

Project Scope - Standardised Park Toilet - Pirrama Park

File No: X018075

Summary

This report outlines the project scope for a replacement park amenities building at Pirrama Park, Pyrmont.

The City purchased the former Water Police site, which is bounded by Harris Street, Pirrama Road, Pyrmont Point Park and Sydney Harbour, in July 2005 to create a major new public park. In February 2010, Council resolved to rename the combined former Water Police site and Pyrmont Point Park, Pirrama Park.

The proposed amenities will replace an existing demountable facility that has reached the end of its serviceable asset life and requires replacement, with a new permanent facility in the same location.

The project aligns with the City's Public Toilet Strategy, which recommends removal of the demountable facility at the end of its asset life subject to community feedback. Feedback from the community and monitoring of usage of the facility indicated community support for its replacement and very high demand for toilets within the park. Monitoring of usage at existing public toilets in Pirrama Park indicates high demand from park visitors with an average 150-300 visits per day.

A proposal for the amenities has been developed. The proposal aims to provide a simple, elegant, robust facility that provides for the specific demands of the park users with the smallest provision and footprint possible. This will not only minimise visual impact, but maximise visual permeability and safety in its park location.

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

Recommendation

It is resolved that Council:

- (A) approve the project scope for Pirrama Park Amenities as described in the subject report for the purposes of proceeding with documentation, any applicable planning approvals, and tender for construction works; and
- (B) note the financial implications detailed in Confidential Attachment B to the subject report.

Attachments

Attachment A. Schematic Design

Attachment B. Financial Implications (Confidential)

Background

Site

1. Pirrama Park is located on Pirrama Road in Pyrmont.
2. The community's vision for the harbour side park was realised through an expansive community campaign launched by the Friends of Pyrmont Point, prompting a green ban (by the CFMEU) and culminating in the City's purchase of the site from the Sydney Harbour Foreshore Authority in 2005. The park's design was delivered in partnership with the community, including seven community forums and feedback from 23 community groups and over 1,000 residents.
3. Pirrama is the original Aboriginal name for the Pyrmont Peninsula, providing a direct connection to the location. There are very few traditional or original Indigenous names that can be directly attributed to a particular locality in the City's local government area. The naval officers of the First Fleet documented the Indigenous names for the headlands, coves and major features of Sydney Harbour in the first years of colonisation and the name Pirrama is recorded on the early maps and journals.
4. The Australian Institute of Landscape Architecture awarded Pirrama Park for design excellence in 2012.

Project Overview

5. There is an existing demountable amenities facility at the northern end of Pirrama Park. The well-used facility has been identified as being at the end of its serviceable asset life.

Project Scope for Pirrama Park Amenities

6. The objectives for the Pirrama Park amenities are to:
 - (a) provide a simple, elegant, robust facility that provides for the specific demands of the park users with the smallest provision and footprint possible;
 - (b) be located central to the main use areas and visible to main use areas, but discreet enough not to be dominant in this significant heritage location; and
 - (c) minimise footprint and built volume to not only minimise visual impact, but to maximise visual permeability and safety in its park location.
7. The amenity structure has been located in the same position as the existing demountable amenity, with a slightly reduced footprint (refer to Attachment A). This site is located close to the main road that provides access to the park.
8. The proposed provision is based on the Park Toilet Standardisation Study and includes:
 - (a) one unisex accessible toilet cubicle;
 - (b) two ambulant toilet cubicles (either male and female, or two unisex); and
 - (c) separate hand wash facility.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

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 4 - A City for Walking and Cycling - the amenities will provide facilities to encourage walking and cycling to the park as a local destination.
 - (b) Direction 5 - A Lively and Engaging City Centre - the upgraded amenities will facilitate greater use of the park, further activating an already popular location.
 - (c) 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.

Organisational Impact

10. The City's contract maintenance service provider will be responsible for the daily maintenance requirements of the building and facilities. The City's park maintenance team will be responsible for the surrounding greenspace.

Risks

11. Site conditions pose significant risks. The geotechnical survey undertaken has identified poor quality subsurface conditions that require careful consideration during the detailed design stage.
12. The footing design and construction sequence needs to be planned to avoid damaging existing Fig trees in the vicinity.
13. Recent tendering for park amenities projects has indicated escalation of construction costs.

Social / Cultural / Community

14. The upgraded amenities will provide dignity to users of accessible toilet facilities that improve usability when compared to the current demountable amenities.

Environmental

15. The City aims to maximise environmental performance. This project will:
 - (a) use low embodied materials where possible;
 - (b) minimise energy usage through natural ventilation, natural daylighting and sensor lighting, and minimise water consumption through use of efficient sanitary fixtures; and
 - (c) improve waste management during the construction process.

Budget Implications

16. There are sufficient funds in the current year capital budget and future year forward estimate proceeding with the recommended scope. Current cost estimates and financial implications are detailed in Confidential Attachment B.

Relevant Legislation

17. Work, Health and Safety Act 2011.
18. Environmental Planning and Assessment Act 1979.
19. Local Government Act 1993.
20. Attachment B contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.

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

21. Current program dates are:

(a) Planning Approval	December 2018
(b) Commence Detailed Design	January 2019
(c) Construction Tender	May 2019
(d) Commence Construction	September 2019
(e) Complete Construction	March 2020

Options

22. The proposed provision is based on the Park Toilet Standardisation Study and includes:
 - one unisex accessible toilet cubicle;
 - two ambulant toilet cubicles (either male and female, or two unisex); and
 - separate hand wash facility.

23. If the proposal does not proceed, the existing demountable amenities will continue to deteriorate and fail to achieve the expected level of service. The existing facility is at the end of its serviceable asset life and the standard and appearance do not reflect well on the City as a global city that provides quality facilities and service provision.

Public Consultation

24. Neighbouring residents were notified in October 2018, with an update planned for early 2019.

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