
REQUEST FOR QUOTATIONS: PREPARATION OF PLANNING DOCUMENTS & ENVIRONMENTAL INVESTIGATIONS - DEFERRED AREAS FROM DRAFT COFFS HARBOUR LOCAL ENVIRONMENTAL PLAN 2013 - HEARNES LAKE / SANDY BEACH, EMERALD BEACH & MOONEE BEACH AREAS - CONTRACT NO: RFQ-590-QI

Purpose:

To report to Council on quotations received for Contract RFQ-590-QI for the preparation of planning documents and environmental investigations to inform a Planning Proposal for the Deferred Areas from draft Coffs Harbour Local Environmental Plan (LEP) 2013 - Hearnese Lake / Sandy Beach, Emerald Beach and Moonee Beach areas.

The report provides a preferred outcome following the assessment of all submitted quotations under Council's procurement assessment process, and seeks Council's approval to accept the quotation.

The report also seeks Council's endorsement to seek a "gateway determination" from NSW Planning and Infrastructure (P & I).

Description of Item:

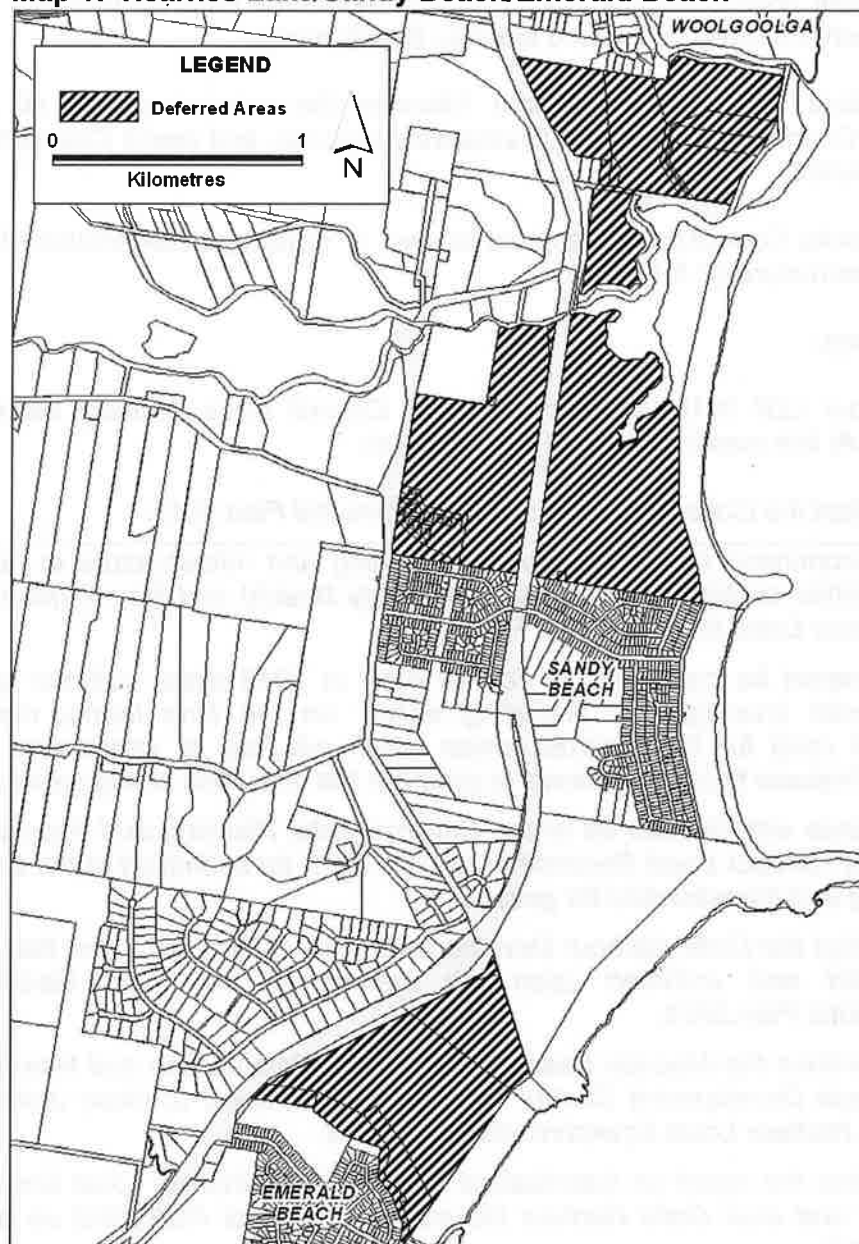
Draft Coffs Harbour LEP 2013 was considered by Council at its Ordinary Meeting of 13 December 2012. At this meeting, Council resolved that:

1. *Council adopt the Coffs Harbour Local Environmental Plan 2013.*
2. *Council recommend to the Minister for Planning and Infrastructure to defer those lands identified on Map 1 (Hearnese Lake/Sandy Beach) and Map 2 (Moonee) from Coffs Harbour Local Environmental Plan 2013.*
3. *A further report be presented to Council early in 2013 which outlines appropriate environmental investigations (including details on the time frame, method and anticipated cost) for the deferred areas which will help to inform and enable a Planning Proposal to be progressed to establish the final zone configuration.*
4. *In accordance with Section 68 of the Environmental Planning and Assessment Act 1979, Coffs Harbour Local Environmental Plan 2013 be submitted to the Department of Planning and Infrastructure for gazettal.*
5. *Council adopt the Coffs Harbour Development Control Plan 2013 and that it is to be implemented and enforced upon the making of the Coffs Harbour Local Environmental Plan 2013.*
6. *Council confirms the Moonee Beach Development Control Plan and Hearnese Lake / Sandy Beach Development Control Plan continue to apply to those deferred lands from Coffs Harbour Local Environmental Plan 2013.*
7. *Council notes the report on submissions to draft Coffs Harbour Local Environmental Plan 2012 and draft Coffs Harbour Development Control Plan 2012 as detailed in Attachment 1.*
8. *Parties who made a submission to the draft Coffs Harbour Local Environmental Plan 2012 and draft Coffs Harbour Development Control Plan 2012 exhibition be informed of Council's decision in writing.*

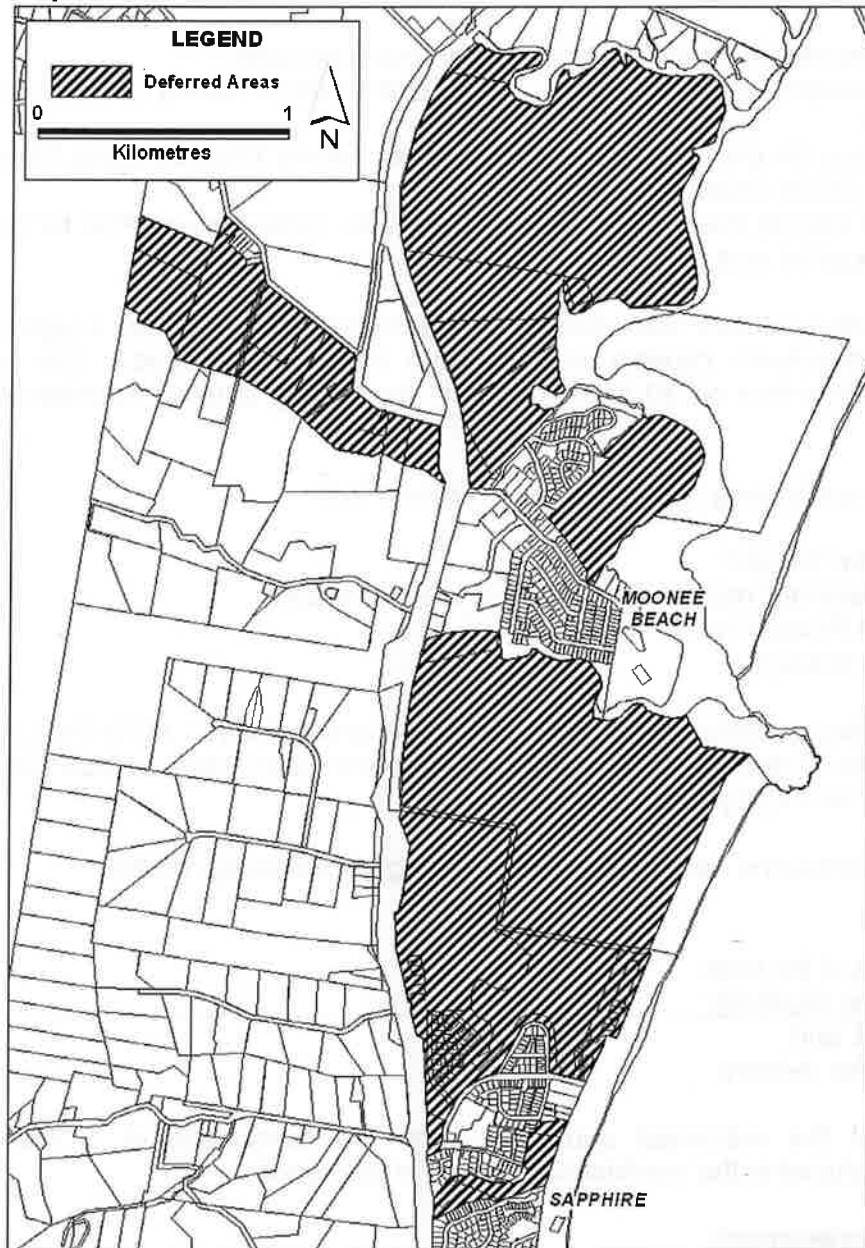
Council's decision to defer these lands was a result of representations received from land owners, during the exhibition of draft Coffs Harbour LEP 2013, that the proposed zones recommended under draft Coffs Harbour LEP 2013 were applied without a comprehensive Local Environmental Study (LES) or equivalent studies being undertaken.

The previous environmental work undertaken for these lands was a considerable period of time ago. As a result, it was considered that the most appropriate method to determine the potential use of the land was to defer the subject lands from draft Coffs Harbour LEP 2013 until such time as the environmental investigations are revisited. Once further investigations are completed, they can be used to inform a Planning Proposal to the NSW Department of Planning and Infrastructure. In the interim, these deferred areas as identified on Map 1 and Map 2 will continue to be subject to the provisions of Coffs Harbour City LEP 2000 and associated Development Control Plans (DCPs).

Map 1: Hearnes Lake/Sandy Beach/Emerald Beach



Map 2: Moonee



On 27 March 2013, Council considered a report on how the subject environmental investigations and associated planning documents would be funded and undertaken for the lands deferred from draft Coffs Harbour LEP 2013. At this meeting, Council resolved:

1. That Council reallocates surplus funds totaling \$100,000 from the Planning Proposal for the Bonville Rural Residential Area in the 2012/13 Operational Plan (giving a total funding allocation of \$150,000) to the local environmental study and associated planning documents for the deferred areas from draft Coffs Harbour Local Environmental Plan 2013 of Hearn's Lake/Sandy Beach, Emerald Beach and Moonee Beach.
2. That Council endorse the attached study brief for the preparation of local environmental study and associated planning documents for the deferred areas from draft Coffs Harbour Local Environmental Plan 2013 of Hearn's Lake / Sandy Beach, Emerald Beach and Moonee Beach.

This project involves the preparation of the following:

- local environmental study and associated planning proposals;
- updated Development Control Plans for Hearnese Lake / Sandy Beach and Moonee Beach areas;
- updated Section 94 Developer Contribution Plans for the Hearnese Lake / Sandy Beach and Moonee Beach areas; and
- Development Control Plan and Section 94 Developer Contributions Plan for the Emerald Beach investigation area.

In accordance with Council's resolution of 27 March 2013, Council has sought quotations from qualified consultants capable of completing the tasks required. The request for quotations was advertised on 20 April 2013, and the closing date for submissions was 14 May 2013.

A total of four (4) conforming quotations were received from:

- Geolink - Coffs Harbour;
- OPUS International Consultants (NSW) Pty Ltd - Newcastle;
- Monteath and Powys Pty Ltd - Newcastle West; and
- RDM - Coffs Harbour.

Two non-conforming quotations were received from Cardno (NSW / ACT) Pty Ltd and SLR Consulting Pty Ltd. These quotations were deemed non-conforming as their submitted fee was over the allocated budget for the project.

The conforming quotations were then evaluated using the following criteria:

- price;
- understanding of the brief;
- experience and capability;
- key personnel; and
- methodology for delivery.

An evaluation of the submitted quotations, and the nomination of a recommended consultancy, is included in the 'confidential' section of this report.

Sustainability Assessment:

- **Environment**

The environmental sustainability factors relevant to this project have been identified in the brief and will be addressed by the successful consultant.

The acceptance of this quotation has no detrimental impacts concerning environmental sustainability.

- **Social**

The social sustainability factors have likewise been identified. The acceptance of this quotation has no adverse social sustainability impacts.

- **Civic Leadership**

The request for quotations process is undertaken by the use of Council's Procurement Policy requirements, which is considered to be open, transparent and equitable.

- **Economic**

Broader Economic Implications

This project is being fully funded by Council.

Delivery Program/Operational Plan Implications

Issues related to Council's Operational Plan are discussed in the confidential section of this report.

Consultation:

Relevant internal Council departments were consulted during the preparation of the brief which was subsequently advertised. It is intended to further consult with Council departments, government agencies and the general community over the course of the project.

Related Policy and / or Precedents:

All procedures associated with obtaining request for quotations were undertaken in accordance with Council policy. Although this project was not a tender, the Tender Evaluation System has been used to assess the submitted quotations, as set out in the 'confidential' attachment.

Statutory Requirements:

The calling, receiving and assessment of request for quotations was carried out in accordance with the Local Government (General) Regulation 2005 (Section 7 - Tendering).

Issues:

The engagement of consultants for this project will depend on the gateway determination being sought from NSW DoPI. The work to be undertaken by the consultant may need to be modified once the gateway determination is made. It is anticipated that the brief provided to the consultants has covered all major issues to progress a planning proposal.

There are no specific issues associated with the engagement of a consultant relating to this quotation.

Implementation Date / Priority:

The successful consultant will be engaged to begin the work when the contract is finalized. The timeline in the brief indicates a completion time (submission of documents to Council for exhibition purposes) of approximately eight months.

Recommendation:

1. That Council seek a "Gateway determination" from NSW Planning and Infrastructure for the Deferred Areas from draft Coffs Harbour Local Environmental Plan 2013 - Hearn's Lake / Sandy Beach, Emerald Beach and Moonee Beach.
2. That Council consider request for quotations received for the preparation of planning documents and environmental investigations to inform a Planning Proposal for the Deferred Areas from draft Coffs Harbour Local Environmental Plan 2013 Hearn's Lake / Sandy Beach, Emerald Beach and Moonee Beach, Contract No. RFQ-590-QI and move the motion as detailed in the 'confidential' attachment.

Attachment:

ATT CONFIDENTIAL Quotation Assessment RFQ-590-QI

**COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
27 JUNE 2013**

RESOLUTION NO. 156

Minutes confirmed at Council meeting: 11 July 2013
To view Report, double-click on Agenda Report link below

Agenda Report

L13/17 REQUEST FOR QUOTATIONS: PREPARATION OF PLANNING DOCUMENTS & ENVIRONMENTAL INVESTIGATIONS - DEFERRED AREAS FROM DRAFT COFFS HARBOUR LOCAL ENVIRONMENTAL PLAN 2013 - HEARNES LAKE / SANDY BEACH, EMERALD BEACH & MOONEE BEACH AREAS - CONTRACT NO: RFQ-590-QI

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RESOLVED (Palmer/Townley):

1. That Council seek a "Gateway determination" from NSW Planning and Infrastructure for the Deferred Areas from draft Coffs Harbour Local Environmental Plan 2013 - Hearnese Lake / Sandy Beach, Emerald Beach and Moonee Beach.
2. That Council accepts the conforming tender of Monteath and Powys Pty Ltd for Contract RFQ-590-QI (provision of Planning Studies for the Deferred Areas of Hearnese Lake / Sandy Beach, Emerald Beach and Moonee Beach), for a consultancy fee of \$123,801.70 (including GST) as submitted.
3. That the contract documents be completed under Seal of Council.