

**ITEM 9. EXPRESSION OF INTEREST – GREEN SQUARE TOWN CENTRE –
PUBLIC DOMAIN DESIGN SERVICES****FILE NO: S048632****EOI NO: 2006****SUMMARY**

The purpose of this report is to advise on the evaluation of Expression of Interests for the Green Square Town Centre Public Domain Design and to appoint a shortlist of consultants who will be invited to submit tenders for these services.

The tender will require the selected companies to prepare concepts to a level sufficiently detailed to allow a considered selection of a preferred design team. Accordingly, it is considered that the short listed consultants should be reimbursed a fixed sum to engender excellence. This approach has been utilised previously for the original Town Centre Masterplan competition and is regularly used by Landcom for their overall design outcomes at major development sites.

RECOMMENDATION

It is resolved that:

- (A) Council select the Expressions of Interests (A), (B), (C), (D), (E) and (F) for Consultancy Services: Green Square Town Centre – Public Domain Design;
- (B) Council endorse paying each of the short-listed consultants a sum of \$20,000 (inclusive of GST) to contribute to costs that will be incurred in the preparation of a tender and to foster design excellence in this process; and
- (C) EOI Evaluation Summary, Attachment B to the subject report, remain confidential in accordance with section 10A(2)(D) of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Plan of Green Square Town Centre

Attachment B: EOI Evaluation Summary (Confidential)

BACKGROUND

1. The Green Square Town Centre (GSTC) involves redevelopment of 14 hectares of land around the Green Square Railway Station.
2. At its meeting on 12 December 2005, Council resolved to engage Landcom to provide development management services for the GSTC.
3. The Draft *South Sydney Local Environmental Plan (Amendment No. 17) – Green Square Town Centre* (Draft GSTC LEP) and the *Green Square Town Centre Infrastructure Strategy* were adopted by Council on 10 April 2006 and the Central Sydney Planning Committee on 6 April 2006. *South Sydney Development Control Plan Part H: Green Square Town Centre* (DCP) was also adopted by Council on 10 April 2006.
4. At its meeting on 28 August 2006, Council noted changes to the Draft GSTC LEP recommended by Parliamentary Council and proceeded to submit the Draft GSTC LEP to the Director-General of the Department of Planning under Section 68(4) of the *Environmental Planning and Assessment Act 1979*.
5. The Town Centre includes two public plazas - the Civic Plaza between Botany Road and the new Town Square Street and Neighbourhood Plaza east of Town Square Street. The two public plazas are intended to serve as a setting for a range of passive and active uses (eg, outdoor dining, shopping, markets, festivals and the like) and to provide a focal point for community interaction. The plazas will link transport and retail nodes within the Town Centre. The total plaza area is approximately 1,800 square metres.
6. There are also two parks proposed within the Town Centre, having areas of approximately 5,600 square metres and 800 square metres. Both are to be designed with predominately soft landscaping finishes and to incorporate play equipment, park furniture, seating, signage and sculpture elements.
7. The plazas and parks form the Public Domain and are shown on Attachment A.
8. Council is using a two stage EOI / tender process to identify a consultant to undertake the detailed design and documentation of the public domain.
9. It is critical to the successful outcome of the creation of the Green Square Town Centre that the design of new public domains be of the highest quality and consistent with the Council's adopted ESD principles.
10. The Services required for the Public Domain Design to be specified in the design brief will include:
 - (a) Concept development and community consultation / participation
 - (b) Design development
 - (c) Development application
 - (d) Construction Certificate
 - (e) Tender documentation
 - (f) Construction documentation

(g) Construction period services

11. The Public Domain Design consultant will work with both the Essential Infrastructure Design consultant and cost planning consultant who are being appointed separately. To achieve an integrated design approach within the Town Centre, the Public Domain Design consultant will utilise the engineering design services of the Essential Infrastructure Design consultant.

INVITATION FOR EXPRESSIONS OF INTEREST

12. The City called for Expressions of Interest on Friday 29 September 2006 in the Financial Review and The Australian. Advertisements were also placed in the Sydney Morning Herald on Saturday 20 September 2006 and Tuesday 3 October. Tenders closed on Wednesday 25 October 2006.

EOI SUBMISSIONS

13. A total of nineteen (19) submissions were received from the following organisations:

- Allen Jack + Cottier
- Aspect Studios
- Conybeare Morrison
- Dickson Rothschild
- EDAW
- Francis-Jones Morehen Thorp (FJMT)
- Government Architects Office
- Hassell
- HBO + EMTB
- LAB Architecture Studio
- McGregor + Partners
- NH Architecture
- Oculus
- One20 Consulting
- Project
- Spackman & Mossop
- Taylor Cullity Lethlean
- Timothy Williams Architects

- Turf Design Studio

EOI EVALUATION

14. In this instance, the EOI Evaluation Panel consisted of representatives of Council, Landcom and an independent academic experienced in urban design.
15. All members of the EOI Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.
16. The relative ranking of Expressions of Interest as determined from the total weighted score is provided in the Confidential EOI Evaluation Summary – Attachment A.
17. All submissions were assessed in accordance with the approved evaluation criteria being:
 - (a) design response;
 - (b) relevant project experience and demonstrated track record of design excellence;
 - (c) skills and qualifications of nominated project team members;
 - (d) organisational capacity to perform the services;
 - (e) receipt of all information required in the document;
 - (f) quality assurance; and
 - (g) insurances.

FINANCIAL IMPLICATIONS

18. Council will incur a total cost of \$120,000 by endorsing a payment of \$20,000 to each short-listed consultant. This cost will be borne out of the project budget of \$103.2 million outlined in the Green Square Town Centre Infrastructure Strategy.
19. Provision for expenditure on cost planning has been made in the \$2.5M allowed in the 2006/2007 Budget and sufficient funds in future years.
20. The costs will ultimately be funded from the planning based revenue that will be collected flowing from Voluntary Planning Agreements as development progresses.

RELEVANT LEGISLATION

21. The EOI is being conducted in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005 and the City's Contracts Policy.
22. Information provided by respondents which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(D) of the Local Government Act 1993. A consistent standard for all respondents has been used in assessing any request for confidentiality by a respondent.

CRITICAL DATES / TIME FRAMES

23. Appointment of the short-list of consultants by the end of December 2006 is critical to enable the tender to be conducted in January/February 2007.
24. It is anticipated that a report on the tenders will be submitted to Council in March 2007.

PUBLIC CONSULTATION

25. Public consultation has been undertaken on a number of occasions over recent years during the planning phase of the project, such as the Local Environmental Plan and Development Control Plan processes.
26. Public consultation will be incorporated as part of the design brief at the tender stage.

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