

CITY OF RYDE
GENERAL MANAGER'S REPORT NO. 11/05
Council Meeting – 12 July 2005

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PRECIS OF CORRESPONDENCE

THERE ARE NO ITEMS OF CORRESPONDENCE

NOTICES OF MOTION

- 1 Notice of Motion in the name of Councillor Petch re request that the General Manager report to Council on the opportunity of forming a Sister City relationship with the townships of Poggioreale and Gibellina in the Province of Trapani in Sicily, Italy.**

GENERAL MANAGER'S REPORT NO.11/05

8 July 2005

The Mayor and Councillors

1 COURT ACTIONS – Progress Report

Address	Description	Current Status	Costs
100 Lancaster Avenue, Melrose Park	Illegal fill	Orders were issued by Land and Environment Court on 14/05/2001 to remove fill and rectify the land. The property is under contract for sale. Meeting held with owners solicitors and Council has resulted in a deed of agreement being drawn up to ensure Council's costs are recovered and the land is remediated by the new owner.	\$23,000 Not yet recovered.
1A & 1B Kent Road, North Ryde	Unauthorised conversion and use of duplex into 4 flats	Judgement Debt against Larry Chin finalised. Appeal on conviction dismissed. Bankruptcy action continuing. (Application for leave to appeal to the High Court lodged by Mr Chin in June 2004.)	\$26,136.75 \$7,500 fine (All recoverable)
61 Anzac Avenue, West Ryde	Prosecution action against owner of a property in relation to an alleged unauthorised home industry	Hearing date 9 August 2004. Prosecution successful. Owner given 14 days to cease operations. Injunction in place. Costs Order issued - owner to pay.	Not yet determined.
7-9 Rutledge Street, Eastwood	Mixed commercial / residential development	Section 56A appeal - appeal dismissed.	Not yet determined.
6 Stratford Avenue, Denistone	Villas	Judgement reserved.	Not yet determined.
60 Pellisier Road, Putney	Outbuilding and attached pool	Appeal upheld. Consent granted.	Not yet determined.
Epping Road, Macquarie Park	Advertising signs on future pedestrian bridge (deemed refusal).	Class 4 appeal lodged against RTA's approval of bridge. Hearing dates 18-19 July 2005.	Not yet determined.

This is page no. 1 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

General Manager

Chairperson

ITEM 1 (continued)

Address	Description	Current Status	Costs
Lots 8 & 9 Riverside Corporate Park	Section 96 to modify consent.	Judgement reserved.	Not yet determined.
297-307 Victoria Road, Gladesville	Commercial development (deemed refusal).	Hearing dates 7 & 8 July 2005.	Not yet determined.
Property in Ryde	Untidy premises	Agreed not to proceed subject to completion of works within 2 months and payment of portion of Council's costs.	\$700
Ryde Hospital 1-13 Denistone Road, Eastwood	Ambulance Station	Class 4 proceedings to determine permissibility of use on hospital land. Hearing dates to be set. (Notice of Motion for objectors to join appeal listed for 8 July 2005.	Not yet determined.

RECOMMENDATION:

That the progress report on court actions be received and noted.

This is page no. 2 of the General Manager's Report No.11/05, dated 8 July 2005,
submitted to Council on 12 July 2005.

2 MEMBERSHIP TO THE AUSTRALIAN MAYORAL AVIATION COUNCIL INC. (AMAC)

Background

At its meeting on 22 May 2001, Council resolved to join the Australian Mayoral Aviation Council Inc. (AMAC) and nominated the Mayor as its representative.

Report

The Australian Mayoral Aviation Council Inc (AMAC) is a group of local authorities throughout Australia, which are, or have the potential to be, adversely affected by aircraft operations over their communities. Membership of the Australian Mayoral Aviation Council Inc. was to allow participation in forums and meetings with the objective to minimise adverse affects of aircraft and airport activities on the residents of Ryde.

Annual membership fees for AMAC are in the order of \$1,100.

Since joining AMAC, Council has not actively participated in any Conferences and has only received minimal correspondence and newsletters.

Although Council remains strongly committed to seeking reductions in aircraft noise across the City of Ryde, Council's involvement to date indicates that continued membership of AMAC is not likely to assist Council in this endeavour.

Financial Impact

Ceasing membership of the Australian Mayoral Aviation Council will save Council in the order of \$1,100 per annum.

RECOMMENDATION:

That Council cease to be a member of the Australian Mayoral Aviation Council Inc. (AMAC).

3 GLADESVILLE LIBRARY – STATUS REPORT 5 JULY 2005

File No. S489-12

Report Summary

This report is presented to update Council on the status of the Gladesville Library and financial contributions from the Municipality of Hunters Hill.

Background

In the late 1940s, initial discussions between Ryde City Council and the Municipality of Hunters Hill for a joint library service failed. Ryde built Gladesville Library in 1954-1955.

Councils entered into a joint funding arrangements from 2 January 1957 (at the request of Hunters Hill).

In 1964 and 1976 there were discussions about changing the contribution basis but no change occurred. Ryde did extensions to the building in 1991 (cost \$700,000) and a refurbishment in 2003 (cost \$60,000). Hunters Hill made no contribution to either building works. The same basic financial arrangement continued until 30 June 2001.

A new financial arrangement was entered into from 1 July 2001 using 2001/2002 as a base figure to be increased by the Minister's rate pegging percentage each year. The proposed contribution by Hunters Hill for 2005/2006 is \$488,591.

Report

On 11 May 2005, letters were written by both the Mayor and General Manager of Hunters Hill to Ryde referring to the Ordinary Meeting held on 9 May at Hunters Hill where the Council's contribution to the Library was identified as the biggest single proposal being considered as part of the Management Plan. The letter indicated that Council had resolved

- (i) Council advises Ryde City Council that it will not be participating in a joint library service for the 2005/2006 year under the present charging regime, as the current contribution methodology is imposing an inequitable cost share upon Council and does not represent "value for money" for ratepayers and therefore Council intends to call for expressions of interest for the provision of library services.
- (ii) Council calls for expressions of interest for the provision of a full library service for a five-year period commencing in 2006/2007
- (iii) Council calls for expressions of interest for the provision of a housebound library service for a five-year period commencing in 2006/2007.
- (iv) Council advises residents of the above and undertakes a survey during the Management Plan exhibition period of the above information and seeking views on the proposed actions.

This is page no. 4 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

ITEM 3 (continued)

On 17 May 2005 a report by the Group Manager Civic Services summarising what had previously occurred was considered by the Committee of the Whole. It was resolved that the General Manager be authorised to enter into discussions with the General Manager of Hunters Hill. Both meetings and email correspondence have followed this recommendation.

At a meeting on 2 June 2005, representatives from Hunters Hill indicated they wanted a change to the basis for charging for library services. On 17 June 2005, the General Manager of Hunters Hill sent a draft proposal for a possible agreement for the provision of library services. Between these dates, officers of Ryde had provided to Hunters Hill financial and statistical information about the Library Service, which was used in the draft proposal.

A basic and fundamental difference in philosophy was revealed as Hunters Hill's proposal uses registered members as a basis for financial calculations and Ryde uses total population of Local Government Areas.

Libraries around Australia are funded on the basis of their populations as indicated in the regular Australian Bureau of Statistics Census. Libraries are free and open to all in the community, not only to registered members. Increasingly, libraries are being used by members of the community for their space and facilities as well as a place to borrow library materials. In New South Wales, the State government subsidy is paid to Councils based on the total population. Some grants also use total population as a factor for funding. Some of the Library's subscriptions, particularly to electronic resources, are charged to the Library on the basis of the total population of the Local government Area(s) the Library serves.

Membership is a factor that changes daily as people join or leave the service. It also reflects only a part of the use of the library service. The Ryde Library Service is run as a whole library service where human and physical resources are available to members of the community no matter which branch they walk into. They also utilise the service by telephone and electronically.

At a second meeting between representatives from Ryde Council and Hunters Hill Council on 30 June, further financial models were presented to Hunters Hill showing that even using membership as a basis, the required contribution (taking all factors into account) would not be as low as was shown in the Hunters Hill proposal.

ITEM 3 (continued)

At that meeting the General Manger of Hunters Hill indicated that Hunters Hill had agreed to pay the contribution fee as notified for the 2005-2006 year for continued joint library service. Ryde requested written confirmation of this motion and Hunters Hill agreed to provide it. They also indicated that Hunters Hill Council may call for expressions of interest to provide library services to Hunters Hill residents for the period after the end of the current agreement with Ryde on 30 June 2006.

Financial Impact

There is no financial impact for the 2005/2006 year as Hunters Hill has agreed to pay the fee as prescribed in the current agreement.

If Hunters Hill Council were to withdraw from the agreement, this would result in a loss of funds of approximately \$500K per year. If this position arose Council would need to consider other options such as:

- a) Funding the contribution from other recurrent sources with significant reduction in other services;
- b) Closing Gladesville Library with redistribution of staff, stock and equipment throughout the rest of the City Wide Library Service;
- c) Developing a new Library at Top Ryde and moving the existing Gladesville and Top Ryde Libraries into it and achieve financial savings through the reduction of Library Buildings from five to four thus allowing the City Wide Library Service to be maintained at its current service standard.

Further meetings between staff of the two Councils are to take place in August to ascertain Hunters Hill position for 2006/07.

RECOMMENDATION:

- (a) That Council note the status report on Gladesville Library.
- (b) That Council authorise the General Manager to prepare a discussion paper on future options for the City of Ryde Library Service in the event that Hunters Hill Council withdraws from the present Joint Council Library Service.

This is page no. 6 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

4 TENDER FOR THE INTERIOR FIT-OUT TO NEW WEST RYDE LIBRARY CONTRACT PACKAGES 1 AND 2

FILE NO: S11931-03

Report Summary

This report advises Council on the Tenders received for interior fit-out to the new West Ryde Library (Contract No: CS-PS-01/05), and recommends that Council accepts the tender submitted by Quadric Interiors (NSW) Pty Limited for Contract packages 1 and 2.

Background

Council in accordance with its resolutions of 19 August 2003 and 26 August 2003 resolved to enter into a Deed of Agreement with Woolworths, which included the provision of a new branch library, as part of the Woolworths redevelopment at West Ryde. This agreement requires Woolworths to construct the building shell of the library and the City of Ryde to carry out the fit-out works.

The proposed Library is situated on the ground floor of the Woolworths development at Graf Avenue and Market Street, West Ryde. The new West Ryde Library will have a gross floor area of 1350 square metres including the public area, meeting rooms, staff area, amenities and a plant room. The public area of the library consists of local studies, youth, fiction/non-fiction and children's areas.

The construction work on the retail development commenced in June 2004 and is scheduled for completion by the end of October 2005. In accordance with the latest construction programme, Woolworths has advised that the target date for handover of the Library shell including fully completed toilet areas and the entrance lobby is the end of July 2005.

Council called Expressions of Interest for the Library fit-out in October 2004 and as resolved by Council at its meeting on 14 December 2004, the following companies were invited to tender for Contract package 1 (builders work including finishing works and building services) and Contract package 2 (built-in-furniture and joinery) on 30 March 2005:

1. Interco Pty Limited (Interco Group)
2. In Vogue Projects Group
3. Kinsley Constructions Pty Ltd
4. Quadric Interiors (NSW) Pty Ltd
5. Stephen Edwards Constructions Pty Ltd
6. Sydney Buildings Projects Pty Ltd

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ITEM 4 (continued)

Tenders for contract package 3 (Supply of loose furniture) and contract package 4 (Supply of book shelving) were called in May 2005 and will be reported to Council in July 2005.

Report

All six (6) companies collected the tender documents. However, one company, Stephen Edwards Constructions Pty Ltd, withdrew from the tender process. Representatives from the other five (5) companies attended a Pre-Tender briefing, held at the site on 7 April 2005.

Council received five (5) tenders from the following companies by the closing date, Tuesday, 3 May 2005:

1. Interco Pty Limited (Interco Group)
2. In Vogue Projects Group
3. Kinsley Constructions Pty Ltd
4. Quadric Interiors (NSW) Pty Ltd
5. Sydney Buildings Projects Pty Ltd

A Tender Evaluation Committee comprising the following Council Officers conducted the tender assessment and were supported by a team of consultants (CK Design International – Interior Designer, Simpson Kotzman Pty Ltd – Mechanical and Electrical Engineers and DG Jones Australia – Quantity Surveyor) who carried out the technical assessment:

- | | |
|------------------------------------|----------------------------|
| 1. Facilities Manager (Properties) | Pat Gunawardena (Chairman) |
| 2. Manager Library Services | Deborah Lisson |
| 3. Project Manager | Stephen Tyter |

The Tender Evaluation Report is **ON FILE** and **HAS BEEN CIRCULATED UNDER SEPARATE COVER–Confidential**. The tender process, checklists, attachments and other relevant documentation relating to this tender have been reviewed and endorsed by the Manager Property Services as compliant with the Code of Tendering and City of Ryde Procurement Policies.

This is page no. 8 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

ITEM 4 (continued)

As indicated in the Tender Evaluation Report, the Tender Evaluation Committee assessed all tenders against the following evaluation criteria listed in the tender document:

- Lump sump price
- Proposed program
- OHS management capability
- Past performance and reference checks
- Financial capacity (mandatory requirement)

After conducting a sensitivity analysis and ranking based on a value selection method, it was found that Interco Pty Limited and Quadric Interiors (NSW) Pty Ltd were the two most preferred tenderers. The Tender Evaluation Committee, therefore, decided to conduct further assessments on Interco Pty Limited and Quadric Interiors (NSW) Pty Ltd.

Based on financial assessment and reference checks, the Tender Evaluation Committee recommended that Quadric Interiors (NSW) Pty Ltd be selected as the successful tenderer for the Interior Fit-out Contract Packages 1 and 2. Reference checks with other Councils and private organisations confirmed that Quadric Interiors (NSW) Pty Ltd had an excellent track record on project delivery, quality of work and contract performance on similar projects.

Financial Impact

This Tender is approximately \$100,000 less than the pre-tender estimate and is a potential saving. However, as the project is in its early stages it is recommended that budget allocation for this project is not adjusted and the project expenditure is monitored in line with monthly reports and quarterly reviews to Council.

Council has allocated \$500,000 in the 2004/2005 Budget and a further \$2,400,000 in the 2005/2006 Budget for completion of the Library fit-out. In addition to this amount, provision has been made for additional book collection (\$200,000) and installation of a new communication link between West Ryde Library and Ryde Central Library (\$100,000).

It is estimated that the Library fit-out works will be completed by the end of October 2005 with testing and commissioning of library operating systems including stocking of books due for completion by mid December 2005.

This is page no. 9 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

ITEM 4 (continued)

RECOMMENDATION:

- (a) That Council endorse the recommendation of the Tender Evaluation Committee as detailed in their report and accept the tender submitted by Quadric Interiors (NSW) Pty Ltd for Contract packages 1 and 2.
- (b) That all companies which submitted tenders for this project be advised of Council's decision.

Michael Whittaker
General Manager

This is page no. 10 of the General Manager's Report No.11/05, dated 8 July 2005, submitted to Council on 12 July 2005.

**PRECIS OF CORRESPONDENCE FOR CONSIDERATION AT COUNCIL
MEETING TO BE HELD 12 JULY 2005**

THERE ARE NO ITEMS OF CORRESPONDENCE

Notices of Motion

(1) Councillor Petch will move:-

“That the General Manager report to Council on the opportunity of forming a Sister City relationship with the townships of Poggioreale and Gibellina in the Province of Trapani in Sicily, Italy.”