

**ITEM 6. HYDE PARK SOUTH CAFÉ – PROJECT SCOPE****FILE NO: S122010****SUMMARY**

On 18 November 2013, Council endorsed the City entering into a deed with Transport for NSW granting it access to Hyde Park South to undertake the Museum Station Easy Access Upgrade Project. The Transport for NSW project will improve accessibility to the station and include new lifts connecting the station entry, concourse and platforms. The access works will require the demolition of the small café owned by the City of Sydney. In accordance with the deed, the City will design and deliver a new accessible café building to replace the existing café, and provide a new lift lobby to the new Museum Station lift.

The project aims to provide a new commercially viable café that replicates the previous café's size, with a contemporary structure that sits respectfully adjacent to the existing heritage setting.

This report details the project scope, costings and community consultation undertaken for the new café building, new lift lobby and adjacent public domain improvements around the immediate building curtilage. The project will integrate with the concurrent Hyde Park Master Plan public domain works. The new building will be a positive and elegant contribution to the State Heritage listed Hyde Park and Museum Station curtilage.

It is recommended that this scope form the basis for design development, documentation and tender for construction.

**RECOMMENDATION**

It is resolved that Council:

- (A) approve the project scope for the Hyde Park South café as described in the subject report for the purpose of proceeding with design development, any relevant planning approvals, documentation and tender for construction works; and
- (B) note the financial implications detailed in confidential Attachment C to the subject report.

**ATTACHMENTS**

**Attachment A:** Relevant Resolutions of Council

**Attachment B:** Hyde Park South Proposed Café Plan

**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

### Site

1. Hyde Park is intensely used by some three million local, interstate and international visitors each year and is the location for a number of significant events. The project site is located in the south west corner of Hyde Park, at the rear of the L-shaped Museum Station entry building.
2. Museum Station has state significance as the first underground station in Australia (opened the same day as St James Station) and demonstrates the adaptation of the London tube style station to the Australian situation. The station is well constructed, proportioned and detailed and is a fine and largely intact example of a small-scale Inter-War Stripped Classical style building. It adds to the character of the immediate area. The station complex is an important part of the larger NSW railways network and played an important role in the development of the CBD in Sydney as evidenced by direct pedestrian subway connections to adjacent department stores such as Mark Foy's.
3. Hyde Park is Australia's oldest park and a culturally significant heritage landscape. It is listed by the National Trust as a heritage item in the City of Sydney Local Environmental Plan and State Heritage Register.
4. Hyde Park today largely reflects the 1927 competition-winning design of architect Norman Weekes.

### Project Overview

5. On 18 November 2013, Council endorsed the City entering into a deed with Transport for NSW to specify the terms and conditions on which the City will grant Transport for NSW access to Hyde Park South to undertake the easy access upgrade works to Museum Station. A new lift and new lobby will be located at the rear of Museum Station, which has required the demolition of the existing Hyde Park South café, owned by the City of Sydney (refer to Attachment A).
6. In accordance with the deed, the City will take responsibility for the delivery of a new café, lobby and associated public domain works. This project will be conducted in distinct construction phases as follows:
  - (a) Stage 1 – Transport for NSW main works;
  - (b) Stage 2A – Lobby and lift cladding works;
  - (c) Stage 2B – Main Café building works; and
  - (d) Stage 3 – Service fitout and lift commissioning by Transport for NSW;with Stages 2A and 2B being delivered by the City.
7. The City is concurrently undertaking the design and implementation for a suite of complimentary improvement works for Hyde Park. The Hyde Park Master Plan Works will be conducted in distinct phases and construction packages as follows:
  - (a) Package 1 – Archibald Fountain Fig Tree Planting;
  - (b) Package 2 – Pool of Reflection;

- (c) Package 3 – Pathway Rationalisation and Entries, and Services; and
  - (d) Package 4 – Hyde Park Café Surrounds.
8. The Hyde Park Master Plan improvements will run in parallel with the Hyde Park South café works. Under Package 4, the Hyde Park Master Plan landscape architect will work in conjunction with the design team for the Hyde Park South café to undertake design proposals for the café outdoor seating area and the adjacent park and pedestrian access improvements.
  9. On 27 April 2015, in response to an open tender process, Council endorsed the recommendation to engage Andrew Burns Architect as the Head Design Consultancy for Hyde Park South café (refer to Attachment A).
  10. In April 2015, Transport for NSW commenced the Museum Station Easy Access Upgrade Project.

### PROJECT SCOPE FOR HYDE PARK SOUTH CAFÉ

11. The proposed project scope includes:
  - (a) replacing the 99m<sup>2</sup> existing café building with a new café of approximately 97m<sup>2</sup> including:
    - (i) kitchen and coolroom area approximately 35m<sup>2</sup>;
    - (ii) bin store and grease trap area approximately 10m<sup>2</sup>; and
    - (iii) provision of two unisex accessible toilets with one externally accessible for park users;
  - (b) providing approximately 90 café seats, made up of 26 indoor seats, 34 external covered seats and 30 outdoor park seats, replacing the existing 82 café seats comprised of 28 indoor seats, 20 external covered seats and 34 outdoor park seats;
  - (c) lift lobby (50m<sup>2</sup>) – including compliant lobby, paving and lift shaft permanent cladding; and
  - (d) reinstating the adjacent public domain as part of the Hyde Park Master Plan implementation project. These works include:
    - (i) replacing the existing outdoor park seating area with a new outdoor seating terrace of approximately 75m<sup>2</sup>;
    - (ii) providing new accessible routes from Museum Station to ANZAC Memorial;
    - (iii) new landscaping including garden beds, retaining walls and stairs; and
    - (iv) paving works to the café and station surrounds.
12. The project recognises the historic significance and heritage sensitivity of the Hyde Park location. The project team is working closely with the City's heritage specialists, external heritage consultants and the Heritage Council of NSW.

13. The proposed café design sits respectfully within the heritage setting. It is set back from the adjacent Museum Station building, allowing meaningful separation of the two structures while also providing new access from the station to the park, and improved sightlines.
14. The envelope of the proposed café building relates to the Museum Station building. The solid component aligns with the existing station façade, while the front of house area is expressed as a lightweight and transparent volume opening to the park.
15. The proposed footprint replicates that of the previous café but attempts to maximise the commercial viability of indoor and covered seating areas. Food preparation areas and layouts have been developed with commercial kitchen and retail food consultants' advice to ensure improved business viability for the future tenant.
16. A market consultation has also been undertaken with café operators within the city. This informed some enhancements to the design, with a view to improving commercial viability.
17. It is also expected that the ANZAC Memorial Centenary Project will increase the visitor numbers to Hyde Park South and therefore potential café patrons.

## KEY IMPLICATIONS

### Strategic Alignment - Sustainable Sydney 2030

18. *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 project is aligned with the following strategic directions:
  - (a) Direction 5 - A lively, Engaging City Centre – this project will provide a new contemporary café set within a vibrant and active location in the City Centre.
  - (b) Direction 9 - Sustainable Development, Renewal and Design – this project will address environmental targets listed in the City's Environmental Management Plan and *Sustainable Sydney 2030* vision.

### Organisational Impact

19. Upon completion of the construction works for the café, the City will undertake an Expressions of Interest process in order to attract the best operator.
20. The City's service provider, Brookfield Global Intergrated Solutions, will be contracted to maintain the premises.

### Risks

21. Services – clash detection with existing site services is being developed to minimise this risk.
22. Program – risk that Transport for NSW may not complete their works in the required timeframe or in accordance with the pre-agreed stages. Co-ordination with Transport for NSW is ongoing to minimise this risk.

23. Heritage – Hyde Park is State heritage listed. The development is Integrated Development. Heritage specialists form part of the design team. Regular consultation is being undertaken with Council's heritage specialists and the Heritage Council of NSW.

**Social / Cultural / Community**

24. The upgrade will provide equitable access and improved connection to Museum Station and Hyde Park surrounds.

**Environmental**

25. The City aims to maximise environmental performance. This project will:
- (a) use low embodied energy materials where possible;
  - (b) improve indoor environment quality through passive solar design, natural ventilation and daylighting;
  - (c) minimise energy and water consumption through efficient fittings, fixtures and equipment; and
  - (d) improve waste management during the construction process.

**BUDGET IMPLICATIONS**

26. There are sufficient funds allocated for proceeding with the recommended scope. Current cost estimates and financial implications are presented in confidential Attachment C.

**RELEVANT LEGISLATION**

27. Work, Health and Safety Act 2011.
28. Environmental Planning and Assessment Act 1979.
29. Local Government Act 1993.
30. Attachment C contains confidential information which 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.

**CRITICAL DATES / TIME FRAMES**

31. Current program dates are:
- (a) Commence Detailed Design and Development Application Documentation Oct 2015;
  - (b) Lodge Development Application Feb 2016;
  - (c) Construction Tender Late 2016;

- (d) Commence Construction Early 2017; and
- (e) Complete Construction Late 2017.

**PUBLIC CONSULTATION****Community Consultation**

32. The following steps have taken place to ensure the community is informed about the current recommendation to Council, including:
- (a) liaison with Transport for NSW;
  - (b) liaison with Heritage Council of NSW; and
  - (c) presentation material on site hoardings and the City's website in October 2015.
33. Statutory notification periods and public exhibition will be undertaken as part of the development application process.

**Design Advisory Panel**

34. The concept design was presented to the Design Advisory Panel on 15 September 2015. The overall design and heritage approach was discussed. The Panel endorsed the scheme and recommended the following be considered:
- (a) refinement of the landscape elements to the north of the site;
  - (b) investigations to allow more natural light, and explore clear glazing systems that provide natural ventilation;
  - (c) providing outdoor dining guidelines; and
  - (d) review location of doors on western façade.
35. The above feedback from the Panel will inform design development of the project.

**AMIT CHANAN**

Director City Projects and Property

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