION WAS **CARRIED**.*

DECLARATION OF PECUNIARY OR CONFLICT OF INTEREST

There were no declarations.

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1. Investment Monies: Period Ended 31 January, 2004

(Director Governance & Outcomes)

In accordance with clause 19 (3a & 3b) of the Local Government (Financial Management) Regulation 1993, a list of investments held by Council as at 31 January 2004, is provided as **Tabled Document "RS 1"** (page 65).

It is further certified that all investments have been made in accordance with section 625 of the Local Government Act 1993, the relevant regulations and Council's investment policy.

Current investments of the General Fund both term and call are returning an average daily yield of 5.66% and during the month of January 2004, the average return on all investments both call and term was 5.73%.

Recommended: That

- (i) Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the Local Government Act, Regulations and Council's Investment Policy.
- (ii) The list of investments as at 31 January, 2004 be noted.
- (iii) The interest rate return of 5.73% for the month of January 2004 be noted.

Resolved on the Motion Cr Corrigan, seconded Cr Winn that

- (i) Council note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the Local Government Act, Regulations and Council's Investment Policy.
- (ii) The list of investments as at 31 January, 2004 be noted.
- (iii) The interest rate return of 5.73% for the month of January 2004 be noted.

RS009/04 THE MOTION WAS **CARRIED.**

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2. Mayoral Elections

(2811/9) (Director Governance & Outcomes)

The Director General of the Department of Local Government has advised that the Mayoral term following the elections on 27th March, 2004, will be for six (6) months only. The next Mayoral elections will occur in September, 2004 and Mayoral terms will then be from September to September each year.

The next full Local Government Elections will be held in September, 2008.

Recommended: That the information be noted.

MOTION

Moved Cr Anderson, seconded Cr Patterson that

- (i) As prescribed in the Local Government Act, 1993 the Mayor will be elected within 21 days of the 27th March 2004 Council Election and*
- (ii) It be noted the Mayor will hold office for five months until the next Mayoral Election to be held in September 2004 and Mayoral terms will then run from September to September each year.*

RS010/04 THE MOTION WAS **CARRIED.**

(Cr Campbell voted against the Motion)

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3. Visitor Information Centre Accreditation
(File 620) (Director of Governance and Outcomes)

Purpose of the Report

This report seeks to update Council on the outcome of a recent application to upgrade the level of accreditation of the Camden Visitor Information Centre (VIC) at John Oxley Cottage. The report further examines some of the broader issues and opportunities for tourism development in Camden.

Background

Camden 2025 identified Tourism as an important local industry development opportunity and Council adopted The Camden Tourism Strategy in December 2000. Elements of that strategy have been implemented over time and anecdotal evidence suggests numbers of visitors to the town and the area are increasing.

The Visitor Information Centre

The strategy recognised the importance of the VIC in the development of the local tourism industry. The current centre at Oxley Cottage has operated there since 1989, is staffed by a volunteer work force and a part time coordinator and provides a basic level of service to visitors. Official accreditation of visitor centres occurs at three levels as indicated in the schedule below and prior to the recent application the centre was accredited at level three.

The State's peak tourism body, Tourism NSW (TNSW), is responsible for the development and promotion of Sydney and NSW as a premier tourist destination. TNSW recently introduced new standards aimed at improving the quality of information provision from accredited centres. This meant that all centres that wished to become or remain members had to apply for accreditation.

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Benefits of Accreditation

Benefits of accreditation include the opportunity to participate in TNSW sponsored promotional initiatives, use of the exclusive 'i' sign and increased tourist signage opportunities on RTA roads. Research has indicated that the successful branding of the 'i' sign has resulted in strong customer loyalty while on going marketing and promotion is aimed at ensuring visitors to NSW recognise Accredited Visitor Information Centre Network (AVIC) members and the values they represent.

For consumers the 'i' branding is associated with:

- Consistently friendly and professional information provision
- Guarantee of quality service standards
- Increased awareness of VICs as an information source in the travel planning process
- An improved appreciation of local attractions, tours, accommodation, dining and other services
- Improved access to information in advance of and during trips

Additionally the AVIC Network is designed to:

- Promote the highest quality of visitor information services to local communities, visitors, the wider tourism industry and consumers as they make their travel decisions.
- Establish common standards across the State to ensure a consistent approach to the delivery of visitor information services.
- Encourage staff training and professional development
- Encourage effective business management practices in Visitor Information Centres.
- Set common management and operating standards across the State for all AVIC Network members
- Providing consumers and industry with clear expectations of the level of service they can expect from a member

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Levels of Accreditation Schedule

	LEVEL 1	LEVEL 2	LEVEL 3
Primary Function	A VIC whose primary function is disseminating visitor information		A business or information centre where the provision of information may or may not be the primary function Can be a mixed or private business (eg museum, craft shop)
Opening Hours	Open 363 days per year and for a minimum of 56 hours per week	Open a minimum of 5 days per week (often Level 2 centres are open for longer hours but do not meet 56 hour requirement)	Open a minimum of 5 days per week
Scope of Information Provision	Local, regional and state wide information provision		Local information provision only

Seeking Accreditation

In reviewing the requirements for the Camden centre one option was to continue to provide visitor services but not seek formal accreditation. However the benefits of membership outlined above weighed in favour of formal accreditation and Council sought to secure Level 2 accreditation for the centre. The primary difference from Level 3 is increased opening hours.

The application was successful and The Camden Visitor Information Centre is now accredited at Level 2 until January 2007. The centre is part of the AVIC Network, supported by Tourism New South Wales and contributing to the growth of local tourism. The NSW Regional Tourism Strategy estimated that such centres increase visitor spending by some \$57 million a year by encouraging people to stay longer and visit more attractions.

Tourism – The Broader Issues

Tourism development in Camden occurs in a rather haphazard fashion and its full potential continues to go unrealised. Council administers the VIC and allocates a modest budget for

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promotional initiatives. However there is no coordinated approach to the development of a local industry that has the potential to provide significant economic benefits by growing local businesses, improving facilities for visitors and the community and generating more local jobs.

Local tourism stake holders and operators who recognise the scale and growth potential of the industry and see a lead role for Council in the process continue to regard tourism as a missed opportunity for Camden.

Facilitation or Intervention

Council's role in tourism development has not been clearly defined to date. The current view is that Council should assist and facilitate rather than lead the process. The role of Local Government in industry development generally does appear to vary significantly from one Council to another.

Some see an interventionist and direct management role as appropriate while others see a facilitative role for Councils in fostering an environment that is conducive to business investment. However there does appear in recent years to be a growing emphasis on Councils playing a more prominent role in business development.

The Way Forward

Successful tourism development requires a coordinated partnership approach involving operators, the community, business representative groups, state and local government agencies, regional organisations and educational institutions. This of course requires leadership and realistically Council is the only organisation with the capacity or resources to provide it.

Some of the main factors relevant to the growth of tourism in Camden include:

- Future accreditation, development and siting of the Visitor Information Centre
- The on going development and management of the centre
- The promotion of Camden as a 'short stay' destination
- The establishment and maintenance of key local and regional partnerships
- The establishment and implementation of cooperative marketing initiatives

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A Growing Work Force

The management of strong residential growth continues to provide Council with numerous challenges in the creation of sustainable communities. The provision of local employment opportunities remains a key consideration in making those communities sustainable. Employment growth is not keeping pace with residential growth and over 70% of Camden workers have to commute outside the area every day to go to work. A more pro-active role for Council in industry development requires consideration in this context.

Conclusion

The above-mentioned work and travel habits have significant negative social, environmental and economic impacts for our community. Increasing the profile of the area will attract more visitors, grow the local economy and provide more local jobs. However a significant increase in the current level of resources devoted to tourism in Camden is needed to achieve this.

Council plays the lead role in tourism development in competing destinations such as Penrith, Blue Mountains, Southern Highlands as well as neighbouring Campbelltown and Wollondilly. A more pro-active role locally is required if the industry is to realise its potential.

Recommended

- (i) That Council note the information.
- (ii) A tourism action plan be established in consultation with all key stakeholders that includes:
 - a detailed examination of Council's role in tourism development;
 - short, medium and long-term priorities for the development of the tourism industry in Camden.
- (iii) A report on the findings of the action plan investigations be furnished to Council upon completion.

Resolved on the Motion of Cr Campbell , seconded Cr McFadden

- (i) That Council note the information.
- (ii) A tourism action plan be established in consultation with all key stakeholders that includes:

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- a detailed examination of Council's role in tourism development;
- short, medium and long-term priorities for the development of the tourism industry in Camden.

(iii) A report on the findings of the action plan investigations be furnished to Council upon completion.

RS011/04 THE MOTION WAS **CARRIED.**

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4. Draft Policy: Building In Salinity Prone Environments

(File 4196/1) (Director Governance & Outcomes)

Purpose:

To report to Council the submissions made during the public exhibition of the Draft Building in Salinity Prone Environments Policy. To detail amendments to the policy made in response to submissions and to present the amended policy to Council for adoption.

Background:

The geological evolution of the Cumberland Plain has resulted in the entire Camden LGA possessing the potential for salinity. This potential for salinity constitutes a considerable risk to buildings, new and existing. Council has a responsibility to notify the community of this potential and provide a policy position that minimises the risk of salt damage to buildings. Council has been working in co-operation with DIPNR on the development of a planning guide for salinity. The draft policy for building in salinity prone environments is a product of this collaboration.

At the Resources and Services Committee Meeting of the 10 November 2003 Council resolved to place on exhibition a Draft Building in Salinity Prone Environments Policy. The draft policy utilises the existing Building Code of Australia (BCA) and South Australian variants in order to ensure that all new buildings within the Camden LGA are constructed in a manner that minimises the risk of salt damage. The draft policy represents a prudent response to an identified threat.

Exhibition

The draft policy was on exhibition for a period of 58 days from the 3 December 2003 to the 30 January 2004. The draft policy was made available at Council offices, at the Narellan and Camden libraries and on the Council web site. The draft policy and an invitation to comment was also mailed directly to a list containing all the builders currently operating within the Camden LGA.

Submissions

Four submissions were received during the exhibition period (**Tabled Document "RS 2"**). Submissions were received from the Urban Development Institute of Australia (UDIA), Winton Property Group, Landcom and R and J Approvals. A discussion of the issues raised in the submissions follows. The discussion is

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divided into two sections, the first addressing issues surrounding the requirement for the policy and the second specific issues within the draft policy.

Requirement for the Policy

- Is there a problem?

The Winton Property Group submission questions Council's justification for the introduction of a mandatory policy on the basis of "vague and non-site specific information?" and argues that Council presents no evidence that there is in fact a construction and building problem. A copy of the Local Government Salinity Initiative guide 'Building in a Saline Environment' was distributed to Councillors for the 10 November 2003 meeting at which the draft policy was adopted for exhibition purposes. This booklet outlines the rationale for a policy to protect buildings from salt damage identifying a range of impacts associated with urban development within a saline landscape. Further, investigations undertaken as part of the rezoning process for Elderslie, Spring Farm and Mt Annan South have confirmed not only that salinity is widespread in the Camden LGA but that it is unpredictable, not always following models designed to anticipate its occurrence.

The draft policy is the mechanism by which Council meets its obligations under section 79C(c) of the Environmental Planning and Assessment Act which requires the consent authority in determining a development application to take into consideration the suitability of the site for the development.

- Risk Management approach

The Winton Property Group and the UDIA suggest that a different policy approach may be more appropriate to address the salinity issue. They propose a 'risk management' approach in which DIPNR and/or Council provide a detailed assessment of the salinity risk across the LGA and prepare risk classifications and management scenarios for each of the risk categories.

This suggestion has merit, however there are impracticalities with such an approach. The scale and scope of analysis required to generate the scientific certainty required will be extremely costly and particularly lengthy, and possibly inconclusive. The Salinity Potential of Western Sydney Map produced by DIPNR which does contain risk classification took many years to produce and there is no expectation of more detailed mapping in the foreseeable future. The 'statement of limitations' provided in the guideline to this

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salinity potential map states that although the map is as accurate as possible, the boundaries of risk categories can only be used on a 1:100 000 scale. The guidelines state that the boundaries should not be used at a 'property scale' and that appropriate investigation should be undertaken on a site-specific basis.

The draft policy operates within these limitations, it adopts a precautionary approach, assuming a high potential for salinity across the entire LGA and establishes controls on this basis. Proponents that undertake a site specific risk assessment and include appropriate measures, however, have the opportunity to argue for an exemption from the policy on the basis of a diminished salinity risk.

The policy states that: Diminished salinity risk may be argued through a risk assessment based on a site analysis consistent with the Department of Land and Water Conservation (2002) Guide: *Site Investigations for Urban Salinity* (ISBN: 0 7347 5305 5), and the incorporation into structure design, appropriate measures to manage the risk of salt damage.

- Cost Benefit Analysis

The Winton Property group submission declares that the adoption of the draft policy is premature considering a policy impact statement has not been prepared, in particular a cost-benefit analysis.

In discussing this issue it is important to recall that the draft policy is designed to ensure that the design of residential dwellings has taken into consideration the risk of salt damage to the dwelling and included measures if necessary to diminish the risk.

DIPNR has indicated in the development of the draft policy that the likely cost impact on the average home will be in the vicinity of \$2250. (\$1500 – \$3000). Considering that the average cost of residential dwellings in Camden exceeds \$225,000 the cost impact is less than 1% of the construction cost.

This cost is considered justifiable and is a mere fraction of the cost of repairing salt damage to buildings post construction, which would likely include the cost of relocation while repairs were undertaken.

Specific Policy Issues

- Clarification of Building Definition

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A number of submissions sought clarity in the definition of 'building'. The draft policy applied to all buildings whether commercial, industrial or residential. Consultation with the DIPNR Urban Salinity Team has established that the standards of draft policy may be more lenient than the BCA requirements for industrial and commercial buildings. Therefore the policy has been amended and reduced in scope to apply only to residential buildings; that is structures of class 1 and 10 under the Building Code of Australia. The definition within the draft policy has been adjusted accordingly.

- Definition 'other concrete work'

The Landcom submission sought clarification of the meaning of term 'other concrete work' within the draft policy and particularly whether it referred to driveways and paths. The draft policy does not apply to paths and driveways and the amended draft policy has deleted any reference 'other concrete work' in order to remove any ambiguity.

- Damp proof membrane requirement

The Landcom submission questioned the requirement for a damp proof membrane rather than a moisture proof membrane on the basis that the only difference is impact resistance, which has nothing to do with salinity. The membrane isolates the house slab from saline groundwater, breaching the membrane during the construction process exposes the structure to the risk of salt damage. The increased impact resistance of the damp proof membrane reduces the likelihood that the membrane will be breached.

- The curing and vibrating of slabs

The Landcom submission argued against the requirement for a mandatory curing time for slabs and stress that the most important feature is compaction. The three-day minimum curing requirement within the policy however simply restates current BCA requirements. The need for compaction is recognised and the requirement to vibrate slabs has been included in the amended draft policy.

- Landscaping

The exhibited draft required that gardens should not be placed against walls as the practice has the potential to circumvent controls designed to isolate the structure from saline groundwater. Submissions have questioned the suitability of mandating such a

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requirement, as monitoring compliance is extremely difficult. The amended draft policy does not mandate the landscaping requirement and has included this clause in a 'recommendations' section.

- Minimum Coverage Requirements

A number of the submissions accurately pointed out the conflict in this section. The amended draft now reads "the minimum cover to reinforcement must be 50mm from unprotected ground".

- Cut and Fill requirements

The Landcom submission states that the 500mm cut and fill requirement for residential dwellings is impractical. This requirement, however, simply restates current Council policy and is considered essential so as not to interrupt groundwater flow.

Other Requirements

A number of submissions pointed out that continuing education and the management of the landscape are necessary in order to minimise the risk of salt damage. Council recognises that the draft policy is only a component of a strategy to combat salinity. The adoption of the natural assets policy signifies Council's commitment to the management of the landscape.

Amended Draft Policy.

The exhibited draft policy has been amended in order to address issues raised (where supported) and clarify any ambiguities identified through the exhibition process. The draft amended policy forms **Tabled Document "RS 3"**.

Conclusion

The challenges of living in a saline landscape are an emerging issue in Camden, as they are for the entire Cumberland Plain region of Sydney. Meeting these challenges will involve the implementation of a range of initiatives including conservation, restoration, education and the reviewing of building construction controls. The draft Building in Salinity Prone Environments policy addresses one of the most critical challenges, minimising the risk of salt damage to residential dwellings. The policy adopts a precautionary approach justified by the possible scale of salt damage. In the absence of any recent analysis of the salinity risk, Council assumes a high risk across the entire LGA and establishes minimum standards for the construction of residential dwellings.

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Exemption from policy, however, can be achieved through the preparation of salinity risk assessment according to accepted guidelines and the inclusion into any proposal, measures designed to minimise the risk of salt damage to the dwelling.

Recommended: That Council adopt the Draft Building in Salinity Prone Environments Policy.

Resolved on the Motion Cr Corrigan, seconded Cr Winn that Council adopt the Draft Building in Salinity Prone Environments Policy.

RS012/04 THE MOTION WAS **CARRIED.**

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5. Metropolitan Greenspace Program Grant
(8075.340) (Director Works and Services Division)

Purpose of report

The purpose of this report is to recommend Council accept funding under the 2003/04 Metropolitan Greenspace Program for "Gundungurra Reserve – Developing Links in the Camden Bush Corridor", acknowledge matching funding and seek additional funding for two associated items.

Background

Gundungurra Reserve, Narellan Vale is a natural area containing Cumberland Plain Woodland, references to past grazing landuse and is part of the proposed Camden Bush Corridor. A draft Plan of Management for this reserve is currently on exhibition. The reserve is in three parcels. The northern portion (the subject of the grant) adjoins William Howe Regional Park and was handed to Council in May 2000, by Landcom.

Council has been successful in obtaining a financial grant from the Department of Infrastructure, Planning and Natural Resources, through the Metropolitan Greenspace Program, for "Gundungurra Reserve - Developing Links in the Camden Bush Corridor".

The works under this grant only apply to the northern portion of Gundungurra Reserve, as referred to in the draft Plan of Management for Gundungurra Reserve.

The principal purposes and outcomes of the project, covered by the Grant are to:

- Integrate passive recreational use of Gundungurra Reserve in conjunction with William Howe Regional Park and the potential bush corridor access network in order to create a linkage through a shared path network (outcome – constructed 1500 metre long, 1.2 metre wide walking track.
- manage access in sensitive areas through planning of the path alignment (outcome - Walking tracks formalised, but constructed in less sensitive areas)
- facilitate and maintain ongoing role for bushcare group, local schools and general community (Outcome – increase local volunteer participation in bushcare and treeplanting activities within this reserve)
- restore degraded bushland and reinstate appropriate endemic plantings (outcome -bush regeneration program carried out and 1000 trees and shrubs planted)

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- minimise and ameliorate soil erosion through revegetation works (outcome – brushmatting, seeding and revegetation of compacted areas)
- develop interpretative plan for the reserve, including natural and cultural heritage aspects of the site, and identify the community role in open space preservation (outcome – research, planning, information sheets and Web pages developed)
- provide interpretative signage for the site recognising the role of the community and other stakeholders, including local and state government (outcome – 1 large and 6 small interpretative signs developed and installed).
- develop an educational program in respect of the natural and cultural heritage of the area (outcome – above noted interpretative information provided to general community and schools, passive use of the reserve increased and incidence of incompatible uses (such as trail bikes) substantially decreased)

Grant

The grant is based on \$ for \$ funding. The amount of assistance provided is \$59,255, to be matched by Council.

The funding to be provided is principally to be used for the construction of the walking track, and material costs for trees, treeguards and interpretative signs.

Council proportion of the funding is to be provided in the form of in-kind support; involving provision of project management and development of the interpretative and educational material. Additionally in-kind support is to be provided through community input such as Bushcare and community planting activities.

Additionally Council will provide funding sourced from the annual \$20,000 maintenance budget for Gundungurra Reserve. Part of this funding will be principally used for contract bush regeneration and revegetation site preparation works.

Issues

Restricting Trial Bike Use of the Reserve

An ongoing issue in Gundungurra Reserve has been the high level of trail bike activity; which has not only caused increased degradation of the remnant bushland, but has caused a safety risk and threat to other park users. As a result the passive use of

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Gundgurra Reserve has suffered and is consequently below its potential levels.

The grant application was made in March 2003 and at the same time Council's Traffic Committee recommended:

"That the Police investigate trail bike riding in Gundungurra Reserve, Narellan Vale and report back to the next Traffic Committee meeting".

The NSW Police subsequently advised Council that Gundungurra Reserve and William Howe Reserve are to continue to be part of their regular patrols. They have recommended that Camden Council investigate the access to this reserve and consider restricting the many access points.

Investigations have revealed that bollards and boom gates will provide a minimum level of satisfactory restriction at access points - costed in the order of \$6,000.

Grant Conditions

The DIPNA has applied a number of conditions to the grant funding. While these conditions are generally acceptable, a condition that a Conservation Management Plan for identified Aboriginal and Historic Heritage Values be prepared, has created a cost that was not anticipated or costed. Provision was made in the project for liaison with the Local Aboriginal Land Council and a test excavation program for aboriginal relics in advance of the walking track construction and soil decompaction works.

Preliminary investigations reveal that the preparation of Conservation Management plan and associated actions may cost approximately \$5,000.

Funding of Outstanding Issues

The installation of gates and bollards can be funded under Section 94 Funds for Passive Recreation Facilities. These funds are set to be available within the 2004-05 Works Program. These facilities can therefore be achieved within the completion date of the grant (October 2004).

The preparation of the Conservation Management Plan can be sourced under the Section 94 Funds for Narellan - Plans of Management / Consultation. These funds can again be sourced under the 2004-05 Works Program.

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It is recommended that these additional funds being sourced from Section 94 Funds beyond the original source of funding proposed within the grant application.

Conclusion

The project "Gundungurra Reserve – Developing Links in the Camden Bush Corridor" funded under the 2003/2004 Metropolitan Greenspace Program provides an opportunity to create better linkages from Gundungurra Reserve to William Howe Park (and the Camden Bush Corridor) through the provision of a path network. Additionally, it affords protection to bushland, fosters local community involvement in the reserve's development and ownership of Gundungurra Reserve and works to deter incompatible landuses (such as trailbike riding within the reserve).

Recommended: That Council:

- (i) Acknowledges and accepts funding of \$59,255 under the 2003/04 DIPNR Metropolitan Greenspace Program for "Gundungurra Reserve – Developing Links in the Camden Bush Corridor"
- (ii) Acknowledges that a proportion of the annual \$20,000 maintenance budget for Gundungurra Reserve will be used as part of Council's funds for the grant and these funds will principally be used for contract bush regeneration and revegetation site preparation works.
- (iii) Acknowledges additional funds of \$6,000 for the provision of bollards and boom gates to restrict the access points to Gundungurra Reserve through; will be sourced from the Section 94 Funds or Narellan - Passive Recreation Facilities 2004 -05 Works Program.
- (iv) Acknowledges additional funds of \$5,000 for the purpose of the preparation of Conservation Management Plan (and associated actions for identified Aboriginal and Historic Heritage Values), will be sourced from the Section 94 Funds for Narellan - Plans of Management /Consultation 2003-04 and 2004-05 Works Programs.

Resolved on the Motion of Cr Batros, seconded Cr Winn that Council:

- (i) *Acknowledges and accepts funding of \$59,255 under the 2003/04 DIPNR Metropolitan Greenspace Program for "Gundungurra Reserve – Developing Links in the Camden Bush Corridor"*
- (ii) *Acknowledges that a proportion of the annual \$20,000 maintenance budget for Gundungurra Reserve will be used as part of Council's funds for the grant and these funds will*

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- principally be used for contract bush regeneration and revegetation site preparation works.*
- (iii) *Acknowledges additional funds of \$6,000 for the provision of bollards and boom gates to restrict the access points to Gundungurra Reserve through; will be sourced from the Section 94 Funds or Narellan - Passive Recreation Facilities 2004 -05 Works Program.*
- (iv) *Acknowledges additional funds of \$5,000 for the purpose of the preparation of Conservation Management Plan (and associated actions for identified Aboriginal and Historic Heritage Values), will be sourced from the Section 94 Funds for Narellan - Plans of Management / Consultation 2003-04 and 2004-05 Works Programs.*

RS013/04 THE MOTION WAS **CARRIED.**

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6. Harrington Park Water Quality and Flood Management System

(File 3638) (Director Works & Services)

Purpose of Report

This report provides an update of discussions with the Department of Infrastructure Planning & Natural Resources relating to the proposed revised configuration for the Harrington Park Water Quality and Flood Management System. This matter was previously reported to Council at its meeting 28 July 2003.

Background

Council, at its meeting of 28 July 2003, resolved that:

- (i) *“A delegation from Council approach the Minister for Infrastructure Planning and Natural Resources seeking support to proceed with the provision of the water quality and flood management system for Narellan Creek at Harrington Park as adopted in consultation with the community.*
- (ii) *The State Local Member be requested to support this action”.*

Council has subsequently made representation to both the State Local Member and The Hon Craig Knowles to further pursue the revised system.

A senior officer of DIPNR was assigned to assist in mediating an acceptable solution for both parties for this system. A number of key points were negotiated to ensure a favourable result. These included the supply of additional topographic information, Department of Fisheries endorsement, opportunity for significant riparian vegetation and treatment of runoff from Narellan Industrial Area.

After further discussion with DIPNR the Department has endorsed the concept for the amended Water Quality system. A copy of the Department's response is attached (refer to **Tabled Document “RS 4”**).

Implementation Process

Achieving approval by all parties to the mediated agreement for this water quality and flood management system allows the project to proceed as detailed to Council and adopted at its meeting 28 January 2003.

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The community has recently been advised of the advances achieved for this project in a flyer sent to all residents of Harrington Park.

Design changes and construction of the items noted in the original design (and as advised to the residents) have been initiated.

Waterbodies 1,2 & 3 (B to D) remain as originally proposed. Modification of the original design prepared for Council by SMEC Australia for waterbody 3A has been initiated. Construction of stages (1, 2 & 3 A to D) will be documented as one tender and let as soon as the design changes have been achieved.

As all parties to the mediated agreement have agreed to the modified works, the works are deemed to have approval. Construction for the "Harrington Park Water Quality and Flood Management System" will proceed once Camden Council approval has been achieved.

Waterbody 4, the additional waterbody downstream of Northern Road, will require further concept development and design to treat both the Harrington Park water quality and runoff from Narellan industrial area. Necessary site investigations, public consultation for this facet only of the project, and approvals will be followed by documentation for tender and finally construction.

The construction of waterbody 4 will be considered independent of the works between The Northern Road and Camden Valley Way, due to possible delays in design, site investigation and approvals. Tendering and construction will similarly be independent.

Conclusion

The revised system is a result of considerable public input to the originally proposed design. It provides an expanded degree of open water within the existing waterbody (waterbody 3A) while providing compensatory macrophytes downstream of the Northern Road with waterbody 4.

The open process of providing project updates to the residents of Harrington Park in order to keep these key stakeholders aware of the works to be carried out will be continued. The notification process will include the wider Camden community through press releases, notification of Harrington Park residents by individual letterbox delivery, liaising through various community action groups, and direct notification of the parties involved in the original mediated decision.

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Council has successfully achieved a water quality and flood management facility, that goes toward meeting the community's objective of greater visual amenity of waterbody 3A whilst ensuring improvement of the water quality of the Narellan Creek prior to entering the Nepean River. The proposed construction additionally contributes to water quality objectives of treating runoff from the Narellan Industrial Area through the construction of waterbody 4.

Recommended: that Council

- (i) proceed with design modifications for waterbody 3A and construction of waterbodies 1, 2 & 3 (A to D) through an open tender process
- (ii) obtains quotations to undertake investigation, design and documentation of waterbody 4, and through consultation seek approval to this phase of the project prior to construction.
- (iii) A process of community consultation is undertaken to ensure timely communication with key stakeholders.

Resolved on the Motion of Cr McFadden, seconded Cr Fekete that Council

- (i) *proceed with design modifications for waterbody 3A and construction of waterbodies 1, 2 & 3 (A to D) through an open tender process*
- (ii) *obtains quotations to undertake investigation, design and documentation of waterbody 4, and through consultation seek approval to this phase of the project prior to construction.*
- (iii) *A process of community consultation is undertaken to ensure timely communication with key stakeholders.*

RS014/04 THE MOTION WAS **CARRIED.**

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7. Tender 04/01 - Construction of the Narellan Library and Associated Community Space

(File 4710/6) (Director Works and Services)

Purpose of the Report

This report advises Council of the close of tender for the construction of the Narellan Library and Associated Community Spaces (including plaza), as provided under Section 94, and seeks Council approval to appoint the preferred company to undertake the construction of this building to the adopted design.

Background

Architectural Design

At its meeting of 11 August 2003, the Resources and Services Committee resolved to pursue the design of the Narellan Library through a design competition; where four architectural companies were provided with a comprehensive brief that was made up of two parts:

The Urban Design & Building Concept Brief set out the concept design parameters to be met. This brief clearly set out Council's objectives for the Narellan Library site as envisaged by the urban design planning that has been undertaken in the Narellan Urban Improvement Program. The expected role of the library and adjoining plaza, which is to create a prominent landmark civic presence that anchors the corner of Elyard Street and Queen Street and develop an important focal point for the community, was stressed.

The Detailed Design & Documentation Brief provided detailed information on the space requirements for each functional area of the library, as well as practical and physical issues which influence the way in which the building is planned, designed and fitted out. This section of the brief was prepared with the assistance of the State Library Building & Planning Advisory Service.

Council resolved to appoint GroupGSA Pty Ltd, at its meeting of 22 September 2003, to design the new Narellan Library, as the concept design provided by GroupGSA best met the tender specifications.

Council also employed a series of consultants to address a range of issues such as: surveying, quantity surveying, architect's fees,

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electrical/hydraulic, structural, air conditioning, landscaping, acoustic, art consultancy and legal advice. These roles have been essential to the specification of appropriate components of the building and the preparation of tender documentation.

Tenders have been called to test the market for the construction of the building.

Scope of Works to be Undertaken

This project comprises a number of elements to provide a vibrant central community space in the heart of Narellan. The key element and initial impetus for the project is the new Narellan Library. In addition, other elements have been incorporated into the project to realise the vision that the community has for its libraries. The project addresses urban design issues and principles as highlighted by the Narellan UIP process; as well as meeting a number of broader community needs such as provision of appropriately located and visible office accommodation for local community based organisations, quality meeting space and youth facilities.

As outlined in the library strategic plan, Narellan library will be:

“the main information and technology library focussing on current and evolving technologies and “How to...” information reflecting the new growth characteristics of surrounding suburbs”.

“The building will be designed to be flexible so that over the years it can accommodate growth. There will be a united identity to the building with a central foyer displaying community information, local arts and culture”.

This vision was used to inform the design principles and the detailed specifications. In addition, the library component was developed in close consultation with the State Library of NSW Building Advisory Consultant to ensure that the new facility is designed and constructed in accordance with ‘People Places’ requirements. These requirements set out space and functional requirements based on catchment and projected population growth over a 15-year period. In order for council’s libraries to attract additional funding, including capital funding, libraries constructed must meet these requirements.

The new Narellan Library site is adjacent to the current Council Administrative building at Narellan; and will be co-located with other Community Facilities and Civic Space as part of an innovative partnership to bring greater resources and services to the Narellan catchment.

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Summary of the elements of the project

The new Narellan Library and Community Spaces comprise six key elements, that work together to provide a variety of functions and spaces for the local community. The total indoor floor area will be 3,111 sqm of which 2,467 sqm will be set aside for the library. Set out below are the key elements and brief summary:

- Narellan Library – will provide a state of the art library to cater for growth in the community over the next 15 years. This library will accommodate the “technical or processing functions” of the library which includes cataloguing and book repairs, as well as the main ‘stack’.
- Multipurpose meeting rooms – will provide adjustable space for either 1 large room or 2 smaller rooms by way of movable wall. These meeting spaces will be shared between library activities, local community based organisation for meetings and training functions, presentations, as well as the general community.

It is envisaged that audiovisual equipment will be provided with these facilities.

- Youth facilities – there is no purpose built youth facility within the Camden local government area. This facility will provide the first of its kind, incorporating a youth activities room, dark room, sound room and interview room to provide counselling services. Given Camden’s high youth population (approximately 25%) it is critical for a proactive approach to the provision of youth activities.
- Office accommodation for community based organisation – there is provision of up to three offices spaces provided with a central reception area, kitchenette and small meeting room. This area will provide valuable office accommodation that is accessible and visible to improve services and programs for the local community.
- Café – provision has been made for a café with outdoor seating. Under the tender this area will be provided as a ‘shell’. This space will be leased through an open tender process, towards the end of the building construction, to an appropriate operator who will develop this space to suit their business needs.
- Plaza – this area will provide a unique open public space in the heart of Narellan. This space will provide for informal activities

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as well as organised events such as street theatre and community activities.

Given the complexity of the design and an identified need to strengthen the sense of place in civic and community spaces public art will be a key component. Public art has been incorporated into the fabric of the building through the decoration of screens, glazing and signage. This artwork will involve the local community and schools, with initial discussion with Elizabeth Macarthur High School proving extremely positive.

Construction Tender Process

As part of the procurement process for this project a selective tendering method was chosen for the proposed construction contract for the new library building.

The selective tender process involved calling for “Expressions of Interest for Building Contractors for the Construction of the New Narellan Library” which were advertised in the Sydney Morning Herald and in the local press in September 2003. Twenty-four EOI submissions were received from interested construction companies.

Council’s officers reviewed the information provided by all of the respondents. Based on the assessment criteria, the following six companies were considered to be the preferred tenderers for this project:

Arenco Pty Ltd
Belmadar Constructions
Grant Constructions
Kell & Rigby Ltd
Multiplex Constructions
Richard Crookes Pty. Limited

These tenderers were invited to prepare tender submissions for the construction of the New Narellan Library, but only four tenders were received.

By undertaking such a selective tendering method the preferred construction tenderers could be involved in the design process. This involvement was undertaken by way of issuing the invited building contractors with draft preliminary drawings throughout the design phase. Comments were sought from them in regard to the buildability and practicality of the design. This process was also chosen to familiarise them with the design prior to the tender

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period allowing them to be in a position to make a more thorough assessment and costing of the project.

It was also intended that by adopting this preselection of preferred tenderers process, and issuing preliminary drawings, this process would minimise the time required for the tender process. As the tenderers would be familiar with the design, it is expected that they would not have to overly qualify their submissions. It was similarly anticipated that the time required for the tender evaluation may be reduced due to the reduction of issues that may need to be negotiated between Council and the Tenderers.

Tenders Received

Tender documents were compiled including a list of schedule of rates for additional works, and a further mandatory list of additional works which were both to be completed by the tenderers in submitting their tender. The intent behind this splitting of items from the tender was to determine if savings could be achieved through alternate construction materials or methods; and if these works could be afforded.

Documentation for this tender was provided to the five contractors (at that time) interested in the project on Monday 19 January 2004.

Single sets of addenda alterations were forwarded again to the contractors (as had been advised) on 2 February 2004.

The closing date for submissions was Friday 20 February 2004, when four tenders were received.

The following table summarises the tenders and the tender price submitted in order of price:

<u>Tenderer</u>	Tender Sum as submitted	Total Lump Sum Less Schedule of Rates	Potential Tender Sum Including Mandatory & Suggested Alternatives
	(incl GST)	(excluding GST)	(excluding GST)
Richard Crookes Constructions Pty. Limited	\$7,681,043	\$6,982,766	\$6,907,766
Belmadar Constructions Pty. Ltd.	\$8,720,505	\$7,927,732	\$7,893,172
Multiplex Constructions Pty. Ltd.	\$8,438,360	\$8,424,600	\$8,424,600

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Arenco Pty Limited	\$9,484,640	\$8,622,400	\$8,574,890
Davis Langdon Australia (Council's Quantity Surveying company for this project)	N/A	\$6,797,535	\$6,705,739

The mandatory alternatives comprise a number of items the project team noted that potential savings could be made. These alternatives include:

- Delete glazing door and replace with glazed wall to cafe
- Windows projecting beyond external walls to be flush to match others
- Replace "Elephant Hide" tinted single glazing to main library with double glazing
- Delete "Youth Activities" bay from eastern elevation
- Omit brick paving externally and replace with insitu concrete with exposed aggregate finish
- Omit external bench seating
- Omit mechanical exhaust cowl enclosures on roof
- Upgrade sound room fitout as detailed
- Services

The tenderers were also encouraged to identify other suggested alternatives. The tender submitted by Richard Crookes suggested the following possible construction alternative:

- *\$75,000 for alternate tactile pavement markers, savings on these markers were investigated and are acceptable to Council. It is recommended that the only saving worth taking up is that offered for the tactile markers.*

The average construction rate for the four tendered prices is \$2,562/m², the rate provided by the lowest tender is \$2,245/m², which is a demonstration of the benefit of the tender process.

Assessment of Tenders

To assist in the assessment of the submissions tenderers were required to respond to the following assessment criteria:

- Lump Sum Cost
- Outline of works program and proposed duration of work
- The provision of a building solution that allows use of the existing facilities during construction
- Experience in similar past projects completed, and
- Contract management and planning approach to the project

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A tender review panel, consisting of representatives of Council (Director, Works and Services, Manager Engineering, Capital Works Engineer), the Architects (Group GSA), the Quantity Surveyor (Davis Langdon) and Project Management Consultant (David Chandler), reviewed the tenders on Tuesday 23 February 2004. The two lowest tenderers were interviewed on Wednesday 24 February 2004.

The panel reviewed the information submitted by the tenderers. As part of the review a value assessment was undertaken to help select the proposal that provides Council with the best value for money. The value assessment process involves an objective assessment of the proposals to enable both price and non-price attributes to be taken into account.

The panel review clearly resolved in favour of adoption of Richard Crookes Constructions Pty. Limited, (the lowest tender), as the preferred tender company for this project. Richard Crookes tender is a conforming tender. This selection was based on the tender price, understanding of the project and approach to the construction and delivery of the building.

Funding available for the Project

The consolidated S94 contribution plan provides a funding source for a range of community facilities. Included in this are libraries, youth facilities, community centres and office accommodations.

Council was informed at its meeting on 22 September 2003 that the Section 94 funding available for this project was in the order of \$4,625,000. This estimate did not include amounts for design fees, specialist consultant's fees, contingencies and preliminary service alterations (in the order of \$646,900)

Following receipt of the tenders a review of funds available through S94 was conducted primarily focussed on the provision of library services in the new release areas. The funds notionally allocated in the S94 plan were based on the provision of a library service at Mount Annan of similar size to that at Narellan. The Library Strategic Plan identified a need and stated vision for the Mount Annan library as having a "youth and children" focus in addition to care services. However it did not investigate at a detailed 'level' recognition of the focus in the implementation of the Camden and Narellan Libraries. Given the tender result, priority was given to identifying the space requirements in order to see if it was possible to re-allocate any additional funds from Mount Annan. Again, using State Library requirements under *People Spaces*, the space

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notionally allocated for Mount Annan Library both based on population and service benchmark projection exceed that which is required.

Under the Contribution Plan it was estimated that a floor space of 2000m² was required, when in fact it is only 1,600m². As a result, within the S94 allocation for libraries, \$800,000 can be redirected to the Narellan Library, without compromising the delivery of the Mount Annan Library.

Given the nature of the proposed building at Narellan, and the various elements that it will deliver to the community it is possible to derive full funding from S94 for the entire project.

Set out below is a summary of the available funding from S94:

Narellan Library Budget:	
Narellan Library	\$4,750,000
Narellan Library – Youth Facility	\$300,000
Narellan Community Development Centre	\$492,269
Subtotal:	\$5,542,269
Contingency	\$373,318
Design & Supervision	\$373,318
Consultants & Studies	\$37,332
Subtotal:	\$783,968
Adjustment from Mount Annan Library	\$800,000
Adjustment from Administration Building within Combined Consolidated Plan	\$142,916
Plaza Funding:	
Narellan Community Park (the plaza)	\$350,000
Contingency	\$35,000
Design & Supervision	\$35,000
Consultancies & Studies	\$3,500
Subtotal:	\$423,500
Total Funding	\$7,691,916

It should be noted that Council has in its S94 Plan a commitment to spend \$66,891,890 to deliver community and recreation facilities to the Camden community.

There are funds available within the Section 94 contributions plan to meet the full cost of the project, inclusive of construction and

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fitout, design and supervision fees, and an allowance for contingencies. S94 funding for the various components of this building have been checked and the maximum funding for this project is \$7,691,916.

Full Cost of the Project

Description	Costs
Consultants fees	\$526,200
Preliminary service alterations:	
▪ Telstra relocation	\$28,000
▪ Sewer relocation	\$40,000
▪ Open invert diversion	\$52,700
Tender for Library building construction	\$6,907,766
Artwork	\$45,000
Separate tender for three joinery items (est.)	\$77,250
Separate tender for LIBRARY signage (est.)	\$15,000
Furnishing of the library (dependant upon NSW State Library Grant)	\$200,000
Total:	\$7,891,916
Offsetting NSW State Library Grant	(\$200,000)
Overall Project Costing:	\$7,691,916

The consultancy fees for this project have covered a range of disciplines (surveying, quantity surveying, architect's fees, electrical/hydraulic, structural, landscaping, acoustic, art consultancy, legal and service authority fees). The consultancy fees form 6.7% of the project cost which is appropriate for this scale of construction (generally 7 – 8% of project costs).

Reasons for Additional Costs

The reasons for the cost differential above the original building costing advised to Council centre around:

- The quantity surveyor predicted the cost of the GroupGSA designed building was unrealistic based on other indicative buildings on a gross floor area basis (3,500m² @ \$1800/m² was not considered realistic)
- The rate of construction supplied by the lowest tenderer (of \$2245/m²) is reflective of the brief and requirements set by NSW State Library and the need that the building be a signature building for Narellan

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- The fact that the building incorporates aspects which make it a signature structure on this site will generally incur a cost increase in the order of 15%
- Areas where significant scope changes have increased cost.
 - Work associated with substation - slab, retaining walls, fencing, landscaping.
 - Upgrading of soundroom
 - Fitout of darkroom
 - Provision of blinds to all external windows.
 - Addition of whitegoods
 - Option for brick paving to plaza area
 - Tactile indicators (as specified in tender)
 - Screen wall to outdoor activity (previously assume as within artwork budget)
- Necessary additional works, requiring for example the deviation of the open drain within the site to remove the building from the line of the drainage (\$52,700), and to ensure the building is above the 1% AEP floodline
- The costing of the red glass system surrounding the youth facilities/café/community offices wing came in at 50% above the Quantity Surveyor's estimated cost, although the tendering companies were advised of two Australian suppliers capable of executing the required works
- The gross floor of the building increased to satisfy practical usage of the building, including handling of waste, toilet and fire needs

Factors Impacting on Higher than Anticipated Tender Prices

Price of construction is a major factor in the determination of this tender. Although the preferred tender is above the anticipated cost for the project Council can afford to carry out the project. The following issues are also in play in considering this tender:

- Council has assigned or spent \$646,900 in the form of investigation, design, consultant's advice and service relocation towards procuring this project. The design proposed for the site is reflective of the needs of the community for the provision of the vision of this cutting edge library services and addresses the provision of warranted community spaces
- Industrial issues – with the move from a 38 to 36 hour week within the construction industry for construction staff there is a corresponding reduction and loss of production, which it is believed has been a factor in the increase of price, over that anticipated price prepared by Council's quantity surveyor for the project
- Council's Quantity Surveyor and Project Management Consultant both concur that "the cost of projects over the last

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two years have exceeded inflation” (the Project Management Consultant has cited market increases in the order of CPI plus 5%)

- The quantity surveyor offers the following comparison of price per unit area for the construction of the Narellan Library

Narellan Library	\$2245/m ²
Swansea Library PTE	\$2,025/m ²
Avalon Recreation Centre and Library (2002)	\$1,974/m ²
Wallsend Library PTE	\$1,955/m ²
Kincumber Library (single storey building)	\$1,759/m ²

Considering the timing of the advertising of tenders for this project the construction rate achieved is substantially more than the noted comparable buildings

- Officer accommodation – current office space restricts the employment of further staff as Council is currently unable to accommodate further essential staff levels, the construction of the Narellan Library will free up the current library space for staff accommodation
- Delaying the construction of the library building will not make the project any cheaper, construction costs will generally always increase
- Council has set a tight deadline (to provide for library needs and staff accommodation issues) for this project. The success of achieving this timing is dependant upon Council’s determination of this matter

Options

In considering the tender, for the construction of the Narellan Library and Associated Community Spaces, Council has the following options under (clauses 19 of) the Local Government (Tendering) Regulations, which are:

- 1) After considering the tenders submitted for a propose contract, the Council must either:
 - (a) accept the tender that, having regard to all the circumstances, appears to it to be the most advantageous, or
 - (b) decline to accept any of the tenders.

- 3) A Council that decides not to accept any of the tenders for a proposed contract or receives no tenders for the proposed contract must, by resolution, do one of the following:

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- (a) postpone or cancel the proposal for the contract.
- (b) invite, in accordance with clause 8, 9 or 10 fresh tenders based on the same or different details,
- (c) invite, in accordance with clause 9, fresh applications from person interested in tendering for the proposed contract,
- (d) invite, in accordance with clause 10, fresh applications from persons interested in tendering for contracts of the same kind as the proposed contract,
- (e) enter into negotiations with any person (whether or not the person was a tenderer) with a view to entering into a contract,
- (f) carry out the requirements of the proposed contract itself.

It therefore follows that Council can examine the follow options:

1. proceed with the tender for this signature building at this time
2. determine not to proceed with the project, either by postponing or cancelling the project,
3. revisit the design of the project using the current architect (who has intellectual and moral rights to this design) to match a revised criteria or brief, with associated additional consultant's costs to maximise the servicing of the new building
4. Re-design the building by employing another architect to design the building "from scratch" again using a revised criteria or brief and accepting full architectural and consultant's costs
5. Pursue the current design and costing for the project either by staged development (or as promoted and designed as one building to meet the users needs).

It is feasible to stage the construction of this building, whilst recognising that substantial added costs will be incurred in this process.

The disadvantage of this process is that this signature building will not be achieved in the short term. The first stage of the building (providing the library and multi-purpose space, and not the community spaces) will detract from the corner site with a temporary facade, until the second stage works are completed.

It is recommended that the preferred action in this instance is the adoption of the tender supplied by Richard Crookes Pty. Limited (clause 19 (1) (a)) for the reasons laid out above and the delivery of the Narellan Library in satisfaction of the Library Strategic Plan.

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Strategic implications

A key thrust of Camden's Library Strategic Plan has been the development of the vision for the Narellan Library of a cutting edge technology library.

Consultation of internal and external users and stakeholders has produced a design which is both architecturally pleasing and a key building for the development of Narellan; but also a practical layout which links the library and community spaces in an inventive manner.

It has been considered that the delivery of this building is a major step under the Library Strategic Plan; and in bringing forward the construction of this building will be a major achievement under Camden 2025.

Conclusion

As noted above Council has to date assigned or spent \$646,900 towards procuring this project through investigation, design and consultant's advice. Should Council elect not to proceed with the construction of this building at this time Council will accrue further costs when the project is initiated at a later stage, with no guarantee of achieving a better outcome. Negotiations to alter the design or stage the building in order to reduce costs will accrue a range of consultant's fees. It is therefore recommended that the best path for Council to pursue to maximise this expenditure is to proceed with the construction of this building

Under the Local Government Act 1993 Council must determine a contract for the acceptance of services to be provided to Council.

From the tender assessment process undertaken, Richard Crookes Constructions Pty. Limited provided a conforming tender, demonstrated a strong understanding of the project and is considered capable of successfully completing the project and provides Council with the best value in doing so.

Richard Crookes Constructions Pty. Limited demonstrated the company could complete the construction of the Narellan Library within the specified timeframe constraints.

The undertaking of the project will provide a significant item of infrastructure that has been identified in Council's planning, and be of benefit the general community of Camden.

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Recommended: That

- (i) Council accept the tender Richard Crookes Constructions Pty. Limited to construct the (new) Narellan Library and Associated Community Spaces for a tendered price of \$6,907,766 (exclusive of GST, inclusive of the \$75,000 saving for the alternate supply of tactile markers; and
- (ii) Authority be granted for the documentation to be completed under the Seal of Council.

Resolved on the Motion of Cr Corrigan, seconded Cr Fekete That

- (i) Council accept the tender Richard Crookes Constructions Pty. Limited to construct the (new) Narellan Library and Associated Community Spaces for a tendered price of \$6,907,766 (exclusive of GST, inclusive of the \$75,000 saving for the alternate supply of tactile markers; and
- (ii) Authority be granted for the documentation to be completed under the Seal of Council.

RS015/04 THE MOTION WAS **CARRIED.**

(Cr Campbell and Cr Winn voted against the Motion).

The Meeting closed at 7.26pm.