

CT7828 MORRISON RESERVE YOUTH ACTIVATION & BIKE PARK – STAGE 2

Report Author: Executive Officer Major Projects
Responsible Officer: Director Built Environment & Infrastructure
Ward(s) affected: Billanook;

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public. The item has been included in the public agenda to facilitate openness and transparency in Council's decision making.

Confidential information is contained in Attachment 1. This information relates to contractual matters and contains commercially sensitive information including, but not limited to, the name of tendering parties, the evaluation panel members, the tendered prices, and the evaluation of the tenders received against the published evaluation criteria.

Any disclosure of the information included within the confidential attachment to this report could be prejudicial to the interests of the Council or other parties. If discussion of this information is required, it is recommended Council resolve that the item be deferred to the confidential section of the agenda when the meeting is closed to members of the public in accordance with Section 3(1)(g)(i)(g)(ii) of the *Local Government Act 2020*.

SUMMARY

This report summarises the evaluation process and seeks Council approval for the award of the contract for the Morrison Reserve Youth Activation & Bike Park– Stage 2, located off Mikado Road, Mount Evelyn VIC 3796.

Council received \$2.6 million from the State Government's Growing Suburbs Fund Program 2023/2024 to activate Morrison Reserve by providing new and engaging social areas for people to play, gather, and recreate in a safe and communal environment. Following delivery of the upgraded play space (stage 1), this contract will deliver the final stage of the youth precinct activation project, transforming Morrison Reserve into a dynamic and inclusive open space precinct. Works include a multi-level bike trail network, pump track, snake run, youth activation zone(s), DDA-compliant access paths, overpass bridges, and landscaping throughout.

The Evaluation Panel recommends accepting the tender from Warrandale Industries for a lump sum contract amount of \$1,898,942.95 exclusive of GST.

Subject to contract award, works are anticipated to commence in Q4, 2025 with works expected to reach practical completion by Mid-2026.

RECOMMENDATION

That Council

- 1. Awards the tender from The Trustee for Burma Family Trust t/as Warrandale Industries Pty Ltd for CT7828 Morrison Reserve Youth Activation & Bike Park - Stage 2 for \$1,898,942.95 exclusive of GST.*
- 2. The Director, Built Environment and Infrastructure be delegated authority to sign the contract documents*
- 3. Authorise the Director, Built Environment and Infrastructure to sign off any required contingency not exceeding 7.5 percent of the total lump sum contract.*
- 4. The confidential attachments to this report remain confidential indefinitely as they relate to matters specified under section 3(1)(g)(i),(g)(ii) of the Local Government Act 2020.*

RELATED COUNCIL DECISIONS

28 May 2024- Council adopted the Morrison Reserve Masterplan.

PROPOSAL

To seek Council Approval to award CT7828 Morrison Reserve Youth Activation & Bike Park - Stage 2.

Purpose and Background

This report has been prepared to seek Council approval for the construction of the Morrison Reserve Youth Activation & Bike Park – Stage 2. The project addresses the growing demand for youth-oriented recreational facilities and supports Council's strategic objectives for community wellbeing, infrastructure development, and active living.

The scope includes:

- A multi-level bike trail network for all skill levels
- A pump track and snake run
- Youth activation zones with seating and shade
- DDA-compliant access paths
- Overpass bridges and trail connectors
- Landscaping

The procurement method for this tender was a single stage competitive open tender. An advertisement calling for tenders was placed in The Age newspaper on Saturday

29 March 2025. Tenders closed Thursday 29 May 2025, and three (3) submissions were received.

Tenderers were asked to provide a base lump sum price, a set list of provisional sum items and to individually price identified project options for consideration. Tenderers were also asked to suggest innovative and alternative options to the design, to identify potential project cost savings for further consideration.

The tender process has been carried out in accordance with Council's procurement policy and the endorsed evaluation plan. A summary of the tender submissions and evaluation is contained within Confidential Attachment 01.

The evaluation panel scored the tenders against the pre-established evaluation criteria, as published in the tender document.

A summary of the evaluation criteria follows:

- Capability & Capacity -15%
- Commitment to Quality & Sustainability - 5%
- Community benefit - 5%
- Time frames - 10%
- Methodology - 5%

Recommendation, and Justification

To proceed with full development, as documented in tender, subject to budget constraints as outlined in confidential attachment. It offers the greatest value in terms of safety, engagement, accessibility and recreational use, and reflects strong community support for the project through the engagement process.

STRATEGIC LINKS

This report supports Council's Strategic framework in being a high performing organisation that listens and delivers quality, value for money services to our community.

The project is closely aligned with Council's strategic objectives as it will deliver on:

- Connected and Healthy Communities, and
- Quality Infrastructure and Liveable Places.

FINANCIAL ANALYSIS

The recommended tender award amount includes funding from both External grants from the Victorian State Government Growing Suburbs Fund and Council. Council funds have been allocated to this project as part of Yarra Ranges Council 2024/2025 and 2025/2026 Capital Expenditure Program. Confidential attachment 01 provides further details of the budget breakdown and anticipated expenditure for the project.

The contract amount above currently allocated budget will be sourced from a Billanook Public Open Space Fund and/or project budget savings.

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan:

A Connected and Healthy Community

- Encourages active lifestyles through inclusive and accessible recreational infrastructure.
- Supports youth wellbeing and social inclusion by providing engaging outdoor spaces.

A Liveable and Sustainable Place

- Enhances public open space and promotes sustainable transport options such as cycling and walking.
- Incorporates environmentally conscious design and landscaping.

Vibrant and Resilient Communities

- Strengthens community engagement and participation through well-designed, multi-use public spaces.
- Responds to the needs of young people through targeted infrastructure investment.

No regional, state or national plans and policies are applicable to the recommendation in this report.

RELEVANT LAW

Council is exercising its general power under Section 10 of the *Local Government Act 2020*, which enables Council to do all things necessary or convenient in connection with the performance of its role. This includes the delivery of infrastructure projects that support community wellbeing and recreational access.

There are no known limitations or restrictions to the exercise of this power in relation to this project.

A Gender Impact Assessment has been considered in accordance with the Gender Equality Act 2020, ensuring the design and delivery of the precinct supports inclusive access and equitable use across all demographics.

Applicable legislative provisions:

- *Local Government Act 2020* – Section 10: General power of Council to undertake works and services for the benefit of the community.
- *Gender Equality Act 2020*: Requires consideration of gender impacts in policy, program and service delivery.

This report seeks Council approval to award a contract that complies with section 108 of the *Local Government Act 2020*.

SUSTAINABILITY IMPLICATIONS

Environmental Impacts

This has been considered as part of the project specification and evaluation process. There are no environmental impacts directly associated with this report. As part of the contract, the successful tenderer will be required to adhere to a construction environmental management plan for the duration of the project.

The recommended tenderer has an Environmental Management System and Quality Management System in place and seeks to recycle the majority of removed material and equipment including components of the existing play space.

Social Impacts

This has been considered as part of the project specification and evaluation process. The design team and recommended tenderer have committed to provide a high quality landscaped Urban Park for the community to enjoy. The recommended tenderer is seeking to purchase major materials items where required within the Yarra Ranges Shire for the construction of the project as well as employing locally.

Economic Impacts

This has been considered as part of the project specification and evaluation process. The recommended tenderer has committed to source goods, services and materials proposed for this contract from within Yarra Ranges Shire.

Climate Change

The project contributes positively to climate resilience by:

- Using durable, low-impact materials
- Designing for stormwater management and erosion control
- Encouraging non-motorised transport, reducing greenhouse gas emissions

These measures align with Council's Liveable Climate Plan and the State Government's Climate Change Adaptation Plan 2017–20, supporting long-term environmental sustainability and climate risk mitigation.

COMMUNITY ENGAGEMENT

Community engagement was undertaken through surveys and workshops. Feedback showed strong support for the project and informed the design and scope of works.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

The design of the facility has been through an extensive consultation process with multiple approval gateways prior to tender. Stakeholder consultation has included both external and internal stakeholders throughout the process.

The specification and tender documentation have been prepared in collaboration with an external expert consultant team, along with Council's Planning, Recreation, Major Projects, and Parks teams, and has been developed in consultation with Council's Procurement team.

Additionally, funding support involved collaboration with other levels of government, contributing to the financial viability and delivery of the project. The project incorporates innovative trail design, inclusive access features, and flexible recreational zones to support continuous improvement and long-term community use.

RISK ASSESSMENT

This has been considered as part of project design, contract terms and conditions, and within the evaluation process. A project risk register has been developed, maintained, and monitored for this project.

The recommended contractor is considered an expert in their field and highly qualified to deliver a successful result. They are also registered within the Rapid Global system and meet Councils' compliance requirements for this size and type of contract.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. CT7828 Morrisons Reserve - Stage 02 Council Evaluation Report (Confidential Attachment)