

10.4. Young Street Plaza Upgrade - Tender 12/2025

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ENDORSED BY	Duncan Rennie, Acting Director Open Space and Infrastructure
ATTACHMENTS	1. CONFIDENTIAL - Tender 12/2025 [10.4.1 - 3 pages]
CSP LINK	<p>Outcome 2 – A connected and socially inclusive community where everyone is valued S2. Provide new and improved public and community spaces for people to meet and connect</p> <p>Outcome 3 – An active community with space for everyone to exercise and enjoy the outdoors O1. Deliver additional space for sports and recreation O3. Provide new and upgraded facilities within existing public spaces to increase amenity, accessibility and diversity</p> <p>Outcome 4 – A connected LGA where safe, active and sustainable travel is preferred T1. Deliver infrastructure and programs that support healthy and active travel T4. Improve road safety by upgrading infrastructure and implementing programs that foster a culture of safe road behaviours</p> <p>Outcome 5 – A thriving and resilient local economy ED3. Create vibrant villages and local centres that attract and retain visitors</p> <p>Outcome 6 – A vibrant LGA where culture and creativity is enjoyed by all C4. Increase the number of places and spaces available for cultural and creative participation and production</p>

PURPOSE:

The purpose of this report is to provide Council with an analysis and recommendations in relation to the tender process for Tender 12/2025.

EXECUTIVE SUMMARY:

- Tenders were called and received until 3pm 7 August 2025 for the submission of tenders to undertake the construction of Young Street Plaza Upgrade works.
- Should Council wish to discuss this report it is noted that the attached confidential document includes commercial information that would, if disclosed, prejudice the commercial position of the person who supplied it. Further, release of the information would, on balance be contrary to the public interest as publication of all tendered

amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services. As such should this matter be discussed it should be considered in closed session.

RECOMMENDATION:

- 1. THAT** Council accept the tender of the highest ranked tenderer for Tender 12/2025.
- 2. THAT** the CEO be authorised to take any necessary action to implement the decision including entering into associated contracts.
- 3. THAT** Council resolve that the identified attachment to this report is to be treated as confidential in accordance with section 11(3) of the Local Government Act for the following reason under section 10A(2) of the Local Government Act:

(d)(i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it and because consideration of the matter would, on balance be contrary to the public interest as publication of all tendered amounts would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services.

It is further noted that the release of this information would, on balance, be contrary to the public interest as publication of all tendered documents would discourage potential tenderers from submitting commercial information in future and would affect Council's ability to obtain value for money services.

Background

In October 2018, Council entered into a funding deed with Transport for New South Wales (TfNSW) to improve amenities and access in Neutral Bay Village, including the creation of a public plaza in Young Street. The trial closure of Young Street was approved in September 2020 and commenced in December 2020. In April 2022, Council resolved to reopen Young Street.

Consultants were engaged to prepare a concept design for the partial reopening, and TfNSW confirmed the proposal aligned with funding objectives.

At its meeting on 11 December 2023, Council noted the following:

- a concept design for the partial reopening of Young Street
- continued discussions with TfNSW
- plans for formal engagement and community consultation

An updated report was presented to Council on 28 October 2024, informed by feedback received during this process. Council resolved:

- 1. THAT Council notes the submissions report for the public exhibition and consultation of the concept designs for the upgrade of the Young Street Plaza in Neutral Bay*
- 2. THAT Council endorses the concept design for upgrade of the Young Street Plaza in Neutral Bay to proceed to detailed design, tender and construction.*
- 3. THAT Council notes that the concept designs for upgrade of the Young Street Plaza will be referred to Council's Access and Inclusion Committee to inform the development of these designs.*
- 4. THAT Council allocate the \$2,749,042 Transport for NSW B-Line grant funding, currently held in external restrictions, to the detailed design, further consultation, tender, and construction of the Young Street Plaza.*
- 5. THAT the design incorporates an automated external defibrillator.*

Following the above resolution:

- the detailed design proceeded with the addition of an automated external defibrillator into the project scope.
- On 29 November 2024, the Traffic Committee endorsed the road opening, left-turn-only restriction, and continuous footpath treatments for the Young Street upgrades.
- On 27 May 2025, Council staff and the design consultant presented the project to the Access and Inclusion Committee.

Report

The methodology adopted to undertake the tender evaluation of Tender 12/2025 was based on selection criteria outlined in the tender documents and in accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005.

Open tenders were called and were received until 3pm, 7 August 2025 via Tenderlink.

At close of tenders, seven tenders were received. Listed in **strict alphabetical order**, the tenderers were:

Tenderer
Ally Infrastructure Pty Ltd
ANR Engineering Pty Ltd
Bedrule Pty Ltd
Convil Group Pty Ltd
EzyPave Pty Ltd
Fratelli Group
Kingsline Pty Ltd

Information provided by tenderers 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 tenderers has been used in assessing any request for confidentiality by a tenderer. The following information is treated as confidential in the confidential attachment:

1. Tender evaluation including selection criteria

The tender process has been reviewed and endorsed by Council's Procurement Panel for adherence to the *Procurement Policy*.

2. Tender evaluation panel results

The final ranking and point scores (out of a total 100) of the tenders are identified in the table in the confidential attachment. The assessment was based on Council's standard tender evaluation methodology, as outlined in the selection criteria.

3. Funding and costing details

Application for access to documentation should be through lodgement of a GIPA Public Information application form and payment of prescribed fees.

Consultation requirements

Community engagement has occurred in accordance with Council's Community Engagement Strategy.

Financial/Resource Implications

Council has been provided funding for the upgrade of Young Street through an agreement with TfNSW.

Legislation

Council acceptance of tenders must be undertaken in accordance with clause 178 of the *Regulation*. For transparency, minutes record the names of the councillors who supported the decision and any councillors who opposed the decision. Clause 178(3) of the *Regulation* gives council six options where it either accepts none of the submitted tenders or receives no tenders. The options are:

- postpone or cancel the proposal for the contract.
- invite fresh tenders, either open or selective, based on the same or different details.
- invite fresh applications by public advertisement (clause 168) from persons interested in tendering for the proposed contract.
- invite fresh applications from recognised contractors listed by council (clause 169) interested in tendering for contracts of the same kind as the proposed contract.
- enter into direct negotiations with any person with a view to entering into a contract in relation to the subject matter of the tender.
- carry out the requirements of the proposed contract itself.

Project Program

Anticipated Start:	6 October 2025
Anticipated Completion:	20 March 2026
Responsible Officer:	Diana Mejia, Engineering Project Manager