



City Works & Assets Committee

commences at the conclusion of the
City Planning & Environment Committee meeting
Wednesday 2 April 2025

Venue:
Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)

Contact Us:

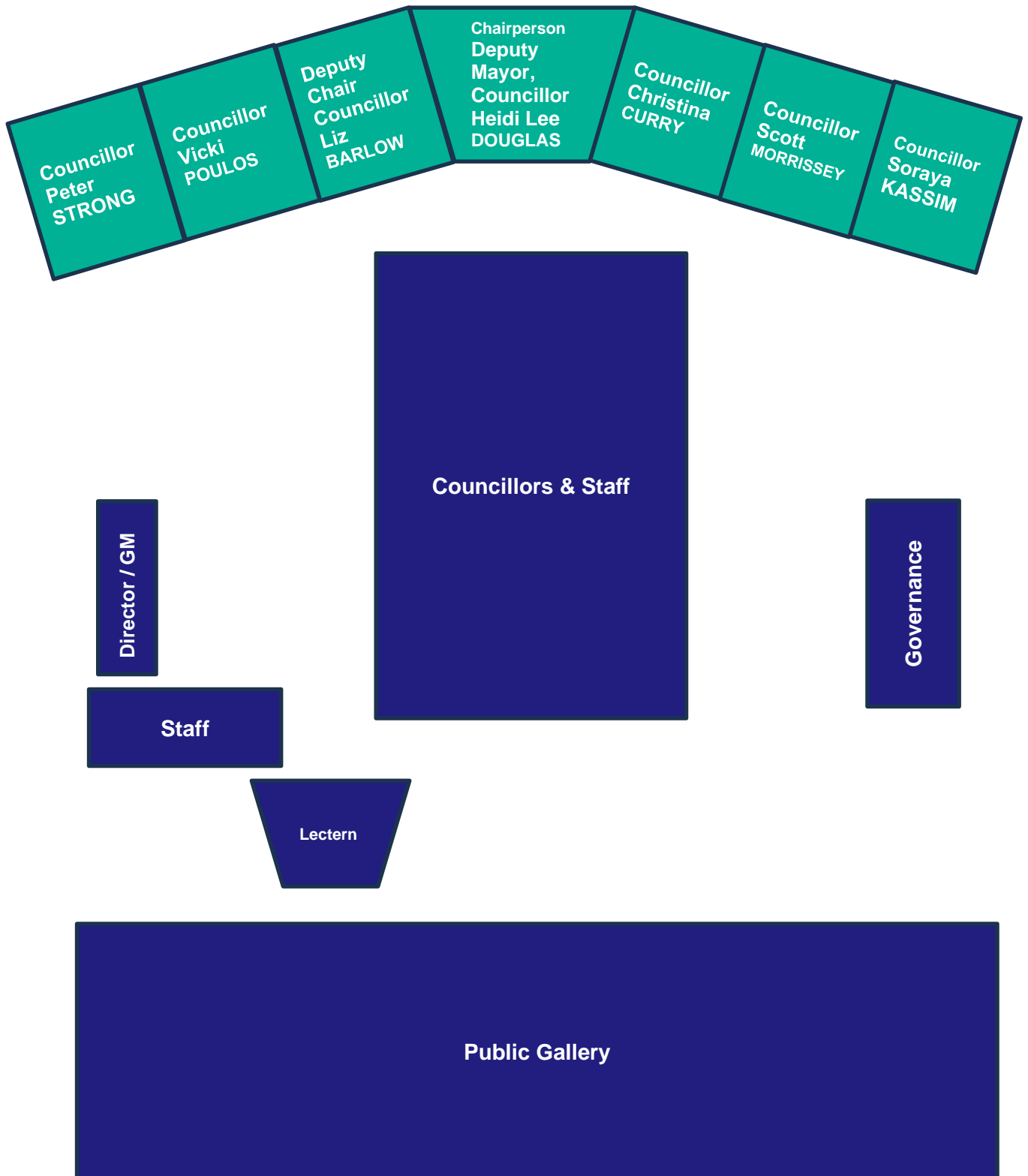
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PO Box 21, Rockdale NSW 2216

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City Works & Assets Committee Seating Plan



Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Affirmation

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the *Local Government Act 1993* or any other Act to the best of my ability and judgment.

Code of Conduct conflict of interests

Pecuniary interests

A Councillor who has a **pecuniary interest** in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts of interests

A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant non-pecuniary interests

A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-significant non-pecuniary interests

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

MEETING NOTICE

A meeting of the
City Works & Assets Committee
will be held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
on **Wednesday 2 April 2025 commences at the conclusion of the
City Planning & Environment Committee meeting**

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The meeting will be video recorded and live streamed to the community via Council's YouTube channel, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 APOLOGIES, LEAVE OF ABSENCE & ATTENDANCE VIA AUDIO-VISUAL LINK

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Works & Assets Committee

2/04/2025

Item No	4.1
Subject	Minutes of the City Works & Assets Committee Meeting - 5 March 2025
Report by	Richard Sheridan, Director City Performance
File	SF24/8126

Officer Recommendation

That the Minutes of the City Works & Assets Committee meeting held on 5 March 2025 be received and the recommendations therein be adopted.

Present

Councillor Heidi Lee Douglas, Deputy Mayor, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Vicki Poulos
Councillor Soraya Kassim
Councillor Peter Strong
Councillor Scott Morrissey
Councillor Christina Curry

Also present

Councillor Janin Bredehoeft
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Colin Clissold, Director City Presentation
David Smith, Manager Strategic Planning
Maritza Abra, Co-ordinator City Design (via audio-visual link)
Karen Barrass, Lead Governance
Linda Hackett, Governance Officer
Nabin Bhattarai, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall at 7:12pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 Apologies, Leave of Absence & Attendance Via Audio-Visual Link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Attendance Via Audio-Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Works & Assets Committee Meeting - 5 February 2025](#)

Committee Recommendation

Moved by Councillors Morrissey and Curry

That the Minutes of the City Works & Assets Committee meeting held on 5 February 2025 be noted.

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 5 February 2025 were received, and the recommendations therein were adopted by the Council at its meeting of 26 February 2025.

5 Items by Exception

There were no items by exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

[CWA25.003 Mascot Oval Upgrade - Community Engagement Feedback](#)

Note: A presentation was given by Peter Barber, Director City Futures and Louise Farrell, Manager City Projects.

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That the Mascot Oval Engagement Summary Report be received and noted.
- 2 That Council staff provide Council a supplementary report that addresses community feedback.

[CWA25.004 Proposed pump track facility and carpark at Sir Joseph Banks Park, Botany](#)

Note: A presentation was given by Peter Barber, Director City Futures and Louise Farrell, Manager City Projects.

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That Council endorses the proposed pump track project at Sir Joseph Banks Park as outlined in the report.
- 2 That Council notes the foreshore carpark project is included in the draft CPP for design and approvals in the 2025/2026 financial year.

CWA25.005 Post Exhibition Report - Draft Mutch Park Masterplan

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That Council notes the results of the Draft Mutch Park Masterplan Community Engagement process and design response to the feedback received.
- 2 That Council adopts the revised Mutch Park Masterplan incorporating community feedback.
- 3 That the new off-leash dog area is expanded into the Village Green and is trialled for 12 months without fencing, then reviewed.
- 4 That Council continues to negotiate a new lease agreement with Sydney Water and seek further clarity on potential disruptions to the park for their purposes.
- 5 That an update is provided on the Mutch Park Have Your Say page advising of Council's decision.

CWA25.006 Draft Astrolabe Park Masterplan

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That the Draft Astrolabe Park Masterplan is forwarded to Sydney Water, as landowner, seeking its support.
- 2 That upon receiving feedback and support for the draft masterplan from Sydney Water, that the proposals are further developed into a final draft masterplan and report for Council's consideration prior to going to public exhibition.
- 3 That Council proceeds with installation of seating at location 1-3 with already allocated budget in FY 24/25.
- 4 That the entire park be designated as off-leash dog area with signage or natural barriers in place.

8 Confidential Reports / Matters

In accordance with Council's Code of Meeting Practice, the Chairperson invited members of the public to make representations as to whether this part of the meeting should be closed to the public.

There were no representations.

The Meeting moved into Closed Session at 8.12 pm.

Closed Committee Meeting

Committee Recommendation

Moved by Councillors Curry and Morrissey

- 1 That, in accordance with section 10A (1) of the Local Government Act 1993, the Committee considers the following items in closed Committee Meeting, from which the press and public are excluded, for the reasons indicated:

CWA25.007 CONFIDENTIAL - Rescission of Award of Bus Shelter Advertising Contract and Re-tender

In accordance with section 10A (2) (c) of the Local Government Act 1993, the matters dealt with in this report relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That, in accordance with section 11 (2) and (3) of the Local Government Act 1993, the reports, correspondence and other documentation relating to these items be withheld from the press and public.

[CWA25.007 Rescission of Award of Bus Shelter Advertising Contract and Re-tender](#)

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Morrissey and Barlow

- 1 That Council's February 2024 resolution to award the bus shelter advertising contact to Claude Outdoor Pty Ltd be rescinded.
- 2 That a new tender process be commenced for a bus shelter advertising contract that includes scope for additional locations.

Resumption of Open Committee Meeting

Committee Recommendation

Moved by Councillors Douglas and Morrissey

That, the closed part of the meeting having concluded, the open Committee Meeting resume and it be open to the press and public the time being 8.16 pm.

The Chairperson made public the Committee Recommendations that were made during the closed part of the meeting.

The next meeting will be held in the Committee Room, Botany Town Hall at 6:30pm on Wednesday, 2 April 2025.

The Chairperson closed the meeting at 8:17pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Works & Assets Committee

2/04/2025

Item No	CWA25.008
Subject	Waste & Cleansing - Overview of Operational Services Presentation. Environment and Resilience - Overview of Sustainable Waste Management Presentation (Strategic projects - FOGO).
Report by	Colin Clissold, Director City Presentation
File	F12/22

Summary

Councillors have requested an overview of services provided to the community by both, Waste & Cleansing Services as well as Councils Sustainable Waste Management team. Both Waste & Cleansing Services and Sustainable Waste Management, will provide presentations outlining current and future service provisions and associated timelines.

Officer Recommendation

- 1 That the Presentation Waste & Cleansing – Overview of Operational Services be received and noted.
 - 2 That the Presentation Sustainable Waste Management – Overview of Strategic Projects (FOGO) be received and noted.
-

Background

Councillors have requested an overview of services provided to the community by both, Waste & Cleansing Services within the City Presentation Directorate, being recurrent day to day operational services such as Domestic Waste Services, Town Centre Cleaning etc.

As well as a overview of services provided by Councils Sustainable Waste Management team within the City Life Directorate, highlighting the current and future strategic projects being delivered, such as the mandated Protection of the Environment Amendment of Legislation - Food Organics and Garden Organics (FOGO).

Waste & Cleansing Services and Sustainable Waste Management, will both provide Presentations outlining current and future service provisions.

Financial Implications

- Not applicable
- Included in existing approved budget
- Additional funds required
-

Community Strategic Plan

- Theme One – In 2035 Bayside will be a vibrant and liveable place
- Theme Two – In 2035 Our Bayside community will be connected and feel that they belong
- Theme Three – In 2035 Bayside will be green, resilient and sustainable
- Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy
-

Risk Management – Risk Level Rating

- No risk
- Low risk
- Medium risk
- High risk
- Very High risk
- Extreme risk
-

Community Engagement

Community engagement where applicable, will be highlighted and discussed within the appropriate portion of each presentation.

Attachments

Nil

City Works & Assets Committee

2/04/2025

Item No	CWA25.009
Subject	TENDER - Booralee Park playspace and fitness station
Report by	Meredith Wallace, General Manager
File	SF23/6626

Summary

The Capital Projects Program (CPP) for 24/25 includes the renewal of the playspace and construction of a fitness station at Booralee Park, Botany. The playspace renewal has been designed in consultation with community. The project is being funded from S7.11 Developer Contributions and Local Small Commitments Allocation (LSCA) grant funding. Construction is programmed for the second half of 2025.

A Request for Tender (RFT) was advertised on VendorPanel on 16 December 2024, inviting open tenders from suitably experienced contractors to undertake the construction of the playspace and fitness station. The RFT closed on 31 January 2025.

Twelve (12) submissions were received. The Confidential Attachments provide details of the tender submissions. Based upon the assessment criteria, the Tender Evaluation Panel (TEP) recommends acceptance of the tender submission from Growth Civil Landscapes Pty Ltd.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That in accordance with Regulation 178 (1) (a) of the Local Government (General) Regulation 2021, Council accepts the RFT submission from Growth Civil Landscapes Pty Ltd for Booralee Park playspace renewal and fitness at a lump sum price of \$933,319.90 (exclusive of GST) and \$42,547.16 (exclusive of GST) in provisional items.
-

Background

The playspace at Booralee Park has been identified as requiring renewal due to its aged condition. It is a popular playspace that receives a high level of usage. The design and equipment selections are more accessible and inclusive having been designed in-line with the NSW Government's *Everyone Can Play Guidelines*.

The project scope includes the renewal of the main playspace within the park on the Daniel Street side. The existing smaller playspace (on Bay St) will be decommissioned as it has reached useful life and its location relative to playing fields is unsuitable. The renewed playspace on Daniel St caters to all ages and is better suited for supervision by families with children of multiple ages. A new fitness station on Bay St will include a variety of static and dynamic equipment, catering to a range of ages, abilities and fitness levels.

Planning approval for the work has been received as Exempt Development under State Environmental Planning Policy (Transport and Infrastructure) 2021.

Tender Process

Council invited open tenders via Vendor Panel for the Booralee Park playspace renewal and fitness on 16 December 2024. The RFT closed on 31 January 2025, at 5pm.

Tender Submissions Received

Twelve (12) submissions were received as follows (in alphabetical order):

Company	Company Director / Representative	Location & Postcode
ANR Engineering Pty Ltd	Aram Ruman	Gledswood Hills, 2257
Better View Landscapes Pty Ltd	Shane Rogers	Alexandria, 2015
Daracon Constructions Pty Ltd (Paramount Landscaping Pty Ltd)	Jon Mingay, David Mingay, Adam Kelly	Beresfield, 2322
GJ's Landscape & Civil Pty Ltd	Glenn Jurd	Gladesville, 2111
Growth Civil Landscapes Pty Ltd	Glenn Simpson	Kirrawee, 2232
Hibernian Contracting Pty Ltd	Martin Breen	Drummoyne, 2046
Landscape Solutions Australia (Solutions Built Australia Pty Ltd)	Timothy Buckle	Seven Hills, 2147
Reanimated Construction	Anthony Bouchaia	Merrylands, 2160
SC Communications & Utilities (Sydney Civil Communications Pty Ltd)	Andrew Smith	Kurnell, 2231
Simpson Landscapes & Consultants Pty Ltd (The Trustee for the Simpson Family Trust)	Stephen Simpson, Brian Smithson, Jamie Robertson, Kylie McIntyre	Kirrawee, 2232
The Landscape Team (Asplundh Tree Expert (Australia) Pty Ltd)	Matthew Asplundh, Gregory Fitzgerald, Andrea Moseley, David Asplundh Fleishner	St.Mary's, 2760
Waratah Group Services (Waratah Lawncare and Garden Maintenance Pty Ltd)	Geoff Timpson	Ingleburn, 2585

The recommended tenderers Directors listed in their tender submission have been verified against an external provider.

One (1) non-conforming submission was also received:

- Makki Constructions Pty Ltd.

Late Tenders

There were no late tenders received.

Assessment Methodology

The process utilised to assess and score the RFT Submissions is outlined in the Confidential Attachment to this report.

A comprehensive assessment of the RFT Submissions was undertaken by the RFT Evaluation Panel. The assessment process was completed in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2021, and based upon the RFT evaluation criteria as outlined in the RFT documentation, and in-line with the Conditions of Tendering.

Proposed Program

The timeline of the project is shown below:

Milestone	Date
Council Committee	2 April 2025
Council Meeting	23 April 2025
Establishment of Contract and long lead time items	May 2025
Commence construction	June 2025
Project Completion and Opening	December 2025
Landscape Maintenance Period	Dec 2025 – Feb 2026

Tender Recommendation

The Tender Evaluation Panel recommends the engagement of Growth Civil Landscapes Pty Ltd, with their submission providing Council with overall best value for money. The submission details are as follows:

- Demonstrated a well-considered response to the non-price scoring criteria superior to other responses.
- Demonstrated an excellent understanding of project scope.
- Included a detailed risk assessment that was specific to the project.
- Showed significant project experience in playgrounds and with projects of similar scale and value.
- Provided evidence of capacity to deliver the project.
- The submitted program was very detailed, with completion within the prescribed timeframe (by November 2025) and included an inclement weather allowance.
- Referee checks demonstrated that the tenderer produced a very good standard of work and are collaborative and responsive contractors. The referees would engage Growth Civil Landscapes Pty Ltd in the future.
- The price tendered was value for money.

Tender Report Checklist

Background information on the calling of tenders including history of decision to go to tender	☒
Ensure Tender was publicly advertised for at least 21 day and was advertised on Councils Web Page and Vendor Panel	☒
All respondents listed in the report	☒
List any Late Tenders in the report	☒
List any tenderers that did not conform and were not evaluated	☒
Detail RFT Assessment Methodology – Weighted ratios of price vs non price	☒

Evaluation Plan established and signed off by committee with appropriate weightings prior to the tender close date and time	<input checked="" type="checkbox"/>
Tender opening committee sign off and tenders received advertised on Council web page	<input checked="" type="checkbox"/>
Conclusion and recommendation based on analysis of assessment criteria results	<input checked="" type="checkbox"/>
If recommendation is not to accept any tender, the reasons for that recommendation	<input checked="" type="checkbox"/>
Full Confidential Report attached to the report and PowerPoint presentation for Council	<input checked="" type="checkbox"/>

Financial Implications

Not applicable	<input type="checkbox"/>
Included in existing approved budget	<input checked="" type="checkbox"/>
Additional funds required	<input type="checkbox"/>

Community Strategic Plan

Theme One – In 2035 Bayside will be a vibrant and liveable place	<input checked="" type="checkbox"/>
Theme Two – In 2035 Our Bayside community will be connected and feel that they belong	<input type="checkbox"/>
Theme Three – In 2035 Bayside will be green, resilient and sustainable	<input checked="" type="checkbox"/>
Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy	<input type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

A Have Your Say campaign of the concept design was undertaken for a 4-week period from 31 May to 1 July 2024.

The following methods were used:

- Flyer letterboxed to surrounding residents
- Have Your Say on Council's website
- Sign boards (enlarged flyer) erected on-site
- Youth Week pop-up session on 18th April at Botany Aquatic Centre
- Features in 3x community newsletters over May and June.

Community engagement results:

- 1300 project page views
- 214 feedback contributions
- 20 project followers
- 16 posts on social media reaching over 19,000 people.

Feedback from the community is summarised below:

- Accommodate children of varied ages and abilities
- All feedback requested climbing equipment
- 80% of requests included swings and slides including tall slides
- 60% asked for a trampoline and almost half of the requests, a carousel.
- Nature play with logs and rocks
- A significant amount of feedback asked for park boundary fencing for safety.

Community Notification will be provided prior to works commencement, including letterbox drop and sign boards erected on-site.

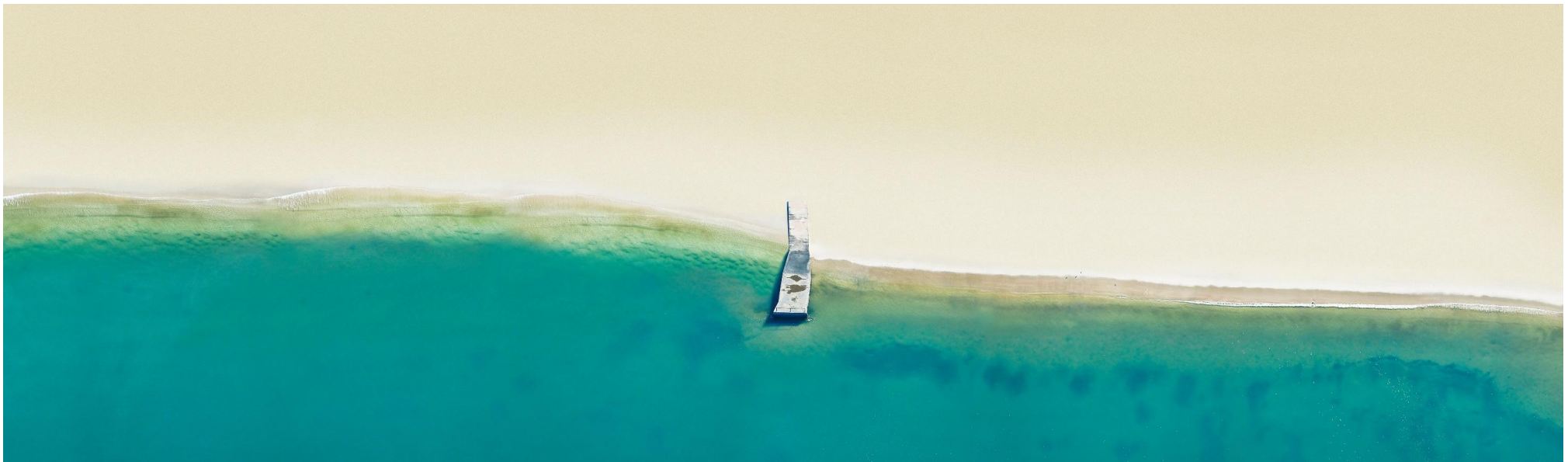
Attachments

- 1 CONFIDENTIAL SUPPORTING ATTACHMENT Booralee Park playspace renewal and fitness (confidential)
- 2 [↓](#) NON_CONFIDENTIAL tender presentation

Booralee Park, Botany – Playspace Renewal and Fitness Station

RFT Outcomes – Works Contractor

April 2025

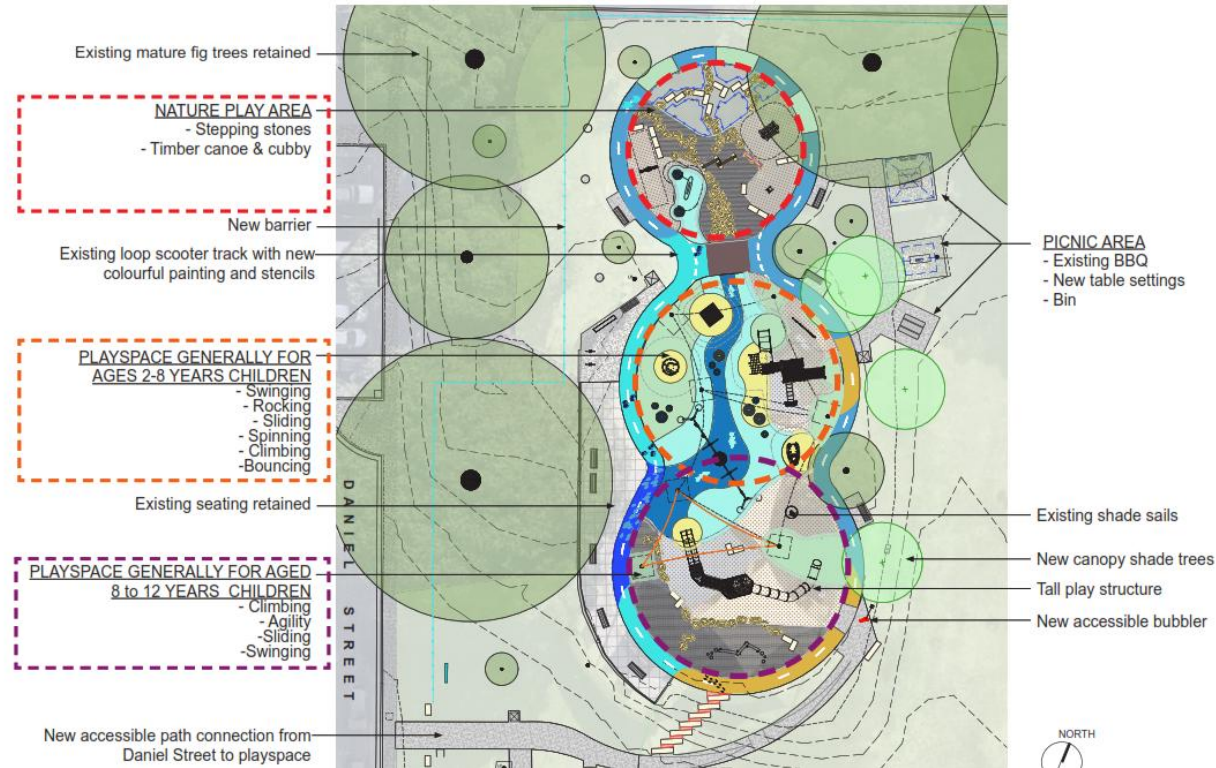




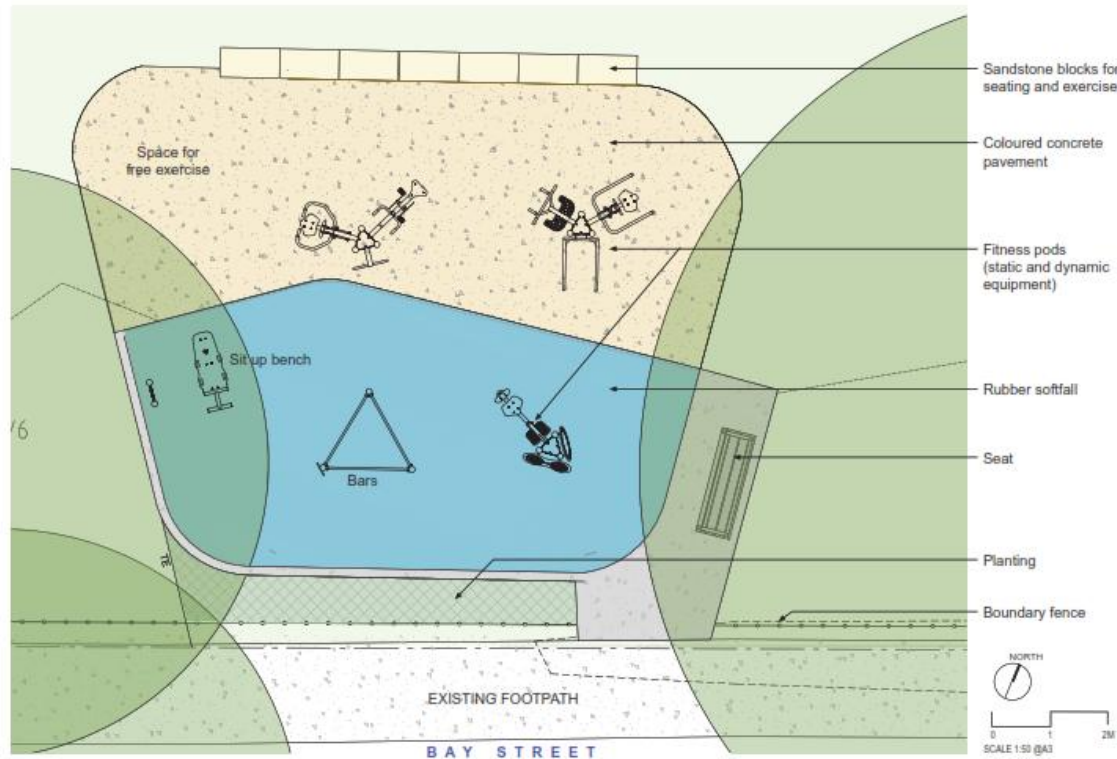
Background

- ▶ The City Projects Program includes the renewal of the playspace and construction of a fitness station at Booralee Park, Botany.
- ▶ The playspace has been identified by the Assets & Infrastructure team as requiring renewal due to its aged condition resulting from the high intensity usage it receives.
- ▶ The project also includes construction of a fitness station and demolition of items of aged play equipment on Bay Street.
- ▶ This presentation details the Tender process and outcomes.

Playspace Design



Fitness Station Design



4



Procurement Process

- ▶ Council invited open tenders via VendorPanel on 16 December 2024, with the RFT closing on 31 January 2025. A non-mandatory site briefing was undertaken at 11am on 14 January 2025.
- ▶ Twelve (12) conforming submissions & one (1) non-conforming submission received.
- ▶ The submissions were reviewed in terms of compliance with the non-price scoring assessment criteria as outlined in the Tender Evaluation Plan, in accordance with Council’s procurement policy:

Non-Price Criteria	Weighting
Project Understanding and Construction Methodology	20%
Experience, Capability and Capacity	20%
Construction Program	10%
Total Non-Price Weighting	50%
Price Weighting	50%





Tender Panel Recommendation

- ▶ Evaluation Panel recommends the engagement of Growth Civil Landscapes Pty Ltd
 - Demonstrated a well-considered response to the non-price scoring criteria superior to other responses.
 - Excellent understanding of project scope.
 - Significant project experience in playgrounds and with projects of similar scale and value.
 - Capacity to deliver the project was evident.
 - The submitted program was sufficiently detailed, with completion within the prescribed timeframe (by Nov 2025), inclusive of inclement weather allowance.
 - Referee checks demonstrated that the tenderer produced a very good standard of work and are collaborative and responsive. The referees would engage Growth Civil Landscapes in the future.
 - The price tendered was considered value for money.





Program

Milestone	Date
Executive Committee	14 Mar 2025
City Performance Committee	9 April 2025
Council Meeting	23 April 2025
Establishment of Contract, contractor ordering of long lead items	May 2025
Commence Construction	Jun 2025
Project Completion	Dec 2025
Public Opening	Dec 2025
Landscape Maintenance Period	Dec 2025 – Feb 2026





Recommendation

1. That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

2. That in accordance with Regulation 178 (1) (a) of the Local Government (General) Regulation 2021, Council accepts the RFT submission from Growth Civil Landscapes Pty Ltd for Booralee Park playspace renewal and fitness at a lump sum price of \$933,319.90 (exclusive of GST) and \$42,547.16 (exclusive of GST) in provisional items.

City Works & Assets Committee

2/04/2025

Item No	CWA25.010
Subject	SSROC - Mattress Collection & Processing Tender T2024-06
Report by	Richard Sheridan, Director City Performance
File	F25/96

Summary

SSROC invited open tenders via Vendor Panel for Mattress Collection Services T2024-06 on Date 1st November 2024, and the RFT closed at 3pm Thursday 28th November 2024.

Tenders were advertised and hosted by Inner West Council's Web Page with a link to the Vendor Panel portal.

Three (3) tenders were received. The **Confidential Attachment** provide details of the RFT Submission.

Officer Recommendation

- 1 That the attachment/s to this report be withheld from the press and public as they are confidential for the following reason:

With reference to Section 10(A) (2) (c) of the Local Government Act 1993, the attachment relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open Council Meeting it would, on balance, be contrary to the public interest due to the issue it deals with.

- 2 That the Mattress Tender Evaluation Recommendation report be received and noted.
 - 3 That based on the assessment criteria agreed within the RFT Evaluation Plan, the RFT Evaluation Panel recommends a panel of two contractors - Community Resources Limited (Soft Landings) & Envirobeds Pty Ltd for Mattress Collection Services over a period of 5 years with an option for an additional 1x1 years called for at the discretion of Council and subject to performance and meeting Councils future requirements.
-

Background and Scope of Tender

The Tender Process

Council invited open tenders via Vendor Panel for the SSROC Mattress Collection and Processing Services T2024-06 on Friday 1st November 2024, and the RFT closed at 3pm on Thursday 28th November 2024.

Tender Submissions Received

Three (3) submissions were received as follows (in alphabetical order):

Company	Company Director / Representative	Location & Postcode
Community Resources Limited (T/A Soft Landings)	David Petrie	29 Chifley St Smithfield 2164
Envirobeds Pty Ltd	Michael Armani	108-110 Benaroon Rd Lakemba 2195
Liverpool City Council	Tim Pasley	99 Rose Street Liverpool 2170

The recommended tenderers Directors listed in their tender submission have been verified against an external provider.

Late Tenders

No late tenders were received.

RFT Assessment Methodology

The process utilised to assess and score the RFT Submissions is outlined in the Confidential Attachment to this report.

A comprehensive assessment of the RFT Submissions was undertaken by the RFT Evaluation Panel. The assessment process was completed in accordance with the Local Government Act 1993 and Local Government (General) Regulation 2021 and based upon the RFT evaluation criteria as outlined in the RFT documentation, and in line with the Conditions of Tendering.

A 70:30 ratio of weighted scoring between Non-price & Price criteria was selected to ensure the successful Contractor adequately addressed the requirements of the participating Councils.

The RFT Submission received from Envirobeds Pty Ltd & Community Resources Ltd (Soft Landings) provided participating Councils with overall best value for money.

Proposed Program

The timeline of the project is stepped out below:

- Following Council endorsement

Tender Recommendation

A panel of 2 providers for Mattress Collection and Processing Services:

- Envirobeds Pty Ltd
- Community Resources Limited (Soft Landings)

The RFT submission received from Envirobeds Pty Ltd and Community Resources Ltd (Soft Landings) addressed all the non-price evaluation criteria and demonstrates a good understanding of the project-specific risks and constraints. Both tenderers have previous experience in Mattress Collection and disposal. They both are committed to diversion from landfill and have large proportions of the product collected either recycled or waste to energy.

Their price submitted by both companies are either in line with current pricing or have decreased in some of the collection type categories.

The bid from Liverpool Council did not meet the minimum requirement of the stage 1 Quality Assessment. They currently do not provide the full range of services that participating Councils require.

Tender Report Checklist

Background information on the calling of tenders including history of decision to go to tender	<input checked="" type="checkbox"/>
Ensure Tender was publicly advertised for at least 21 day and was advertised on Councils Web Page and Vendor Panel	<input checked="" type="checkbox"/>
All respondents listed in the report	<input checked="" type="checkbox"/>
List any Late Tenders in the report	<input checked="" type="checkbox"/>
List any tenderers that did not conform and were not evaluated	<input checked="" type="checkbox"/>
Detail RFT Assessment Methodology – Weighted ratios of price vs non price	<input checked="" type="checkbox"/>
Evaluation Plan established and signed off by committee with appropriate weightings prior to the tender close date and time	<input checked="" type="checkbox"/>
Tender opening committee sign off and tenders received advertised on Council web page	<input checked="" type="checkbox"/>
Conclusion and recommendation based on analysis of assessment criteria results	<input checked="" type="checkbox"/>
If recommendation is not to accept any tender, the reasons for that recommendation	<input checked="" type="checkbox"/>
Full Confidential Report attached to the report and PowerPoint presentation for Council	<input checked="" type="checkbox"/>

Financial Implications

Not applicable	<input type="checkbox"/>	
Included in existing approved budget	<input checked="" type="checkbox"/>	Included in Councils Operational Budget
Additional funds required	<input type="checkbox"/>	

Community Strategic Plan

- | | | |
|-------------|---|-------------------------------------|
| Theme One | – In 2035 Bayside will be a vibrant and liveable place | <input type="checkbox"/> |
| Theme Two | – In 2035 Our Bayside community will be connected and feel that they belong | <input type="checkbox"/> |
| Theme Three | – In 2035 Bayside will be green, resilient and sustainable | <input checked="" type="checkbox"/> |
| Theme Four | – In 2035 Bayside will be financially sustainable and support a dynamic local economy | <input type="checkbox"/> |
-

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |
-

Community Engagement

Not Applicable

Attachments

- 1 Mattress Tender evaluation Recommendation Report Final - signed (confidential)

City Works & Assets Committee

2/04/2025

Item No	CWA25.011
Subject	Basketball Courts at Gilchrist Park and Arncliffe Park
Report by	Peter Barber, Director City Futures
File	SF24/6858

Summary

This report provides an update on Council's resolution of 24 May 2023 to further investigate the provision of basketball facilities at Arncliffe Park and Gilchrist Park and seeking approval to proceed with community engagement.

Officer Recommendation

- 1 That the proposal for a three-point basketball court in Arncliffe Park is exhibited, and the feedback is reported to Council at a future date.
 - 2 That the proposal for a full-size basketball court in Gilchrist Park is exhibited, and the feedback is reported to Council at a future date.
-

Background

Council at its meeting of 24 May 2023 (CS23.019 Minute No. 2023/080) resolved to progress 3 Point Basketball Courts at Tonbridge Reserve and Shaw Street Reserve in 2023/24.

Council also resolved as a subsequent project:

That subject to further site investigation and funding, that Council recommends the following sites:

- a) *Gilchrist Park, Bexley (northern end) for a full court; and*
- b) *Arncliffe Park or surrounding area for a 3-point ring / full court*

That community engagement through 'Have Your Say' on the locations and concept designs be endorsed.

Arncliffe Park

Arncliffe Park is a heritage-listed site, covering an area of 37,900 m² with dimensions of 190m by 202m. It is Crown Land and managed under the Bayside Council Crown Land Plan of Management.

The park's topography slopes from northwest to southeast, with an elevation change from RL 25 to RL 17. A portion of the park is within a 1-in-100-year flood zone.

Existing facilities include:

- A synthetic field;
- An amenity building;
- A playground;
- ANZAC memorial;
- Significant canopy trees; and
- An existing building at the southwest corner that is used by the RSL.

An assessment has been undertaken with consideration for site constraints and opportunities and is consistent with the Conservation Management Plan, permitted uses outlined in Bayside Council Crown Land Plan of Management, and the surrounding context.

A full-size basketball court is not feasible within these constraints, and is not appropriate for Arncliffe Park. However, a 3-point basketball court is achievable. The plan below shows the recommended location of a 3-point basketball court that is both physically feasible, compatible to other activities in the park, and acceptable in terms of heritage impact.



Gilchrist Park

Gilchrist Park exists as a series of narrow open spaces intersected by the local road network and covers an area of almost 30,000 square metres in a precinct with limited space for passive and active recreation. Current assets (from north to south) include the community centre, Water Sensitive Urban Design treatment area (WSUD), cricket nets, rebound wall, cricket pitch, playground, community battery, and a Memorial.

Council's resolution requests a full-size basketball court in the northern half of Gilchrist Park, which is feasible. The below option includes:

1. Proposed basketball court with acrylic cushioning and line marking. The court to be orientated parallel to East Drive to reduce the likelihood of errant balls entering the road;
2. Retain and connect the existing rebound wall. Apply matching acrylic cushioning and line marking. The rebound wall presents an opportunity for a mural; and
3. The existing cricket practice nets will need to be removed as they are at the end of their asset life. Should replacement be required, then enclosed cricket nets could be located alongside the basketball courts within this precinct.



Financial Implications

These projects are not currently on the City Projects Program and are unfunded, though could be considered for the draft Works Schedule under preparation for the new Bayside Developer Contributions Plan.

- Not applicable
- Included in existing approved budget
- Additional funds required These projects are not currently funded.
-

Community Strategic Plan

- Theme One - In 2035 Bayside will be a vibrant and liveable place
- Theme Two - In 2035 Our Bayside community will be connected and feel that they belong
- Theme Three - In 2035 Bayside will be green, resilient and sustainable
- Theme Four - In 2035 Bayside will be financially sustainable and support a dynamic local economy
-

Risk Management – Risk Level Rating

- No risk
- Low risk
- Medium risk
- High risk
- Very High risk
- Extreme risk
-

Community Engagement

Community Engagement will be required for these projects in accordance with Bayside Council's Communication and Engagement Strategy.

Attachments

Nil

City Works & Assets Committee

2/04/2025

Item No	CWA25.012
Subject	Update on proposed dog park in Linear Park, Mascot
Report by	Peter Barber, Director City Futures
File	SF24/7662

Summary

A Preliminary Investigation reviewed the feasibility of a dog off leash area at Linear Park, Mascot, in response to Council's resolution of 22 May 2024.

A concept design was presented to Sydney Water in December 2024 for consideration as land owner.

Sydney Water has confirmed their approval in principle, and this report provides an update on the investigation findings, the progress of the project, and next steps.

Officer Recommendation

That the draft concept design for Linear Park north of Church Avenue to create a new fenced dog off-leash area be publicly exhibited seeking feedback from the community.

Background

At the Council meeting on 22 May 2024, a Notice of Motion was submitted by Councillor Jansyn regarding a petition received for a fenced off-leash dog park in Linear Park, Mascot.

Council adopted the following resolution:

- 1 *That Council acknowledges the concerns voiced by residents and commits to addressing the issues and proposed solutions outlined in the tabled petition and supporting documents titled 'Proposal for Fenced Off-Leash Dog Park in Linear Park, Mascot'. This includes considering the establishment of a fenced off-leash dog park in a designated section of Linear Park, specifically located towards the end of the park at the intersection of Gardeners Road and O'Riordan Street, in alignment with Bayside Council's Dog Off-Leash Policy.*
- 2 *That Council, recognising the intricate history of the site, commits to conducting a comprehensive examination of all barriers and potential solutions presented in the petition.*
- 3 *As a first step, that Council writes to Sydney Water (as landowner) and seeks approval for a fenced dog off leash area. In response to Council's Notice of Motion, a preliminary investigation has been conducted to review the feasibility of a Dog Off-leash Area at Linear Park.*

Site Investigation and Preliminary Concept Design

The preliminary investigation involved a site inspection, visual assessment of existing views and barriers, and desktop studies reviewing land use, site conditions, land ownership, underground utilities, relevant policies including Bayside Bike Plan, the Bayside Dog Off-Leash Policy, and the Linear Park Contaminated Land Management Plan.

Key considerations include:

- The land is managed by Bayside Council under the Linear Park Contaminated Land Management Plan. To prevent unacceptable human exposure under normal public open space usage, a capping layer has been applied of varying thickness;
- Several critical underground utilities are present, including Ausgrid infrastructure, water and sewer pipes and telecommunication cables. Restrictions apply to excavation, vibration, tree planting, and point loading; and
- Potential conflicts between various user groups, such as dog walkers, local visitors, families with children, commuters, adjacent residents, and Sydney Water's operation team, must be managed.

With consideration of the above, the map on the following page shows the recommended location, being a section in the northern part of Linear Park, off Church Ave. This location is recommended because it:

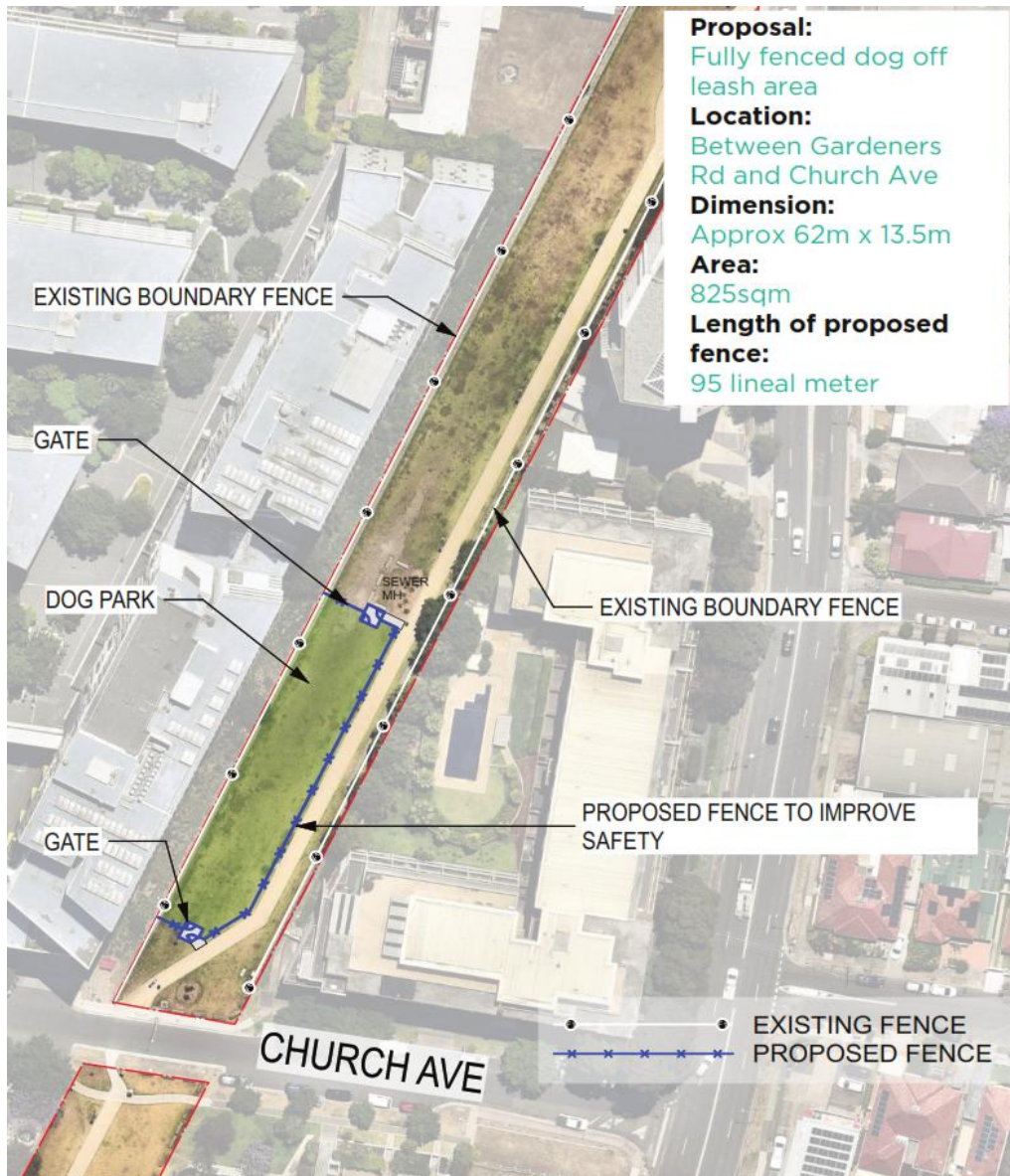
- Is away from the main roads and heavy traffic;
- Avoids the areas with shallow capping layer;
- Is situated in an area with established screening vegetation to minimise noise impact on the adjacent residents;
- Preserves Sydney Water's maintenance access to the sewer mains;
- Is centrally located to residents in Mascot; and
- Retains good sightlines for the adjoining uses such as the cycleway.

The Proposal

The proposal is for a fenced dog off leash area with a chamfered corner to align with existing pathways measuring approximately 62m x 13.5m (825 sqm).

The recommended materials and construction methods include decomposed granite retained by sandstone logs as gravity walls, and fencing that does not require excavation. These options are selected to provide an appropriate dog park surface, minimise excavation, reduce impact on underground utilities, and limit disturbance of the capping layer.

In addition to the proposed dog park, an earlier Council resolution was consolidated into the proposal to Sydney Water for an outdoor fitness station, additional seating, a rubbish bin, safety improvements, such as raised pedestrian crossing and barriers along Church Ave and John Street interface, with a setback from the kerb. These will be subject to separate future reports to Council in due course.



Decomposed granite



Sandstone log as gravity walls



No dig fencing

Sydney Water Response

On 27 February 2025, Sydney Water provided their approval in principle subject to conditions summarised below:

- Council to follow the BOA process (Built Over & Adjacent to Sydney Water Asset) and submit detailed designs for approval prior construction;
- Council must ensure accessibility and effective maintenance of the proposed locations;
- Council will uphold safety obligations in public areas, Sydney Water supporting the pedestrian crossings and implementing barrier fencing proposal;
- Council to adhere to the requirements of the Contaminated Land Management Plan (CLMP); and
- Council to ensure that all relevant environmental approvals are obtained and submit an Environment Work Method Statement (EWMS) to Sydney Water.

Financial Implications

Not applicable
Included in existing approved budget
Additional funds required Project funding is not yet allocated.

Community Strategic Plan

Theme One – In 2035 Bayside will be a vibrant and liveable place
Theme Two – In 2035 Our Bayside community will be connected and feel that they belong
Theme Three – In 2035 Bayside will be green, resilient and sustainable
Theme Four – In 2035 Bayside will be financially sustainable and support a dynamic local economy

Risk Management – Risk Level Rating

No risk
Low risk
Medium risk
High risk
Very High risk
Extreme risk

Community Engagement

The proposed next step, subject to Council endorsement of this report, is community engagement activities, including:

- “Have Your Say” survey on Council’s website seeking feedback.
- Letter drop to immediately affected residents.
- Notification boards on the site; and
- Direct correspondence with the petitioners.

Attachments

Nil

City Works & Assets Committee

2/04/2025

Item No	CWA25.013
Subject	Arncliffe Central Community Hub - Update
Report by	Meredith Wallace, General Manager
File	SF24/4382

Summary

The Arncliffe Central Community Hub is included in the Capital Projects Program (CPP) for the 2024/2025 financial year.

This report provides an update on the project, following the preparation of the concept design by the consultant.

Officer Recommendation

- 1 That Council endorse the concept design for design progression of the Arncliffe Central Community Hub.
 - 2 That Council endorses the overall budget estimate as outlined in the Confidential Attachment.
-

Background

The Arncliffe Central development is a mixed-use residential and retail development currently under construction at 161-179 Princes Highway, Arncliffe. The development comprises 4 residential towers ranging in height from 19-23 storeys, a childcare centre, a central park and retail floorspace. Demolition of the site has now been completed and excavation for basement levels is in progress.

At Council's meeting in August 2023, Council endorsed to deliver a multi-purpose community facility as part of the development. Council has purchased approximately 1,634m² of this development to be used as the community hub.

The design objectives for the community facility are to provide a place:

- Where people can take part in light recreation and creative activities in a safe and healthy environment.
- Where people of all ages, abilities and interests can come together for meaningful social connection and interaction.
- That supports learning, knowledge and culture.
- Where people have genuine opportunities to enhance their life and work skills through access to programmes and services.

The lead consultant – Tanner Kibble Denton (TKD) Architects, were engaged by Council to undertake the fitout design of the new facility. Following extensive collaboration with internal Council stakeholders, a concept design has been prepared.

The interior design concept aims to reflect the merging of the natural organic beauty of Cooks River and Wolli Creek with the urban landscape surrounding it. It creates a balanced space that reflects the fluidity of water, the resilience of nature and the structure of the city, fostering a harmonious connection between the built and natural environment.

A high-level overview of the concept design includes facilities for:

- Library functions (e.g. click and collect services/lockers, small collection, access to library catalogue for reserve items, loan items or access resources and applications)
- Study, working remotely and collaboration initiatives
- Meetings and programs
- Children's zone
- Passive recreation opportunities for causal and social connection
- Access to technology such as public PCs, charging stations, printers, photocopiers, Wi-Fi.

The consultants have developed a concept design that embraces the limitations and challenges of the floorplate and structural constraints (such as the many columns). The design creates a space that is calm, inviting and adaptable, fostering learning, creativity and social interaction.

A Quantity Surveyor has undertaken a high-level review of the concept design and determined an overall estimate of cost for the overall project being \$8million, which includes professional design fees, project management salaries, construction costs and contingency costs. It should be noted that this estimate does not include decanting or relocation costs and signage and artwork.

The below program provides an indicative timeframe for the project:

Arncliffe Central Community Hub - Program	
Concept Design	Jan - March 2025
Presentation to Council	Apr-25
Approvals*	May - Dec 2025
Detailed Design & tender documentation	Jan - Jul 2026
Tender period	Aug-26
Tender evaluation and report writing	Sept - Oct 2026
Tender report to Council	Oct-26
Award of Contract	Nov-26

**Note: program dependant on planning approvals for the works. Based on preliminary advice, a Complying Development Certificate (CDC) will be required (pending confirmation).*

Financial Implications

Not applicable	<input checked="" type="checkbox"/>	
Included in existing approved budget	<input type="checkbox"/>	
Additional funds required	<input checked="" type="checkbox"/>	Funding out lined in confidential attachment

Community Strategic Plan

Theme One	– In 2035 Bayside will be a vibrant and liveable place	<input checked="" type="checkbox"/>
Theme Two	– In 2035 Our Bayside community will be connected and feel that they belong	<input checked="" type="checkbox"/>
Theme Three	– In 2035 Bayside will be green, resilient and sustainable	<input type="checkbox"/>
Theme Four	– In 2035 Bayside will be financially sustainable and support a dynamic local economy	<input type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

Community updates will be provided via Council’s website, as the project progresses.

Attachments

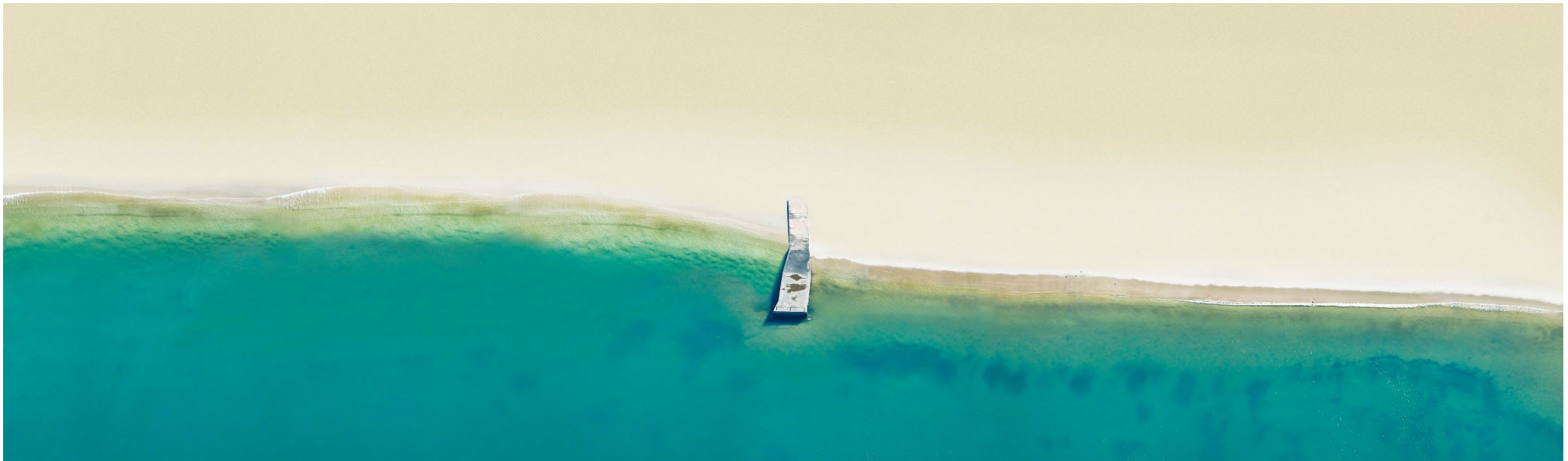
- 1 [↓](#) Arncliffe Central - City Works & Assets - April 2025
- 2 CONFIDENTIAL - Budget Arncliffe Central (confidential)



Arncliffe Central Community Hub

Project Update

April 2025



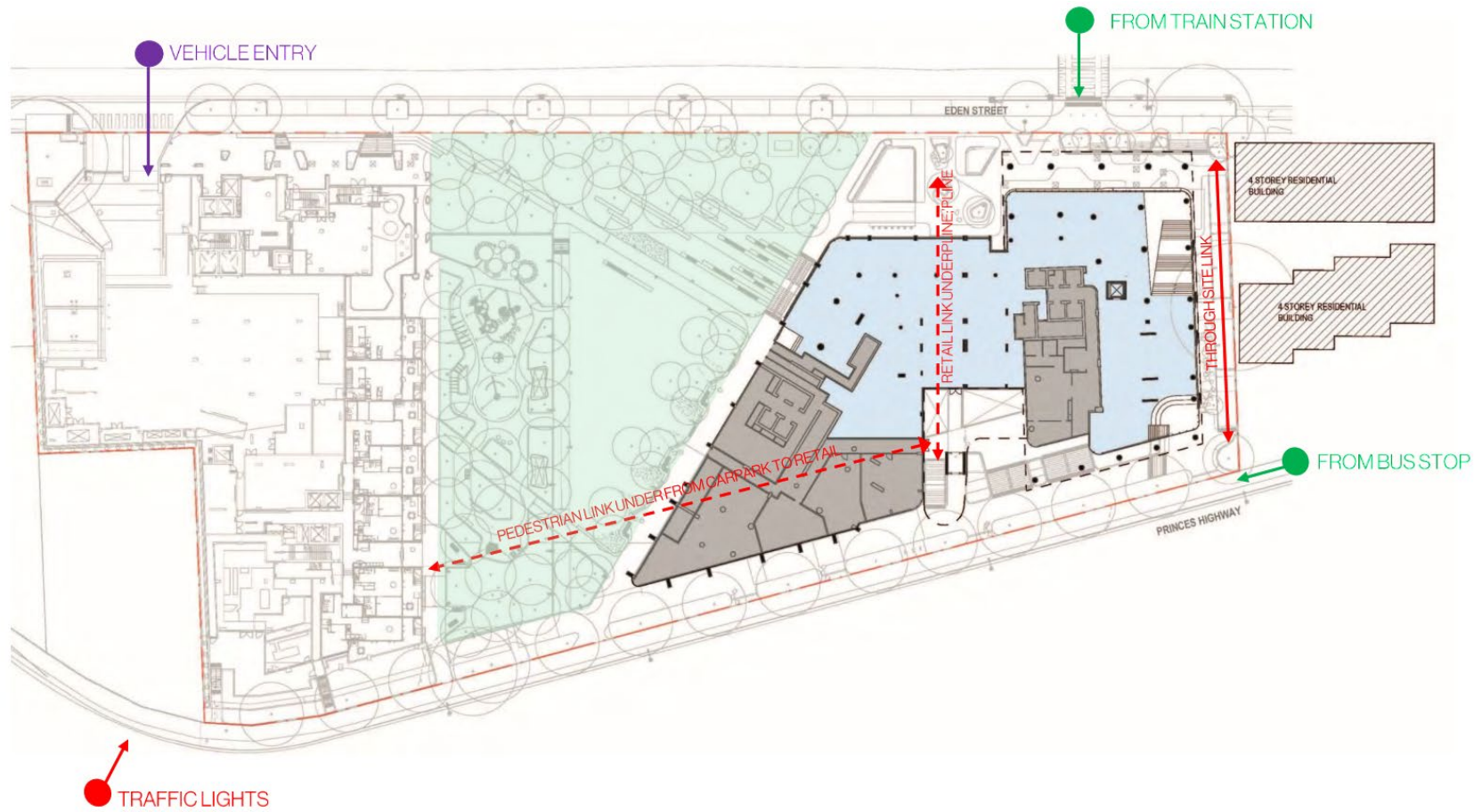
Site Aerial



Site location

161-179 Princes Highway and 26-42 Eden Street, Arncliffe

Site Plan



Concept – Urban Riverscape



- Nature–Fluidity



- Urban-Structure

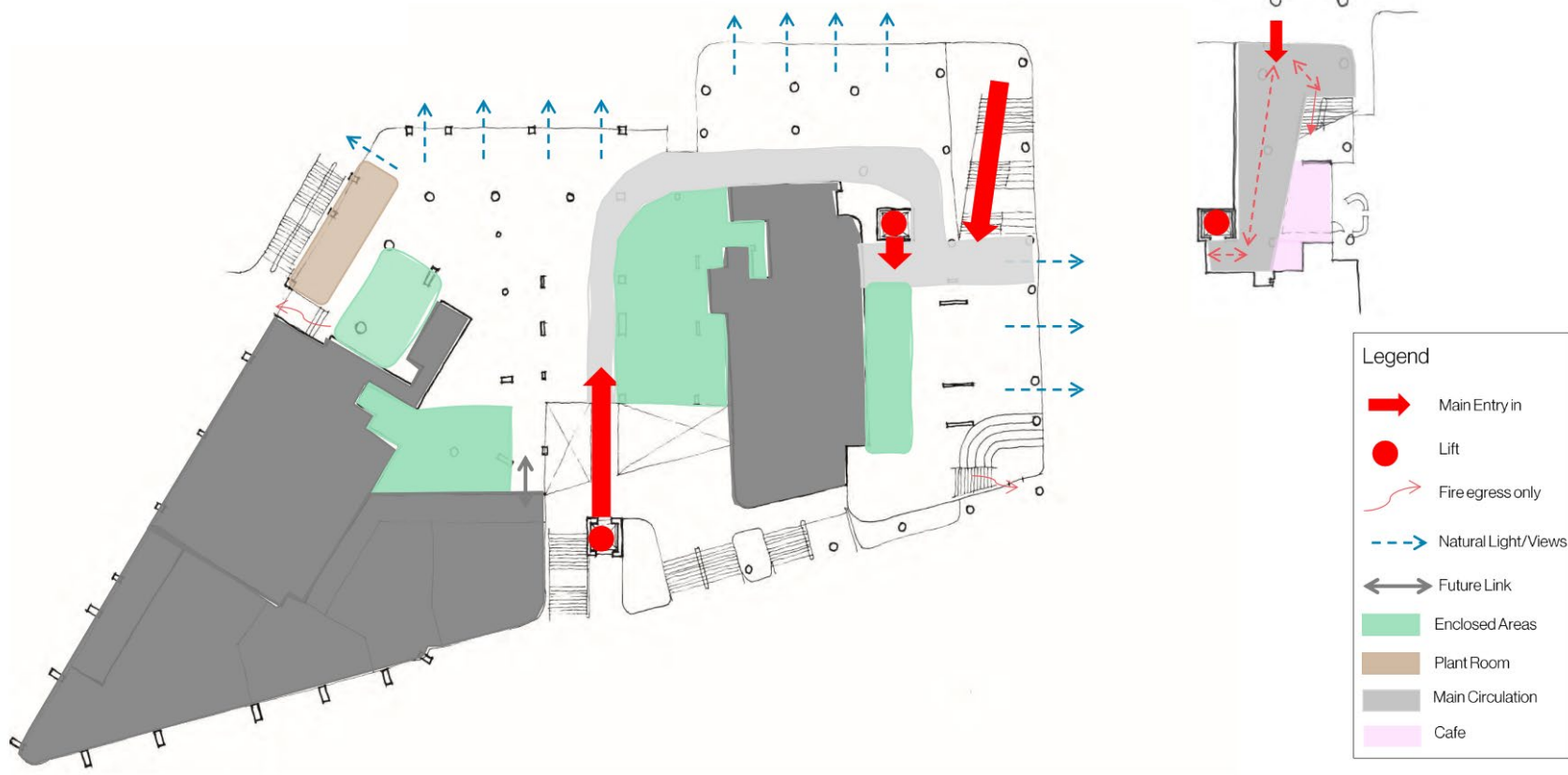




Interior Palette

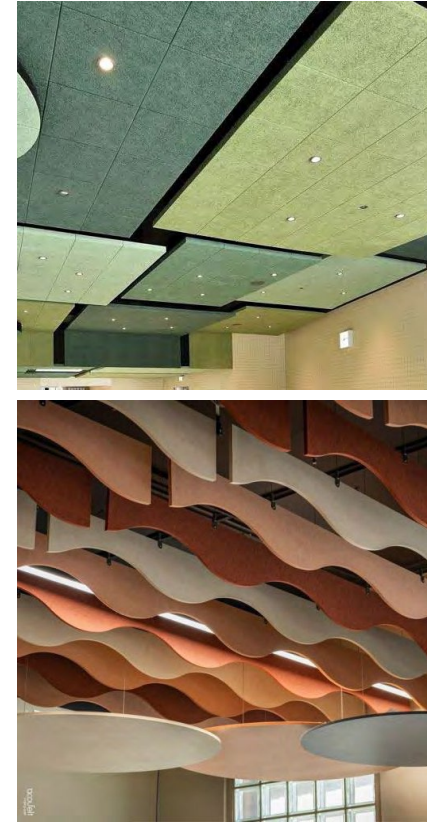
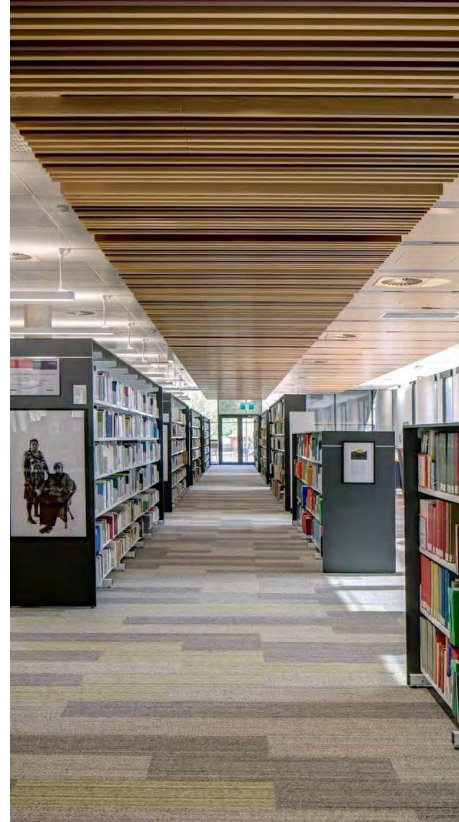


Spatial Analysis



6

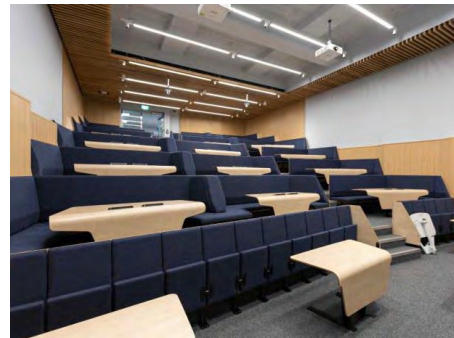
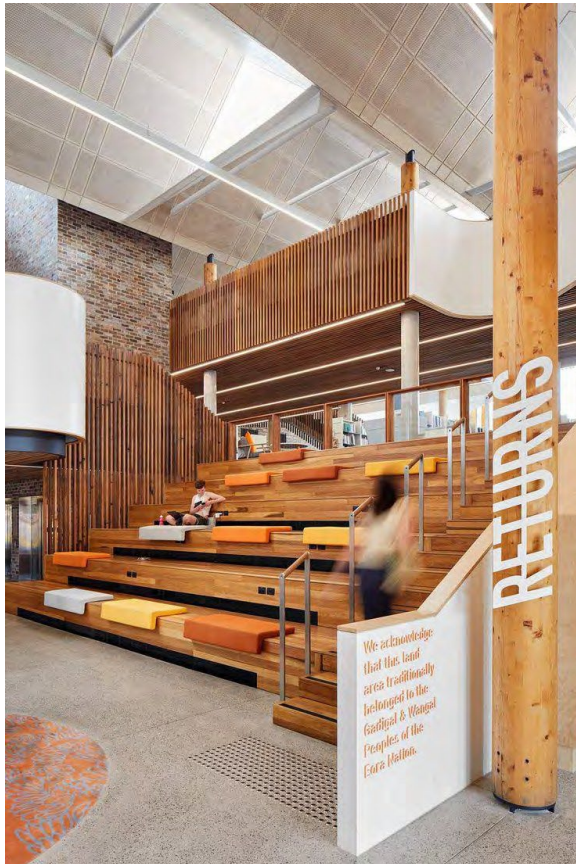
Precedent Images – ceiling treatments



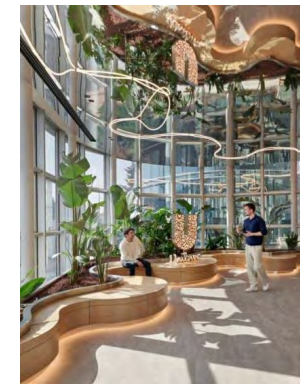
Precedent Images – study booths & children’s zone



Precedent Images – seating stairs

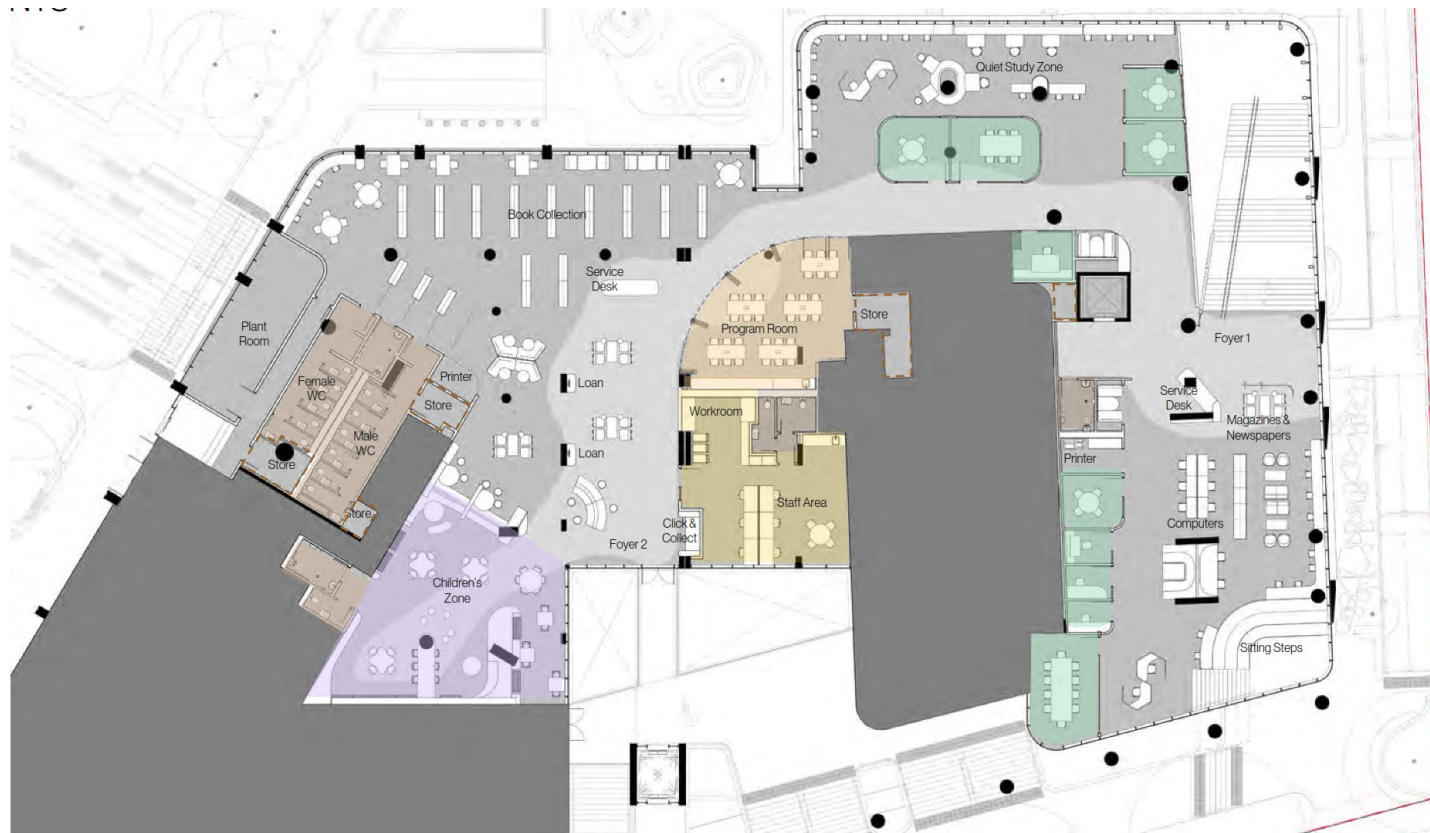









Precedent Images – furniture and lighting



10 

Concept Floor Plan



Planning Legend	
	Program Room
	Children's Area
	Staff Area
	Meet/Study Rooms
	Amenities
	Store
	Library/ Circulation/ Study open areas

11 

Photomontages



12 

Photomontages



13 

Photomontages



14 

Photomontages



15 

Photomontages



16 

Photomontages



17 



Next Steps

Arncliffe Central Program	
Concept Design	Jan - March 2025
Presentation to Council	Apr-25
Approvals	May - Dec 2025
Detailed Design & Tender documentation	Jan - Jul 2026
Tender period	Aug-26
Tender evaluation and report writing	Sept - Oct 2026
Tender report to Council	Oct-26
Award of contract	Nov-26

Recommendation



1. That the Committee endorse the concept design for design progression.
2. That the Committee endorses the overall budget estimate as outlined in the Confidential Attachment.

8 CONFIDENTIAL REPORTS

City Works & Assets Committee

2/04/2025

Item No	CWA25.014
Subject	CONFIDENTIAL - Sale of Council Land adjacent 1537 Botany Road, Botany (Lot A, DP 950320).
Report by	Peter Barber, Director City Futures
File	SF24/7974

Confidential

It is proposed that this report be considered in closed meeting, with the press and public excluded, for the following reason:

In accordance with section 10A (2) (c) of the Local Government Act 1993, the matters dealt with in this report relate to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business. It is considered that if the matter were discussed in an open meeting it would, on balance, be contrary to the public interest due to the issue it deals with.