

4 December 2023

At the conclusion of the Corporate, Finance, Properties
and Tenders Committee

Environment Committee

Agenda

- 1. Confirmation of Minutes**
- 2. Statement of Ethical Obligations and Disclosures of Interest**
- 3. Project Scope - Gunyama Park Stage 2 and George Julius Avenue North**

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As part of our democratic process, the City invites members of the community to speak directly to Councillors during Committee meetings about items on the agenda.

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1. Register to speak by calling Secretariat on 9265 9702 or emailing secretariat@cityofsydney.nsw.gov.au before 10.00am on the day of the meeting.
2. Check the recommendation in the Committee report before speaking, as it may address your concerns so that you just need to indicate your support for the recommendation.
3. Note that there is a three minute time limit for each speaker (with a warning bell at two minutes) and prepare your presentation to cover your major points within that time.
4. Avoid repeating what previous speakers have said and focus on issues and information that the Committee may not already know.
5. If there is a large number of people interested in the same item as you, try to nominate three representatives to speak on your behalf and to indicate how many people they are representing.

Committee meetings can continue until very late, particularly when there is a long agenda and a large number of speakers. This impacts on speakers who have to wait until very late, as well as City staff and Councillors who are required to remain focused and alert until very late. At the start of each Committee meeting, the Committee Chair may reorder agenda items so that those items with speakers can be dealt with first.

Committee reports are available at www.cityofsydney.nsw.gov.au

Item 1.
Confirmation of Minutes

Minutes of the following meetings of the Environment Committee are submitted for confirmation:

Meeting of 6 November 2023

Item 2.**Statement of Ethical Obligations**

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous four years.

Item 3.

Project Scope - Gunyama Park Stage 2 and George Julius Avenue North

File No: X087776.002

Summary

This report seeks approval for the revised concept design for the Gunyama Park Stage 2 and George Julius Avenue North project.

The report also seeks to increase the project budget due to: substantial escalations in landscape and road construction market prices over the past few years; further design realisation of George Julius Avenue North; ongoing refinement of the design of Gunyama Park Stage 2; and further allowance for in-ground contamination, based on lessons learnt from Stage 1.

Gunyama Park was planned to be delivered in two stages because the City did not own all the land. Transfer of the land for Stage 2 will take place from the private developer of the land via a Voluntary Planning Agreement (VPA) under the Environmental Planning and Assessment Act 1979 (NSW). This dedication is expected in mid-2024, when the first Occupation Certificate for their private development is expected to be issued.

The project for Stage 2 (8,700 square metres - including George Julius Avenue North) will complete the Gunyama Park project and includes a new amenities building, playground, landscaping and skate plaza.

The project scope also includes construction of a new road at George Julius Avenue North (2,500 square metres), to the east of Gunyama Park.

The original staging design anticipated that the field would be widened into the Stage 2 zone, however, to reduce waste and disruption to the new playing surface and the community, the design was revised to retain the completed field and path in their current configurations.

Construction Documentation of Gunyama Park Stage 2 was completed to approximately 70 per cent by the competition winning design architect, landscape architect and other consultants under the GPARC Stage 1 construction Design and Construct (D&C) contract.

Further design refinements have been made during a design revision phase - a collaboration between the competition winning architect and landscape architect, Andrew Burgess Architects (ABA), Taylor Cullity Lethlean (TCL) and Indigenous cultural design consultants, Djinjama.

The skate area was changed from a small bowl to a plaza skate space after consultation with the local skate community.

Construction prices have increased significantly over the past 24 months. An estimate of costs has recently been prepared for the updated scope of works which indicates additional funding is required for the project. This, together with the above project scope changes require Council approval.

Recommendation

It is resolved that Council:

- (A) approve the revised design for the Gunyama Park Stage 2 and George Julius Avenue North project as shown in Attachment B to the subject report; and
- (B) approve the additional funds sought for the Gunyama Park Stage 2 and George Julius Avenue North project as detailed in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan
- Attachment B.** Current Design
- Attachment C.** Engagement Report (REF)
- Attachment D.** Financial Implications (Confidential)

Background

1. Green Square Aquatic Centre and Gunyama Park was originally approved in 2014 as one project. The Scope was endorsed by Resolution of Council on 29 February 2016 (under the overall Gunyama Park Aquatic and Recreation Centre Project).
2. The project was split into stages: Stage 1 comprising the Aquatic Centre and sports field; and Stage 2 being the public park and amenities building. Stage 2 could not be delivered at the same time as Stage 1 as the City did not yet own the land. The first stage was completed and opened to the public in February 2021.
3. Transfer of the land for Stage 2 will take place from Deicorp via a Voluntary Planning Agreement (VPA) under the Environmental Planning and Assessment Act 1979 (NSW). This dedication is expected in mid-2024.
4. The current stockpile of spoil will be removed by the Developer and the area will be subject to the provision of an asbestos clearance certificate by the Developer. The existing asphalt carpark under the stockpile will be demolished and the site remediated by the City in accordance with the Remediation Action Plan (RAP).
5. A strip of land at the north of the Stage 2 site is not owned by the City. The 129 square metre strip will be developed by the City when the land is made available (unknown date). The current Stage 2 design allows for this staging.
6. The Stage 2 project will complete the Gunyama Park project as a whole and includes a park amenities building, shade canopies, playground, skate plaza, seating, lighting, paths, tree planting and landscaping.
7. A new Head Design Consultant (HDC) was appointed via open tender in March 2023, Place Design Group (PDG). PDG's scope is to finalise the documentation for the project and provide construction stage services.
8. The Stage 1 project consultants, Taylor Cullity Lethlean and Andrew Burgess Architects, developed the design for the Stage 2 park and amenities building and will retain a peer review role during this stage of delivery.
9. The project scope also includes a new road at George Julius Avenue North, to the east of Gunyama Park. The southern portion of George Julius Avenue will be delivered separately by Meriton and Lincon Developments – under the terms of their respective VPAs.
10. George Julius Avenue North will include on street parallel parking spaces on both sides of the street, including adjacent to the eastern entry to Gunyama Park. There will be approximately 34 new parking spaces provided for this section of road.

Design Development

11. Construction Documentation of Gunyama Park Stage 2 was completed to approximately 70 per cent by the competition winning design architect, landscape architect and other consultants under the GPARC Stage 1 construction Design and Construct (D&C) contract.
12. Further design refinements have been made during a design revision phase - a collaboration between the competition winning architect and landscape architect, Andrew Burgess Architects (ABA) and Taylor Cullity Lethlean (TCL) respectively, and Indigenous cultural design consultants, Djinjama.
13. Key refinements included:
 - (a) Naturalising some of the path geometries
 - (b) Reducing hard surfaces
 - (c) Providing increased turf area
 - (d) Inclusion of a 'learning circle'
 - (e) Moving the skate area to the west, for ease of access and consolidation of active use areas (playing field, outdoor gym and skate).
14. The current design has been informed by a reading of country with Djinjama. The project includes Indigenous interpretation elements such as the learning circle, signage, interpretive elements and a seasonal planting calendar.
15. As part of the Stage 1 works an Indigenous Interpretation Strategy for Gunyama Park and Gunyama Park Aquatic and Recreation Centre was delivered. Stage 2 will build upon and complete this process, and in doing so ensure the designs consider and reflect the Indigenous Interpretation Strategy and provides opportunities for further alignments to strengthen and enhance the existing designs. Costing for these interpretation elements is included in the proposed project budget submitted for Council approval.
16. The Head Design Consultant, PDG, will finalise the documentation for the project and provide construction stage services.
17. This Project will maintain the design intent of the original design competition scheme by Andrew Burges Architects (ABA), Grimshaw and Taylor Cullity Lethlean (TCL).
18. Stage 2 Works will be delivered under a Review of Environmental Factors (REF) which has also captured any changes to the design since Stage 1 was completed.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

19. 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 report is aligned with the following strategic directions and objectives:
- (a) Direction 2 - A leading environmental performer - increases in tree canopy and green space for the local community.
 - (b) Direction 3 - Public places for all - sporting amenities, green spaces, playground and gathering areas to cater for a growing Green Square community.
 - (c) Direction 5 - A city for walking, cycling and public transport - connection through George Julius Avenue for pedestrians and cyclists.

Organisational Impact

20. The Council's park maintenance team will be responsible for the daily maintenance of the playground, park trees, gardens and passive park land. Council will provide ongoing, planned and reactive maintenance on Gunyama Park. Council will be required to maintain the new road assets.

Risks

21. Transfer of the land by the developer is a program risk, which has been taken into account in scheduling the works. The project team is also undertaking regular coordination with adjacent developers.

Social / Cultural / Community

22. Engagement with Indigenous stakeholders, through Djinjama, to provide opportunities for Indigenous interpretation within the park.

Environmental

23. This project will align with the City of Sydney's environment performance objectives and targets.
24. Key initiatives will include:
- (a) Trees - Increasing the tree canopy and green space in the Green Square area.
 - (b) Water – Groundwater, stormwater and wastewater management. This project will utilise recycled water from the Recycled Water Network at Green Square.
 - (c) Transport – Connection to the existing street layout will ensure safe and convenient pedestrian, cycling and vehicle access.

Financial Implications

25. Gunyama Park Stage 2 and George Julius North Roadworks project is currently included in the Long Term Financial Plan. Additional funds are required for this project, as detailed in Confidential Attachment D and outlined in this report.

Relevant Legislation

26. 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.
27. Attachment D contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
28. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise the City's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

29. Current program dates:
 - (a) Release RFT to market March 2024
 - (b) Construction start August 2024
 - (c) Construction finish February 2026

Public Consultation

30. Extensive public consultation has been undertaken - both for the original project (Stage 1 and 2 combined) and Stage 2 separately.
31. A Review of Environmental Factors (REF) has been prepared for Gunyama Park Stage 2 and George Julius Avenue North.
32. The City exhibited the REF for the proposed park and road and consulted with the community over four weeks between 25 September 2023 and 25 October 2023.
 - (a) Consultation activities included online engagement, a letter to residents and project signage around the site.
 - (b) A total of 34 submissions were received during the consultation period. Thirty-one submissions were via an online survey and three were received by email. The Sydney Your Say page was visited 935 times during the consultation period and plans were downloaded 1,010 times.
 - (c) There was support for the overall design.
 - (d) Concerns around the lawn area being used as an off leash dog park (it is designated as an on leash park) and that the skatepark would generate noise and antisocial behaviour were voiced in some submissions.

- (e) The key issues raised by the community are summarised in the attached Engagement Report (refer Attachment C).
33. Design sub consultants Convic (skate facility designers) undertook community consultation in June 2023. The pre-design consultation outcomes have been summarised to inform a community driven design brief for the Gunyama Park Stage 2 Skatepark
 34. Djinjama's cultural design and research work on the project has involved Indigenous consultation:
 - (a) In 2021, Djinjama's Indigenous Interpretation Strategy for Gunyama Park was presented to the City's Aboriginal and Torres Strait Islander Advisory Panel in detail, prior to the community launch of the facility.
 - (b) Djinjama undertook consultation on the signage content and development of the learning circle with Cultural Knowledge Holders Uncle Greg Simms (Gadigal/Dharug), Aunty Marjorie Dixon (Bidjigal) and Robyn Hromek (Budawang/Dhurga/Yuin, Burrier/Dharawal).
 35. The Metropolitan Local Aboriginal Land Council have been provided a copy of the updated plans and offered a briefing.
 36. The City's Design Advisory Panel (DAP) has reviewed the design:
 - (a) The original (Stage 1 and 2 combined) design was presented to the panel on 28 April 2015, 14 July 2015 and 15 September 2015.
 - (b) The current Stage 2 design was presented to the panel on 21 September 2023. Comments are being addressed and will be presented back to the panel on 23 November 2023.
 37. The community will be updated prior to construction commencement.

KIM WOODBURY

Chief Operating Officer

Joel Munns, Senior Design Manager

Attachment A

<h2>Location Plan</h2>

T-2022-775
Part B -Specification and Performance Review -
Gunyama Park Stage 2 & George Julius Avenue North



Fig 4. Site Area shown overlaid on the existing aerial image. GPARC Stage 2 design & George Julius Avenue concept design shown within the dashed red extent of works line

Attachment B

Current Design

GUNYAMA PARK STAGE 1

**place
design
group.**

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PROJECT
**GUNYAMA PARK
STAGE 2**
CLIENT
CITY OF SYDNEY

NOTES

DRAFT

ISSUE	CODE	ISSUE DESCRIPTION	BY	CHK	DATE
01	PRE	80% DESIGN DEVELOPMENT	RH	LI	14.09.2023
02	PRE	100% DESIGN DEVELOPMENT	RH	LI	XXXX.2023

PRE - Preliminary | CA - Council Approval | T - Tender | CON - Construction

DRAWING TITLE

**OVERALL
SITE PLAN**

DESIGN : BP
DOCUMENT : RH
PROJECT : 2522146



SCALE 1:200 @ A1 1:400 @ A3	
DRAWING NUMBER	REVISION
2522146-200	01



11

Attachment C

Engagement Report (REF)



Engagement report

Review of environmental factors for Gunyama Park
Stage 2 and George Julius Avenue North

December 2023

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Background

A portion of land has now become available in Zetland that allows the City to complete Gunyama Park. This report provides an overview of feedback we received during recent community consultation on the updated park design and review of environmental factors for the second stage of works.

The review of environmental factors details the impacts the project may have on the environment and steps to avoid, minimise and manage those impacts.

The park design has been updated based on feedback from targeted consultation we undertook in 2023. Elders from Aboriginal and Torres Strait Islander community were consulted about the Indigenous interpretation proposed for the site. Local skaters were also consulted about the design for the skate space proposed for the park.

This project is part of our work to build new parks, upgrade existing ones and work with developers to provide more than 21 hectares of parks and playgrounds in the Green Square area.

Engagement summary

From 25 September to 23 October, we asked the community for feedback on the review of environmental (REF) factors for Gunyama Park Stage 2 and George Julius Avenue North.

Consultation on the plan provided an opportunity for stakeholders and the community to review and comment on the design.

Consultation activities included online engagement, a letter to residents and project signage around the site.

This report outlines the community engagement activities that took place to support the consultation and summarises the key findings from the consultation.

Purpose of the engagement

The purpose of the engagement was to:

- gather feedback from stakeholders and the community on the REF
 - determine the level of satisfaction with the revised design
 - update the local community on the design.
-

Outcomes from the engagement

We received 34 submissions during the consultation period

31 submissions were via an online survey and 3 were received by email.

The Sydney Your Say page was visited 935 times during the consultation period and plans were downloaded 1,010 times.

Key findings

Subjects/topics raised in submissions

Several subjects/topics were raised in the feedback received. These were presented as concerns, suggestions and/or requests and are summarised below. All feedback received through both surveys and emails is captured below.

Topic	Total	City of Sydney Response
Support for the overall design	15	Great!
Concerns the lawn area will be used as an off-leash park	10	The lawn area will be designated on leash for dogs (with signage reflecting this)
Concerns the skatepark is not appropriate for the site due to the noise it will generate, the proximity to nearby facilities and the potential for antisocial behaviour	9	The skate park has been in the design since the DA was approved in 2017 The skate park will only be lit until 10pm. Anti social behaviour will be monitored and addressed if an issue
Would like some of the lawn area converted to a more nature, bushland space to deter it from becoming a dog park	4	In our community sessions we often hear the need for large open lawn areas as they provide for a variety of uses
Ensure there is enough shaded seating around the playground and skatepark	4	Yes, there is both seating in the shade and sun proposed throughout the playground and skate park
Include more noise mitigation features so nearby residents will not be impacted by the space	3	Noted. Planting will also be used at the park edges to address this issue
The skate park is too small and should be set back from the street more	2	The skate park is similar in size to what was approved in the DA. It has been brought forward toward the sports field and outdoor gym so the active use areas are consolidated
Reduce the amount of parking to encourage alternative modes of transport to the area	2	Not in project scope. The road network master plan for the precinct was finalised in 2015
Concern the cycleway does not adequately connect to existing infrastructure	1	This is dependant on adjacent properties developing their sites which will complete the road/ cycleway network

Engagement report

Part of the park should be made off-leash	1	This park will be on leash for dogs. The nearest off leash parks are Nuffield Park and Joynton Park
The road connection of George Julius Avenue should be pedestrianised and not allow cars	1	Not in project scope. The road network master plan for the precinct was finalised in 2015
Consider multi-purpose facilities that can support sports such as badminton, tennis, volleyball etc.	1	Not included as part of this development
Include water play elements in the playground	1	This has been included
Have a playground suitable for ages 1-12	1	This age group is catered for in the design

Engagement activities

Overview of engagement

A Sydney Your Say webpage was created, along with an online survey. 1,100 letters were sent to residents in the area and key stakeholders were contacted.

1. Sydney Your Say webpage

A Sydney Your Say webpage, <https://www.cityofsydney.nsw.gov.au/proposed-works-maintenance/feedback-updated-design-and-review-of-environmental-factors-gunyama-park> was created. The page included an electronic copy of the REF, survey and other key information about the consultation.

2. Online feedback form via Survey Monkey

The community and stakeholders were able to give feedback using an online feedback form. A link to the feedback form was provided on the Sydney Your Say website.

3. Consultation letter

A letter was posted to residents, inviting them to give feedback on the proposal. 100 letters were distributed.

4. Signage

Four signs were placed in the park directing people online to leave their feedback.

Document is Restricted