

Project Scope - Ada Villa Terrace, Erskineville

File No: X090878.001

Summary

This report outlines the proposed scope of works for the refurbishment of the park located at 59 Erskineville Road, Erskineville, commonly referred to as Ada Villa Terrace. Ada Villa Terrace has been identified as a part of the small parks and playgrounds improvement program.

The project brief is to refurbish the area by replacing the uneven pavement, enhancing access into the plaza, enlarging the green space area to include a buffer to the neighbouring sites, and installing additional seating and associated landscape improvements.

The Draft Concept Plan was on public exhibition from 4 March to 1 April 2024. A letter was distributed in the local area and the proposal was exhibited on the City's website. The proposed works are supported by the community and the response highlighted that an upgrade of this park would increase the current use of the park.

The proposal includes increasing the planting with the introduction of new trees, shrub and groundcover plants. It includes resurfacing to create an accessible, open space using simple, durable materials that reflect the local neighbourhood character. It includes more seating options, including one dedicated in memory of Terry Murphy.

This report recommends that Council endorse the proposed scope of works for the park refurbishment at 59 Erskineville Road, Erskineville (referred as Ada Villa Terrace).

Recommendation

It is resolved that Council:

- (A) endorse the scope of improvements to the Ada Villa Terrace (59 Erskineville Road), Erskineville as described in the subject report and shown in the Draft Concept Plan as Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation tender and construction; and
- (B) note the financial implications as outlined in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan and Site Photographs
- Attachment B.** Concept Plan
- Attachment C.** Engagement Report
- Attachment D.** Financial Implications (Confidential)

Background

1. The City has an ongoing small parks improvement program. This program is for parks which need upgrade or enhancement works, the replacement of end-of-life equipment, and to generally provide appropriate facilities for local residents.
2. Ada Villa Terrace is a local park located at 59 Erskineville Road, Erskineville. It is bounded by residential and retail properties (refer to Attachment A). The site is approximately 132 square metres.
3. The land is owned by the City of Sydney.
4. Ada Villa Terrace was identified for an upgrade due to the park's overall condition.
5. Ada Villa Terrace is characterised as a small plaza, with uneven concrete pavement, no trees and minimal existing vegetation. It is bordered by buildings to the south and east, and a private carpark borders the western side.
6. In February 2021, a Council endorsed a Lord Mayoral Minute that paid tribute to the life of former Sydney City Council Alderman and Erskineville local champion Terry Murphy. Council unanimously supported the request that the Chief Executive Officer be requested to consult with Terry Murphy's family about a memorial in Erskineville which recognises the contribution of Terry Murphy to his local community. Consultation with a number of Terry Murphy's family and friends occurred. Ada Villa Terrace was identified as a location for a commemorative bench, providing a quiet space for rest and reflection close to the places Terry Murphy usually visited.

Draft Concept Plan

7. A draft concept design was developed for the works and community consultation undertaken in March /April 2024.
8. The draft concept design sets the overall layout. The key principles are:
 - (a) transform and redefine the space into a welcoming and safe space for the community;
 - (b) expand the green space and tree canopy;
 - (c) improve permeability in the plaza;
 - (d) maintain sightlines and passive surveillance (visibility) to create an open and safe public space;
 - (e) provide a community space with seating opportunities which encourage social interaction; and
 - (f) use simple, robust and high-quality materials which reflect the local neighbourhood character.
9. The proposal includes the following:
 - (a) improved functionality and inclusivity of the plaza through custom seating to create a focal point and gathering space for the community;

- (b) expanded seating options to foster social interaction and relaxation, including a commemorative seat dedicated to the memory of a local resident, Terry Murphy;
 - (c) new pavement to create an accessible plaza that seamlessly integrates with the surrounding streetscape;
 - (d) planting of four new trees to provide canopy and shade during summer; and
 - (e) wide garden beds, incorporating new shrubs and groundcover plants, to breathe life into the landscape.
10. In response to community consultation the following will be further investigated during detailed design:
- (a) new garden bed along the boundary wall;
 - (b) additional tables and seats;
 - (c) new garbage bin; and
 - (d) requirements for lighting upgrade.
11. Contamination was detected in the soil during early site investigation works. A Remediation Action Plan will be prepared to remediate the site during the construction works.
12. A Development Application (DA) will be lodged for the required soil remediation works in accordance with Part 4 of the Environmental Planning Assessment Act 1979. This is triggered by the location of the site in a heritage conservation area.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

13. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This plan is aligned with the following strategic directions and objectives:
- (a) Direction 3 - Public places for all - this project will provide an improved open space and streetscape which meets the needs of a variety of users and provides opportunities for social interaction.
 - (b) Direction 4 - Design excellence and sustainable development - this project is part of a wider program of renewal of local small parks and reserves across the city. It will provide an improved quality of open space.
 - (c) Direction 6 - An equitable and inclusive city - this project will provide public play and gathering spaces for all ages and abilities.

Organisational Impact

14. Upgrading the footpath pavement in Ada Villa Terrace will improve the quality of these existing pavements and represent a mitigation of risk to the City. The assets will require ongoing maintenance.

Risks

15. Risks of not implementing this scope of works could result in failure to meet community expectations.

Social / Cultural / Community

16. Improving the amenity offering within the reserve represents an investment in this community, providing opportunities for people of different ages and abilities to use the reserve alongside each other.

Environmental

17. Introduction of new planting and trees through this work is in line with the Urban Ecology Strategic Action Plan.

Financial Implications

18. Sufficient funds have been allocated in the Parks Renewal Capital Works 10-year budget to complete this project.
19. Current project cost estimates and financial implications for the delivery of the Ada Villa Terrace renewal are detailed in Confidential Attachment D. Construction cost estimates will be confirmed by a Quantity Surveyor prior to tender.

Relevant Legislation

20. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.
21. Attachment D to the subject report contains confidential information which, if disclosed would confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
22. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise Council's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.
23. Environmental Planning and Assessment Act 1979.
24. State Environment Planning Policy (Transport and Infrastructure) 2021.
25. Sydney Local Environmental Plan 2012.
26. Disability Discrimination Act 1992.

Critical Dates / Time Frames

27. Current Program Dates:

- | | |
|--|------------|
| (a) Council approval of Concept Design | May 2024 |
| (b) Detailed Design | June 2024 |
| (c) Tender | Nov 2024 |
| (d) Construction start | Early 2025 |
| (e) Completion | Mid 2025 |

Options

28. Proceed with the progression of the improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender for construction.
29. Project does not proceed - this option is not recommended as the current condition of the reserve has a number of associated risk and compliance issues.

Public Consultation

30. Community consultation was undertaken as a two-part process; early engagement (pre-consultation) and public consultation / exhibition. For a detailed description of the consultation process and findings refer to Attachment C.
31. An early engagement notification letter/email was issued to residents. 148 submissions were received during the period. The purpose of the early engagement was to seek input from the community about how they used the space and how the reserve could be improved.
32. The public consultation involved the following:
- (a) Letters advertising the online feedback portal were distributed to the Erskineville area. 422 letters were distributed.
 - (b) A webpage on SydneyYourSay showing the plans from 4 March to 1 April 2024. The page included an electronic copy of the concept design, survey and other key information about the consultation.
 - (c) A pop-up consultation feedback session was held in the reserve on Tuesday 19 March, 2024, 4pm to 5.30pm. Council staff were available to answer questions and obtain feedback about the proposed concept plan. Respondents were also encouraged to view the plans and provide feedback on the Sydney Your Say website.
 - (d) Approximately 12 people attended the session.
 - (e) An online feedback form.

- (f) One sign was placed in the park directing people to leave their feedback online.
33. There were 49 submissions received during the consultation period. The Sydney Your Say page was visited 1,176 times during the consultation period. This included three submissions via email and the online feedback form.
34. The proposal was well supported by the community and the responses highlighted that an upgrade to this park would increase the current use of the park. A summary and response to the key comments and suggestions are:
- (a) There were five requests for a drinking fountain with dog bowl in the plaza. There are several drinking fountains located within close proximity and the available space is quite constrained and access limited. The project team will review the feasibility of providing an additional drinking fountain with dog bowl to Ada Villa Terrace.
 - (b) There were several requests to plant trees to provide shade and replace those recently poisoned in the neighbouring site. The design incorporates four new trees in the plaza. The species will be reviewed during detailed design and will align with the City's Urban Forest Strategy, Street Tree Master Plan and Greening Sydney Strategy.
 - (c) More tables and seating. The proposal includes a large custom seat, connecting the plaza to the street, and several bench seats further into the plaza. Additional opportunities for seating will be investigated in detailed design.
 - (d) Consideration of a mural on the blank wall. The wall is not owned by the City. A mural is not within the project scope.
 - (e) Inclusion of more active uses. The open paved area allows for unstructured active uses. The site is deemed too small to include structured items such as table tennis or boules.

KIM WOODBURY

Chief Operating Officer

Stephen Smith, Specialist Design Manager