

Project Scope - Alexandria Park Renewal

File No: X085351.002

Summary

This report outlines the proposed scope of works for the proposed renewal of Alexandria Park, Alexandria. The Alexandria Park Renewal is part of the City's ongoing parks and playgrounds improvement focus which aims to enhance the quality of open space and play experiences.

The objective of the project is to provide an improved park and playground which supports the needs of a range of local users. The project will create a high-quality, inclusive, and accessible open space, whilst retaining its heritage structure and characteristics.

The proposal includes a new playground, park furniture, signage, enhanced pathway circulation to improve accessibility, refurbished sports field amenities building, tennis courts, and fitness equipment. Existing trees will be retained, and improved irrigation will support the establishment of new turf.

The draft concept plan was on public exhibition from 20 April 2026 to 18 May 2026. 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. In response to submissions received it is proposed to bring forward funding to deliver an upgrade of the sports field amenities building in conjunction with the park renewal works.

This report recommends that Council endorse the proposed scope of works for the Alexandria Park Renewal, Alexandria.

Recommendation

It is resolved that Council:

- (A) endorse the scope of improvements to Alexandria Park, Alexandria as described in the subject report and shown in the draft concept plan as shown at Attachment B to the subject report, with the amendments as described in the subject report, for progression to relevant approvals, preparation of construction documentation tender and construction;
- (B) approve the following amendments to the exhibited concept design shown at Attachment B to the subject report:
 - (i) deliver an upgrade of the sports field amenities building in conjunction with the park renewal works; and
- (C) note the financial implications detailed in the subject report.

Attachments

- Attachment A.** Location Plan and Site Photos
- Attachment B.** Concept Plan
- Attachment C.** Engagement Report

Background

1. Alexandria Park is located adjacent to the Alexandria Park Community School. It is bordered by Buckland Street, Power Avenue and Wyndham Street
2. Alexandria Park was identified for renewal due to the park's overall condition. Several of the park's major assets are at, or nearing, the end of their useful life. These include the playgrounds, irrigation system, amenity block, tennis courts and lighting infrastructure.
3. Alexandria Park is characterised as a district park. It is currently used by children of all ages, residents, staff from Alexandria School and various sports clubs including City community Tennis, Redfern All Blacks Junior Rugby League, South Sydney District Cricket Club, Dunbar Rovers Football Club.

Proposed Scope

4. A concept plan was developed for the works and community consultation undertaken in April / May 2026 (refer Attachment C).
5. The concept plan sets the overall layout. The key principles are:
 - (a) retain existing sportsground and sports lighting
 - (b) protect and celebrate existing trees
 - (c) create a new central spine and simplify pedestrian circulation
 - (d) relocate tennis courts to maximise connection to upgraded amenities
 - (e) create diverse and inclusive community spaces along pedestrian spine
6. The proposal includes the following:
 - (a) new and improved playground
 - (b) upgraded pathways for better accessibility
 - (c) improved park furniture and signage
 - (d) improved lighting throughout the park
 - (e) new fitness equipment and active area

7. In response to community consultation an upgrade of the existing sports field amenities building will be undertaken with the delivery of the park renewal works.
8. In response to community consultation the following will be further investigated during detailed design:
 - (a) opportunities to provide additional buffers/fencing to the off-leash dog areas, particularly along interfaces with surrounding streets
 - (b) provision and distribution of additional tables, seating and BBQ facilities across the park
 - (c) enhancing the diversity of play experiences, including incorporation of nature play elements
 - (d) inclusion of sufficient hardstand within proposed youth area to support informal active recreation
 - (e) review the parks crime prevention through environmental design principles while liaising with the City's relevant officers and local police command.
9. A Review of Environmental Factors (REF) will be lodged for the works in accordance with the Environmental Planning Assessment Act 1979 and the State Environment Planning Policy (Transport and Infrastructure) 2021.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

10. 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 enhance accessibility and inclusivity, upgrading the park will make it more accessible and inclusive, ensuring it serves as a welcoming space for all community members 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 parks and reserves across the city. It will provide an improved quality of open space. Incorporating sustainable materials and practices in the park's renewal, promoting environmental responsibility and resilience to climate change.
 - (c) Direction 6 - An equitable and inclusive city - this project will provide public play and gathering spaces for all ages and abilities. Fostering community engagement and creating spaces within the park that encourage social interaction and community activities, will ensure everyone feels welcome and included.

Organisational Impact

11. Upgrading the park assets in Alexandria Park will improve the quality of these existing assets and represent a mitigation of risk to the City. The assets will require ongoing maintenance.

Risks

12. Sydney Water Approval of 'zone-of-influence' for existing services below playground may impact program. Playground design is designed to achieve Sydney Water requirements; Sydney Water consultation was commenced early in the program as priority.
13. Existing heritage trees around the perimeter of the park are discovered to have more extensive sensitive root zones that may impact the proposed design. Works have been minimised adjacent to sensitive trees, no level changes or new infrastructure has been proposed in the vicinity.
14. Scope refinement to address community feedback has been anticipated and is included within the project budget. Amendments to future feedback must be carefully managed within existing allowance.
15. This approach is within the City's risk appetite for Infrastructure, technology, assets and property, which states:
 - We acknowledge our responsibility to protect and enhance the social and environmental wellbeing of our community. Our risk appetite emphasises the integration of sustainable practices into infrastructure asset management, considering environmental impacts, climate change resilience and community engagement.

Social / Cultural / Community

16. The site is an important open space within Alexandria where many people have limited access to outdoor area within their own homes. The site is also adjacent to Alexandria Community School and used by children and staff within and outside of school hours. Improving the amenity offering within the park represents an investment in this community, providing opportunities for people of different ages and abilities to use the reserve alongside each other.

Environmental

17. Protection and enhancement of the existing planting and trees through this work is in line with the Urban Ecology Strategic Action Plan.

Financial Implication

18. There are sufficient funds in the 2025/26 Long Term Financial Plan (LTFP).
19. In the draft 2026/27 LTFP, also presented as part of this reporting round, the sports field lighting and oval renewal works have been consolidated into a single project to support integrated delivery with the first stage of works delivering the park and playground renewal works as outlined in this report and the second stage delivering renewal of the sports field.
20. Funding for the upgrade of the existing sports field amenities building will be bought forward from the budget allocated for the sports field renewal works.
21. The combined total project budget for Alexandria Park Renewal in the draft 2026/27 LTFP is \$14.9 million.

Relevant Legislation

22. Project delivery will be in accordance with relevant planning and approval legislation and regulations, including the Environmental Planning and Assessment Act 1979 (NSW) and Roads Act 1993 (NSW).

Critical Dates / Time Frames

23. Current Program Dates:

(a) Council consideration of concept design	June 2026
(b) Detailed Design	late 2026
(c) Tender	mid 2027
(d) Construction start	late 2027
(e) Completion	late 2028

Options

24. Proceed with the progression of the improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender for construction.
25. 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

26. Community consultation was undertaken as a 2-part process: early engagement (pre consultation) and public consultation / exhibition. For a detailed description of the consultation process and findings refer to Attachment C.
27. An early engagement notification letter/email was issued to residents on 9 March 2026. A total of 79 submissions were received during the period. The purpose of the early engagement was to seek input from the community about how they use the playground and barbeque area in Alexandria Park.
28. The public consultation involved the following:
 - (a) Letters advertising the online feedback portal were distributed to the Alexandria area 1,300 letters were distributed.
 - (b) A webpage on SydneyYourSay showing the plans from 20 April 2026 to 18 May 2026. The page included an electronic copy of the concept design, survey and other key information about the consultation.
 - (c) Two pop-up consultation feedback sessions were held in the reserve on Saturday 2 May 2026 and Tuesday 5 May 2026. City 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. Approximately 60 people attended the session.
 - (d) Specific reach out Alexandria Community School
 - (e) Targeted stakeholder engagement with the Redfern All Blacks
 - (f) An online feedback form
 - (g) Six signs were placed in the park directing people online to leave their feedback.
29. There were 80 submissions received during the consultation period. The SydneyYourSay page was visited 1,215 times during the consultation period. This included 10 submissions via email and 70 submissions via the online feedback form.
30. The proposal was well supported by the community, and the responses highlighted that renewal of this park would increase the current use of the park. A summary and response to the key comments and suggestions are:
 - (a) There were multiple requests regarding dog management, including improving the condition of the off-leash area, providing clearer separation from surrounding streets, and increasing signage and enforcement. The proposal will maintain the existing shared-use approach while improving functionality of the off-leash area through consideration of fencing, turf improvements and clearer signage.
 - (b) There were numerous requests for additional seating, picnic tables and BBQ facilities, including feedback on their distribution across the park. The proposal will be updated to include a range of seating opportunities throughout the park. Additional picnic and BBQ facilities, and their locations, will be further reviewed during detailed design to support different user groups and minimise impacts on nearby residents.

- (c) There were several requests to improve the playground, including increasing its size, incorporating nature play and providing additional play experiences. The proposal includes an expanded playground footprint and will deliver a more diverse and inclusive play experience. The inclusion of specific elements, including nature play, will be further developed during detailed design, subject to space and safety requirements.
- (d) There were requests to improve active recreation opportunities, including provision of youth activities such as ball games and informal play. The proposal includes a dedicated youth space with hardstand areas to support informal active recreation. Opportunities to refine these spaces and ensure they meet community needs will be explored during detailed design.
- (e) There were a number of submissions requesting that the existing multi-use court be retained in its current enclosed format, with this issue also raised by organised user groups, including the bike polo community. These stakeholders have expressed concerns regarding the potential loss of a suitable facility for their activities. The proposal will continue to consider the needs of existing users, with ongoing liaison to identify appropriate interim arrangements where required. In the longer term, the Mandible Street Sports Precinct has been identified as a potential location to accommodate a broader range of active recreation uses within the local area.
- (f) There were several submissions raising concerns that the proposed design may increase night-time activity and associated antisocial behaviour near residential areas, particularly due to lighting, active uses and gathering spaces. The proposal will be refined to mitigate these risks through the application of Crime Prevention Through Environmental Design principles, including consideration of lighting, layout and operational controls. This will involve consultation with relevant City officers and the local police command.
- (g) As part of the consultation, City staff met with the Redfern All Blacks on 14 May 2026 to discuss the condition of the existing change facilities associated with the sportsfield. The club highlighted the need for an upgrade of facilities. The scope will be reviewed and refined to confirm required upgrades, with the delivery program updated to incorporate these works into the current project.

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