

ITEM 6. JOHNSTONS CREEK PARKLANDS MASTER PLAN WORKS – PROJECT SCOPE**FILE NO: S123803****SUMMARY**

On 15 September 2014, Council resolved, in part, that:

“(E) in accordance with Council’s approval of the Johnstons Creek Parklands Master Plan on 26 August 2013, works including

- (i) removal of remaining buildings on The Crescent;*
- (ii) provision of additional open space along The Crescent connected to Federal Park; and*
- (iii) clearing of the arches near the playground and the Crescent timber yards*

be costed and brought forward for inclusion in next year’s capital works program.”

This report describes the proposed scope of works to be undertaken on The Crescent Lands at the western edge of the Johnstons Creek Parklands. These works will form the next stage of implementing the Johnstons Creek Parklands Master Plan following the Harold Park open space.

The proposed scope includes the removal of all Council-owned buildings along The Crescent and the remediation of contaminated land to create new green open space. It also includes a new skate space at the northern end of The Crescent and the clearing of the arches under the viaduct to connect the new open space to Federal Park.

This report recommends the commencement of design and consultation on the proposed scope.

RECOMMENDATION

It is resolved that Council:

- (A) endorse the scope for the proposed works arising out of the adopted Johnstons Creek Parklands Master Plan, for progression to technical site investigations, concept design and community engagement, as described in the subject report;
- (B) note that a Development Application will be lodged for the demolition of existing buildings and site remediation of No 7, 9 and 11-13 The Crescent;
- (C) note that investigations will be accelerated for additional skate facilities in Green Square and Sydney Park, which have been identified as potential sites; and
- (D) note the funding implications as outlined in confidential Attachment C to the subject report, and consider the funding of this first stage of work when developing the 2015/16 Operational Plan and Budget.

ATTACHMENTS

Attachment A: Master Plan (as adopted) - Johnstons Creek Parklands - The Crescent

Attachment B: Proposed first stage works – The Crescent

Attachment C: Financial Implications (Confidential)

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

BACKGROUND

1. A number of previous Resolutions of Council relate to the scope of works proposed along The Crescent as part of the next stage of implementing the Johnstons Creek Parklands Master Plan.
2. On 26 August 2013, Council adopted the Johnstons Creek Parklands Master Plan (the Master Plan). Council's resolution included that "*the removal of buildings on The Crescent, excluding a possible community centre and the clearing of the arches, be considered at the time of the next budget review*".
3. On 15 September 2014, Council accepted a tender for the design and construction of three child care centres, including one on The Crescent, Annandale. When accepting the tender, Council also resolved, in part, that:

"(E) in accordance with Council's approval of the Johnstons Creek Parklands Master Plan on 26 August 2013, works including

 - (i) removal of remaining buildings on The Crescent;*
 - (ii) provision of additional open space along The Crescent connected to Federal Park; and*
 - (iii) clearing of the arches near the playground and the Crescent timber yards*

be costed and brought forward for inclusion in next year's capital works program."
4. The adopted Johnstons Creek Parklands Master Plan identifies The Crescent Lands as an area which will supplement formal recreation within the central precinct (see Attachment A). It proposes the removal of the majority of warehouse buildings along The Crescent to create a new village green area for activities, which include junior games and casual ball games.
5. The proposed scope will deliver new green open space and constitutes a significant step towards realising the long term Master Plan.

Proposed scope of works

6. The following scope of works is proposed as the first stage (see Attachment B) of implementing the Johnstons Creek Parklands Master Plan:
 - (a) removal of all Council-owned buildings along The Crescent to create new green open space;
 - (b) opening up of the arches under the viaduct to connect the new open space to Federal Park; and
 - (c) a new skate space on the northern end of The Crescent between the viaduct and The Crescent.
7. In addition to the proposed new skate facility at The Crescent, investigations will be accelerated to identify suitable locations for additional skate facilities in Sydney Park and Green Square, which have been identified as suitable locations for skate facilities.

8. The new green open space will constitute a significant change of use of the land on The Crescent, and a Development Application will be required for the demolition of the existing buildings and site remediation. To achieve the earliest possible completion, technical site investigations will be carried out early and the Development Application lodged ahead of finalising the design.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030

9. *Sustainable Sydney 2030* is a vision for the sustainable development of the city to 2030 and beyond. It includes 10 strategic directions to guide the future of the city, as well as 10 targets against which to measure progress. This report is aligned with the following strategic directions and objectives:
 - (a) Direction 9 - Sustainable Development, Renewal and Design – the proposal creates new green open space.

Strategic Alignment – Greening Sydney Plan

10. The Greening Sydney Plan focuses on the opportunities to increase canopy cover, landscape amenity and biodiversity within the City of Sydney. It contributes to the delivery of the City of Sydney Environmental Management Plan, which establishes the City's environmental vision, goals, targets and actions. The proposal will contribute to achieving these targets by increasing canopy cover and per capita open space.

Organisational Impact

11. The proposal will create additional open space assets, which will require ongoing maintenance and management.

Risks

12. The land along The Crescent is contaminated due to historically imported uncontrolled fill material, which was used to reclaim the area. Past uses for commercial and industrial purposes may have further contributed to the contamination. Detailed site investigations will be carried out as part of the proposed scope to determine the exact level of contamination and develop a Remediation Action Plan.

Social / Cultural / Community

13. The proposal will deliver new green public open space as well as a dedicated skate space. The removal of the commercial uses along the Crescent will substantially increase the street frontage of the parklands and improve access into the parklands from the west.

Environmental

14. The proposal is in line with the goals of the City of Sydney Environmental Management Plan, which include “*To create a green liveable city, recognising the importance of trees and quality open space that supports diverse and abundant ecosystems.*”

Economic

15. The Council-owned properties along The Crescent (including four of the rooms under the viaduct) are currently leased to commercial tenants while one of the rooms under the viaduct is leased to an Arts Group. These businesses will need to relocate.

BUDGET IMPLICATIONS

16. Some funds are available for this project in the current Corporate Plan. Additional funds will be required in future years as outlined in confidential Attachment C.
17. The redevelopment of The Crescent lands will result in a loss of income from the commercial leases (currently \$459,148 per annum). However a substantial proportion of this income is currently spent on the ongoing maintenance of the existing buildings, which are in poor condition.

RELEVANT LEGISLATION

18. Attachment C contains confidential information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. 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.
19. Local Government Act 1993 for construction procurement.
20. Environmental Planning and Assessment Act 1979.

CRITICAL DATES / TIME FRAMES

21. Key dates are as follows:

(a) Commence technical site investigations	January 2015;
(b) Commence concept design	March 2015;
(c) Community consultation	May 2015;
(d) Concept design complete	mid 2015;
(e) Planning determination	late 2015;
(f) Detailed design and tender documentation	early 2016; and
(g) Construction commence – main works	mid 2016.

PUBLIC CONSULTATION

22. Extensive public consultation has previously been undertaken during the development of the Johnstons Creek Parklands Master Plan.

23. This report recommends the commencement of comprehensive consultation on the proposed scope with the community and stakeholder groups, following concept design in early 2015. The results of the consultation and any refinement of the concept design will be reported back to Council.

KIM WOODBURY

Acting Director City Projects and Property

Maren Parry, Senior Design Manager