

**ITEM 12. VARIATION REQUEST - HAROLD PARK COUNCIL COMMUNITY  
CENTRE - HEAD CONTRACTOR**

**FILE NO: S122152**

**SUMMARY**

The Harold Park Community Centre project was established from a Voluntary Planning Agreement between the City and Mirvac Harold Park Pty Limited (Mircvac) to provide a 500 meter square space in the redevelopment of the former Tramsheds. Under the planning agreement, Mirvac transferred the completed space to the City with base building works completed. The City is currently fitting out the space to meet its needs as a community centre.

When completed, the space will be hired by the community to run activities and functions including receptions, children's parties, body corporate meetings, launches, yoga and more. The sprung floor and flexible fi-out maximises the use for the growing population of Glebe and surrounding communities.

Following Mirvac's completion of the Tramsheds facility, the City's contractor established site and commenced works in March 2017.

Roof penetration works required approval under the building's new shared access legal agreement resulting in delays and electrical designs were reviewed to resolve unexpected power supply constraints. To accommodate these changes, this report recommends an increase to the overall project budget and the head contractor's contract contingency.

**RECOMMENDATION**

It is resolved that Council:

- (A) approve increased project budget and contract contingency to the existing Head Contractor to cover extended construction work as described in Confidential Attachment A to the subject report; and
- (B) note the financial and contractual implications detailed in Confidential Attachment A.

**ATTACHMENTS**

**Attachment A:** Financial and Contractual Implications (Confidential)

**(As Attachment A is confidential, it will be circulated separately from the agenda paper and to Councillors and relevant senior staff only.)**

**BACKGROUND**

1. The decline in the number of tram services and classes of carriages from the 1940s onward resulted in the closure of surplus tram depot facilities. In 1958, the number of services that Rozelle Depot provided were gradually decreased, leading to the closure of the depot.
2. The property, comprising both the former Harold Park Paceway and the former Rozelle Tram Depot, was purchased by Mirvac Property Pty Limited in 2010. Stage 1 development application for the site was approved in 2012, comprising the staged construction of residences, 3.8 hectares of public open space, adaptive re-use of the former Tram Depot buildings for commercial use and dedication of 500 square metres within the Tramsheds for the Council community centre.
3. The Harold Park Community Centre project was established from a Voluntary Planning Agreement between the City and Mirvac Harold Park Pty Limited (Mircvac) to provide a 500 meter square space in the redevelopment of the former Tramsheds. Under the planning agreement, Mirvac transferred the completed space to the City with base building works completed. The City is currently fitting out the space to meet its needs as a community centre.
4. When completed, the space will be hired by the community to run activities and functions including receptions, children's parties, body corporate meetings, launches, yoga and more. The sprung floor and flexible fitout maximises the use for the growing population of Glebe and surrounding communities.
5. On 29 February 2016, Council resolved to award a contract to Sullivan's Construction (Aust) Pty Limited (Sullivan's) to undertake the fitout.
6. Following Mirvac's completion of the Tramsheds facility, the City's contractor established site and commenced works in May 2017.
7. The construction works are due to be completed early 2018.
8. Roof penetration works for the community facility required approval under the building's newly established shared access legal agreement resulting in project delays.
9. A review of the electrical design was also required, which included investigation into alternative energy sources including gas and kitchen appliance modification to address the power supply available.

**FINANCIAL IMPLICATIONS**

10. Current project budget is insufficient to complete the required additional works as outlined in Confidential Attachment A.
11. The requested source of funds to address budget shortfall are outlined in Confidential Attachment A.
12. It is recommended that Council approve these additional funds so that the works can be completed.

**RELEVANT LEGISLATION**

13. *Local Government Act 1993.*

**CRITICAL DATES / TIME FRAMES**

14. Program Key Milestones:

- |                                   |              |
|-----------------------------------|--------------|
| (a) Construction works commenced: | 16 May 2017  |
| (b) Construction Work Completion  | January 2018 |

15. Once construction is complete the venue will be handed over to the Community Venues Unit to hire out the space.

16. A high level of interest from the Local Community has already been received.

**AMIT CHANAN**

Director City Projects and Property

Chris Allen, Specialist Project Manager