



## **Business Paper**

### **Shire Infrastructure Committee Meeting**

**Monday, 4 September 2017**

**6.30pm**

**Committee Rooms 203 and 204,  
Level 2, Administration Building  
4-20 Eton Street, Sutherland**

## **ORDER OF BUSINESS**

- 1. APOLOGIES**
  - 2. DISCLOSURES OF INTEREST**
  - 3. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING**
  - 4. PRESENTATIONS**
  - 5. REPORTS FROM OFFICERS**  
INF008-18      Ocean Grove Avenue Cronulla Redevelopment
  - 6. QUESTIONS**
  - 7. CONSIDERATION OF BUSINESS IN CLOSED SESSION**
  - 8. CONFIDENTIAL REPORTS FROM OFFICERS (if any)**
-

---

**INF008-18      OCEAN GROVE AVENUE CRONULLA REDEVELOPMENT**

---

**Attachments:** Nil

**EXECUTIVE SUMMARY**

- Council is undertaking the development of the Cronulla Town Centre Public Domain Master Plan (which was the subject of a separate report - refer INF001-18). These works will be staged with the upgrade of Ocean Grove Avenue, Cronulla being the first stage (Stage 1).
- Ocean Grove Avenue works are being undertaken at the same time as the frontage works for the former Commonwealth Bank building at No. 66 Cronulla Street.
- A detailed design has been completed by Council's design section with specialist work commissioned to consultants; insufficient time remains to conduct a formal tender as well as completing the works within the required time-frame.
- Council has received a price from a contractor as well as estimates from Quantity Surveyors and Council's Civil Operations Unit.

**REPORT RECOMMENDATION**

THAT:

1. The report for Ocean Grove Avenue Redevelopment be received and noted.
  2. Council's Civil Operations be appointed as the Principal Contractor with Project Services being appointed as Project Managers and works proceed as indicated in the report.
-

## PURPOSE

To advise Council of the impending works on the upgrade of Ocean Grove Avenue Cronulla, and recommend that Council's Civil Operations Unit undertake the works.

## BACKGROUND

The Old Commonwealth Bank (66 Cronulla Street DA 13/1198) is currently under redevelopment with completion anticipated in April 2018. Part of the development consent required the development to provide a 3m wide footpath frontage along the Ocean Grove side of the building. This frontage encroaches on the existing playground which necessitates the need for major modification or replacement to the playground and mall modernisation. An independent assessment of the playground was undertaken to see if it was worth preserving and maintaining. This report indicated that there is no value in salvaging the playground and recommends its removal.

The draft Cronulla Town Centre Public Domain Master Plan (exhibition 1 - 30 September 2017) identifies the long term vision for the Plaza as having a large area for children's play at the northern end of the Plaza as well as several playful spaces throughout. Council's designers adopted this rationale and redesigned Ocean Grove Avenue in accordance with the principles of the draft Master Plan, using the new palette for paving, furniture and lighting.

The removal of the playground is a catalyst for remediation of the immediate playground area however a patch approach would not be an acceptable solution; therefore it was proposed to upgrade the Ocean Grove Avenue section of the Plaza in line with the principles that are being applied to the development of the Cronulla Town Centre Public Domain Master Plan.

The upgrade will

- deal with ageing public streetscape infrastructure.
- improve pedestrian access and safety.
- improve aesthetics with a modern and sophisticated design.
- remove the existing shade structures currently leased to shopkeepers on the north and establishing a new space allocation for outdoor dining.
- create a new destination for outdoor dining with several proposed new restaurants opening in April 2018. Ocean Grove Avenue will expand the 'eat street' precinct.
- improve the experience and capabilities of the area with upgraded lighting and audio visual abilities with the proposed multi-function poles for sound, light configuration and future smart connector technology.
- new public seating areas under mature palm tree plantings.
- upgrade of Surf Lane with the addition of a shared zone.

## DISCUSSION

As noted previously within this report the Old Bank Redevelopment is due to be complete by April 2018. These works have interrupted the use and pleasure of the Plaza in the vicinity of the works since its commencement approximately two years ago, works on the adjoining Plaza area are being planned at the same time as the Old Bank Redevelopment so as not to impose any further disruption to residents, retailers, and visitors.

As part of the delivery considerations Council's Project Delivery Group (PDG) engaged the services of a Quantity Surveyor (QS) to provide an estimated cost of works. This estimate is within the identified Budget of \$2,000,000.

PDG then requested and received a quotation through the developer to undertake the works as well as requesting a costing from Council's Civil Operations. The developer quotation has a number of qualifications and exclusions that when considered as a package appears to provide less value for money than the estimate provided by Civil Operations which appears to be \$280,000 cheaper in a direct scope comparison. Civil Operations pricing is within the budget allocation, whilst the developer price exceeds the allocation.

The use of Civil Ops to undertake the works will allow Council direct and complete control over the management of construction risks such as latent conditions, unexpected finds of contaminants, services adjustments, etc. as opposed to a contractor managing the processes would seek variations attracting margins and profits. Additionally, any unused construction contingency would remain with Council.

All materials required during construction will be sourced in accordance with Council's normal procurement and tendering requirements.

## CONSULTATION

Consultation has been undertaken as part of the master plan in October 2016 where the principles of the draft master plan have been applied to the design of Ocean Grove Avenue.

## BUDGET AND RESOURCES

The 2017/18 Budget provides \$2,000,000 for the delivery of the Ocean Grove Avenue Plaza Upgrade.

### Asset Renewal - Life Cycle Budget Impacts

Places such as public domains have a design life of approximately 30 years. The life cycle of the significant structures that make up this renewal (pavers, poles, trees, furniture) would exceed this design life if given routine maintenance over this time. Smaller components such as light fittings and smaller furniture items may impact on annual operating budgets however not to any significant increase over existing practices.

**POLICY**

NIL

**CONCLUSION**

There are time constraints on the delivery of the Ocean Grove Avenue redevelopment which requires timely mobilisation and construction to ensure the works proceed in conjunction with the nearby Old Bank Redevelopment. Council has received quotes/estimates from a contractor, Civil Operations, and a Quantity Surveyor, these costs suggest that Civil Operations would be the most appropriate resource to apply to this project.

**RESPONSIBLE OFFICER**

The officer responsible for the preparation of this Report is the Manager Project Services, Veri Ermers who can be contacted on 9710 0232.

File Number: 2017/262953

---