



Merri-bek
City Council

SPECIAL COUNCIL MEETING AGENDA

Wednesday 17 December 2025

Commencing 6.00 pm

Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg

Language Link

This is the Agenda for the Council meeting.
For assistance with any of the agenda items,
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Belediye Meclisi Toplantısının gündem maddeleri burada verilmiştir. Bu gündem maddeleri ile ilgili yardıma ihtiyacınız olursa, 9280 1914 numaralı telefondan Language Link tercüme hattını arayınız.

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यह काँसिल की बैठक का कार्यक्रम है। कार्यक्रम के किसी भी विषय के बारे में सहायता के लिए कृपया 9280 1918 पर फोन कीजिए।

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ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਦਾ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀ ਕਿਸੇ ਆਈਟਮ ਬਾਰੇ ਮਦਦ ਲਈ, ਕ੍ਰਿਪਾ ਕਰਕੇ 9280 0751 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

- 1. WELCOME**
- 2. APOLOGIES/LEAVE OF ABSENCE**
- 3. DECLARATIONS OF CONFLICTS OF INTERESTS**
- 4. COUNCIL REPORTS**
 - 4.1 CONTRACT AWARD: RFT-2025-46 WEST STREET SHOPPING STRIP RENEWAL PROJECT

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4. COUNCIL REPORTS

4.1 CONTRACT AWARD: RFT-2025-46 WEST STREET SHOPPING STRIP RENEWAL PROJECT

Director Place and Environment, Pene Winslade

City Design and Economy

At its meeting on 10 December 2025, Council deferred consideration of this Report to allow for further consideration and to resolve any concerns, and called a Special Meeting to be held on 17 December 2025 at 6 pm to consider the deferred report.

Officer Recommendation

That Council:

1. Authorises the Chief Executive Officer to:
 - a) Make a formal offer to Multipro Civil Pty Ltd (**Contractor**) to award the Contractor contract **RFT-2025-46** for the **West Street Shopping Strip Improvement (Contract)** on the following terms and otherwise subject to and in accordance with paragraph 1(b) of this Resolution:
 - i. For the maximum lump sum of \$1,705,503 plus provisional sums of \$255,000, totaling \$1,960,503 (all figures excluding GST).
 - b) Negotiate and finalise the terms of the Contract between Council and the Contractor provided that:
 - i. The terms specified in paragraph 1(a) of this Resolution shall not be altered without a further Resolution of Council; and
 - ii. Other than terms referred to in paragraph 1(a) of this Resolution, the terms of the Contract are acceptable to the Chief Executive Officer.
2. Conditional on acceptance of the Contract by the Contractor in accordance with the terms of this Resolution:
 - a) Authorises the Chief Executive Officer to do all things necessary to execute the Contract and any required documentation for the Contract; and
 - b) Advises all tenderers of Council's decision in relation to the Contract.
3. Endorses, in accordance with the *Road Management Act 2004*, the removal of eleven car parking spaces from the West Street Shopping Strip to facilitate the essential safety improvements associated with the project.

REPORT

Executive summary

This report seeks the appointment of the preferred contractor, Multipro Civil Pty Ltd, for the construction of the West Street Shopping Strip Improvement in Hadfield.

Council undertook the design for streetscape and public realm improvements during 2023-24 through multiple stages of community, trader and stakeholder engagement, as part of the Shopping Strip Renewal Program. The resulting plan will deliver significant community benefit including pedestrian safety and access upgrades, new street furniture, landscaping and tree planting. While every effort has been made to retain carparking numbers at the shopping strip, some essential safety improvements result in the need to remove eleven car parking spaces. The total project budget over multiple years, including design is \$2.4 million.

A request for tender was released on 20 September 2025. The tender closed on 22 October 2025, and six conforming tenders were received. The tenders were evaluated, and Multipro Civil Pty Ltd has been identified as the preferred tenderer, achieving the highest score through the evaluation process and representing best value for money for Council.

The tender complies with Section 109(1) of the *Local Government Act 2020*.

Previous Council decisions

West Street Shopping Strip Streetscape Renewal Project, Round 2 Engagement Outcomes – 14 February 2024

That Council:

1. *Notes the outcomes of the Round 2 Community engagement activities.*
2. *Endorses the proposed next steps to develop a final concept plan.*

West Street Shopping Strip Streetscape Renewal Project – 20 June 2023

That Council:

1. *Notes the outcomes of the Round 1 Community Engagement activities and the findings of the Traffic and Parking Study.*
2. *Endorses the proposed next steps to develop a concept plan for renewal works, with Round 2 engagement outcomes provided in a future report to Council expected December 2023.*

1. Policy Context

Merri-bek Procurement Policy

This report is in keeping with Council's commitment to accountability and sound financial management. It also addresses Section 109(1) of the *Local Government Act 2020* which requires Council to conduct a public tender for goods, services and works where once-off or ongoing cumulative spend over the life of the contract is expected to exceed \$350,000 (incl GST), and Council's Procurement Policy.

Council Plan

The project supports the implementation of multiple themes and strategic objectives of the Council Plan 2025–2029 including:

Theme 1: Care for nature and climate resilience

1.1 Cool our city through planting and protecting canopy trees, increasing permeable surfaces, greening and beautifying our public and open spaces and optimising water capture and re-use to support plant growth.

Theme 3: Beautiful and liveable city

3.3 Ensure clean, safe, and inviting spaces and vibrant places, promoting responsible and civic engagement and greater neighbourhood pride, usage, and social connections.

3.7 Design, approve and develop public places that and promote universal access and personal safety for all.

Theme 4: Thriving economy and culture

4.2 Invest in great public spaces and streetscapes so they are accessible, clean, safe, and appealing and support vibrant activity centres and precincts and strengthen community connections.

4.3 Revitalise local shopping precincts by beautifying streetscapes, activating local community events, removing graffiti, installing public art, and improving amenity to create beautiful, accessible centres.

Shopping Strip Renewal Policy

The upgrade for West Street Shopping Strip is part of Council's Shopping Strip Renewal Policy 2015 - 2025 (SSRP). The policy guides Council with key priorities and focuses on improving public realm infrastructure, to support business performance, and to activate the public spaces within local shopping strips.

2. Background

The purpose of the report is to award a tender for construction of West Street Shopping Strip Improvement to the preferred contractor, Multipro Civil Pty Ltd.

West Street shopping strip plays an important role as a busy neighbourhood hub to the surrounding suburbs of Hadfield and Glenroy, providing a mix of local goods and services. The improvement works will deliver pedestrian safety and access upgrades, new street furniture, landscaping and tree planting to improve the amenity, vitality and sustainability of the shopping strip.

Tender process

The tender was released on 20 September 2025. It was also advertised in *The Age* newspaper. The tender period closed on 22 October 2025, and six conforming tenders were received from the following contractors:

- CDN Constructors Pty Ltd
- Cole Civil Pty Ltd
- Evergreen Pty Ltd
- Kaizen Pty Ltd
- Multipro Civil Pty Ltd
- TDL Contractors Pty Ltd

Tenders were evaluated in accordance with Council's Procurement Policy and the approved Procurement and Probity Plan developed for this project. Tender evaluation criteria included cost, capacity, capability, social, economic and environmental sustainability considerations.

In assessing the tenders, consideration was given to the following predefined evaluation criteria:

Evaluation Criteria	Weighting
Risk/Compliance	Pass/fail
Price	40%
Capability, Experience & Past Performance	15%
Works Program and Methodology	15%
Quality	15%
Customer Service	5%
Social Sustainability	2.5%
Economic Sustainability	2.5%
Environmental Sustainability	5%

Membership of the tender evaluation panel was as follows.

Title	Speciality	Role
Unit Manager Urban Design	Project Manager (Chair)	Full voting
Senior Urban Designer	Generalist	Full voting
Senior Transport Engineer	Transport	Full voting

Title	Speciality	Role
Principal Urban Designer	Generalist	Advisory
Senior Procurement Partner	Procurement	Advisory

The tender evaluation process identified Multipro Civil Pty Ltd as the preferred tenderer based on the results of the evaluation matrix, included within the Tender Recommendation Report, and attached as **Confidential Attachment 1**.

Interviews and reference checks were undertaken with the two highest scoring tenderers, Multipro Civil Pty Ltd and Kaizen Pty Ltd. Following this process Multipro Civil Pty Ltd was the preferred tenderer.

Multipro Civil Pty Ltd have previously undertaken civil works for Merri-bek and other Councils and successfully delivered the works to a high standard.

3. Issues

Collaboration

Section 109(2) of the *Local Government Act 2020* requires that any Council report that recommends entering into a procurement agreement must include information about any opportunities for collaboration with other Councils or public bodies.

Under this contract there are no such opportunities as it is a locally based stand-alone public space construction project for which the onsite construction services are not provided by other Councils or public bodies.

Community impact

The project will enhance the amenity and accessibility of the West Street shopping strip, benefiting the local community and all visitors. Additional space for seating, gathering and outdoor dining will provide opportunities for more social interaction and connection. Combined, these will enhance the local identity and sense of place for West Street Shopping Strip.

Multipro Civil Pty Ltd contribute to the community through sponsorship of sports clubs and volunteering labour and plants to a Land Care group. Additional labour and suppliers will be sourced locally to the project wherever possible.

Climate emergency and environmental sustainability implications

The project incorporates passive irrigation, using kerb inlets to direct stormwater to garden bed areas. The planting of canopy trees will contribute to a reduction in the urban heat island effect.

Multipro Civil Pty Ltd has an Environmental Management Policy in place. Sustainability initiatives currently implemented in their offices include solar panels and battery storage, and GPS efficiency tracking of plant and operations. All materials demolished and removed from the site will be separated, sorted and recycled, and recycled products will be use in the new construction wherever possible.

Economic sustainability implications

Shopping strip improvements will support the economic vibrancy of the West Street shopping strip, making it a more attractive and pleasant place for people to visit and linger. The project has also included some direct business support initiatives, including enhancements to ten shopfronts, completed in early 2025.

The construction period will mean some disruption for businesses, but careful phasing of works and direct communication with the traders will aim to minimise this impact.

Multipro Civil Pty Ltd is based in the NCA and works with multiple sub-contractors / suppliers also based in Merri-bek.

Parking reduction

During the two rounds of community engagement which shaped the design for the works, the importance of car parking to the function of the West Street shopping strip was a key concern. As a result, every effort was made throughout the design process to retain carparking to the greatest extent possible, while balancing the basic safety and accessibility needs of the community.

The Parking Study undertaken in March 2023 found that while parking within West Street's service road is at capacity at peak times, there is parking capacity in nearby side streets, requiring a short walk to the shops.

The Draft Concept Plan showed a reduction of six carparks to incorporate space for safe pedestrian crossings. Through the detailed design phase, a Road Safety Audit was conducted and Department of Transport and Planning approval sought. This led to a requirement that a further five spaces be removed to meet sightline and offset requirements, resulting in a total reduction of eleven carparking spaces.

Under the Road Management Act 2004, Council is responsible for parking, except for clearways on arterial roads. Council's approval is required to remove or modify parking associated with these works.

Human Rights consideration

The implications of this report have been assessed in accordance with the requirements of the Charter of Human Rights and Responsibilities.

4. Community consultation and engagement

The design for the West Street Shopping Strip Improvement project has been shaped by two rounds of extensive community and stakeholder engagement during 2023 and 2024. The results of this engagement, documenting community priorities and feedback were reported to Council in June 2023 and February 2024. The Final Plan for the works is provided in **Attachment 2**.

Communications

During construction there will be frequent communication to nearby residents, shoppers and businesses on the timing and progress of works. This will consist of signs on site and letterbox drops to keep stakeholders informed of the construction program.

Multipro Civil Pty Ltd will communicate directly with impacted businesses and traders to minimise disruption caused by the works.

5. Officer declaration of Conflict of Interest

Council officers involved in the preparation of this report have no conflict of interest in this matter.

6. Financial and resources implications

A budget of \$2.43 m was allocated to this project over six years (2021-22 to 2026-27), with 2025-26 being the fifth year. A total of \$0.744 m has been expended on design over the five years. The remaining allocated budget is \$2.1 m in 2025-26. The total construction cost is estimated at \$1.951 m (excluding GST).

The table below shows the breakdown of the project budget for the works.

Element	\$ (excluding GST)
2021-22 actuals (design)	\$65,624
2022-23 actuals (design)	\$25,185
2023-24 actuals (design)	\$97,756

Element	\$ (excluding GST)
2024-25 actuals (design)	\$118,534
2025-26 revised forecast (construction)	\$1,121,000
2026-27 adopted budget carry forward into 2026-27 (construction)	\$1,000,000
Total allocated budget	\$2,428,098
<u>Funding source</u>	
Council	\$2,428,098
Total funding source	\$2,428,098
<u>Less</u>	
Actual spend to date	\$319,493
Expected expenditure for Melbourne Water asset survey	\$8,000
Expected expenditure for Telstra asset adjustment works	\$75,000
Expected expenditure for Yarra Valley Water fire hydrant works	\$20,000
Recommended tender award RFT-2025-46 West Street Shopping Strip Improvement Tender Lump sum amount	\$1,705,503
Recommended tender award RFT-2025-46 West Street Shopping Strip Improvement Provisional sum	\$255,000
Allocation for unforeseen circumstances and/or latent condition	\$45,102

One year (52 weeks) of landscape maintenance is included in the Fixed Lump Sum. After this establishment period, the maintenance responsibilities will be handed over to Council. There will be a slight increase in ongoing maintenance requirements for the shopping strip compared to current services, which relate to:

- A larger area of garden bed requiring maintenance
- An increase in the amount of seating / street furniture requiring maintenance.

Other services will remain consistent with current programs, including waste collection and street cleansing.

7. Implementation

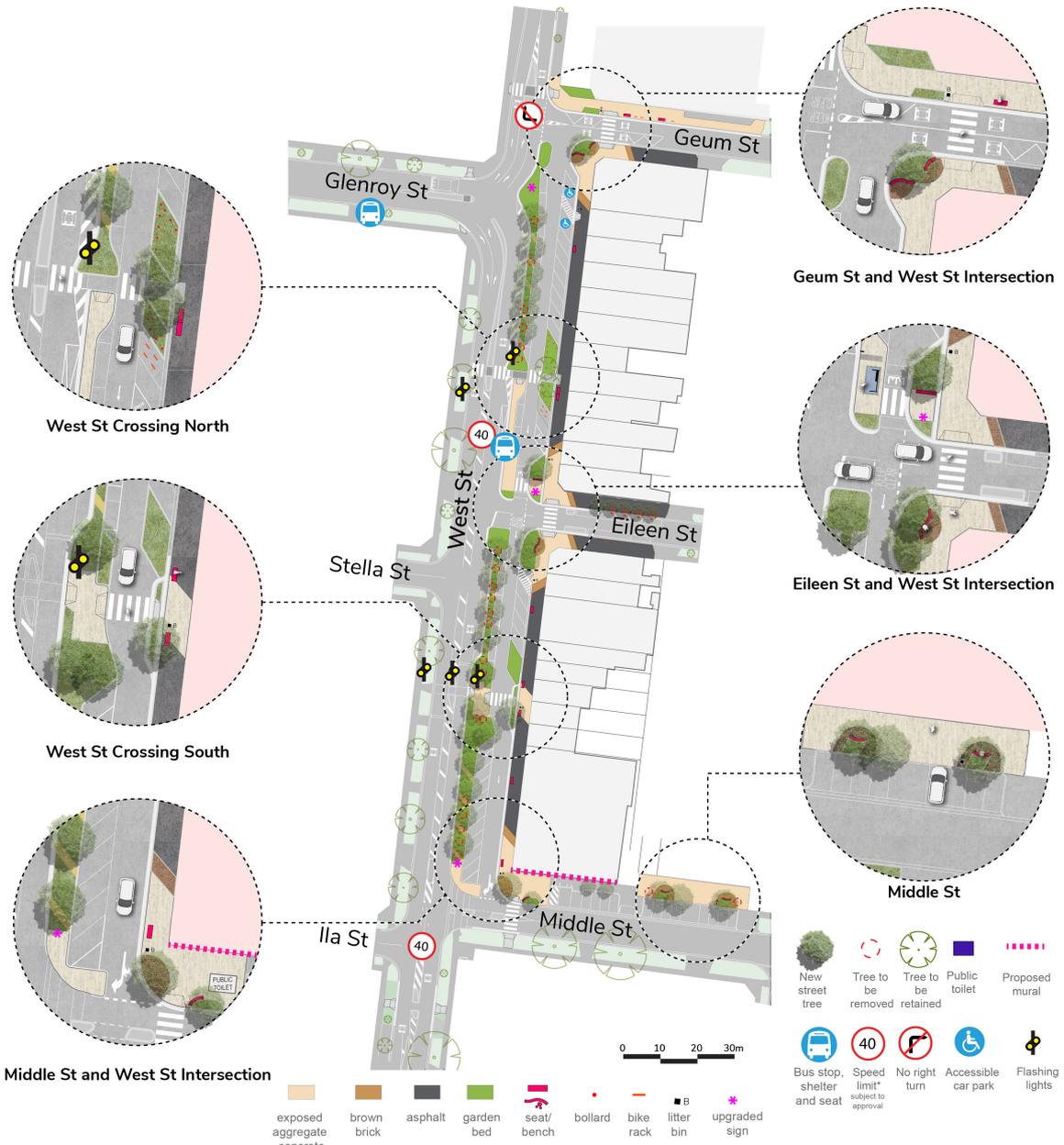
It is proposed that the CEO be authorised to do all things necessary to execute the contract and any other required documentation.

Works are planned to commence in January 2026 and anticipated to be complete by September 2026.

Attachment/s

- | | | |
|---|--|------------|
| 1 | RFT-2025-46 - Tender Recommendation Report | D25/607591 |
| | <i>Pursuant to section 3(1)(g)(ii) of the Local Government Act 2020 this attachment has been designated as confidential because it relates to private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.</i> | |
| 2 | West Street Shopping Strip Improvement - Final Plan, September 2025 | D25/554045 |

**IMPROVING THE WEST STREET SHOPPING STRIP, HADFIELD
FINAL CONCEPT PLAN - SEPTEMBER 2025**



The scope of works and design is subject to review by authorities and further costing

Merri-bek Language Link

廣東話	9280 1910	हिंदी	9280 1918
Italiano	9280 1911	普通话	9280 0750
Ελληνικά	9280 1912	ਪੰਜਾਬੀ	9280 0751
عربي	9280 1913		
Türkçe	9280 1914	All other languages	
Tiếng Việt	9280 1915	9280 1919	