

Project Scope - Beaconsfield Park Playground Upgrade, Beaconsfield

File No: X013843.003

Summary

This report outlines the proposed scope of works for the upgrade of Beaconsfield Park Playground, access and BBQ facilities at 54 Queen Street, Beaconsfield, NSW. Beaconsfield Park Playground has been identified as part of the small parks and playgrounds improvement program.

The project brief is to refurbish the playground area and equipment, replace end of life equipment and soft-fall, increase the range of play experiences for children of different ages and abilities, improve access and provide additional seating and associated landscape improvements.

Concept plans were presented to the community between 17 May and 14 June 2019 and exhibited on the City's website.

Community feedback was broadly in support of the proposals with community suggestions incorporated into the Final Concept Plan. These include removal of skate moments, removal of proposed new entry from Queen Street, increased nature play, park planting and shade canopy.

The key principles are to protect and enhance the existing landscape character, renew the playground to provide a local scale play space which maximises play opportunities for children 0-11 years, provide an accessible route in and around the playground, provide a range of seating opportunities that encourage social interaction, maintain barrier protection around the playground, centralise the BBQ area and use simple, robust, high quality, materials which reflect the local neighbourhood character.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for improvements to Beaconsfield Park Playground, access and BBQ facilities as described in the subject report and shown in the Final Concept Plan as Attachment B to the subject report, for progression to preparation of relevant approvals, construction documentation, tender and construction; and
- (B) note the estimated project forecast and that additional funding is required to complete the project as outlined in Confidential Attachment E.

Attachments

- Attachment A.** Location Plan and Existing Site Photos
- Attachment B.** Final Concept Plan
- Attachment C.** Consultation Concept Plan
- Attachment D.** Engagement Feedback Table
- Attachment E.** Financial Implications (Confidential)

Background

1. The City has an ongoing small parks and playgrounds improvement program for parks that are in need of upgrade or enhancement works, replacement of end of life equipment, and to provide appropriate facilities for local residents.
2. Beaconsfield Park Playground was identified for an upgrade due to its overall condition, including non-compliant play equipment and soft-fall surfacing, a limited range of play experiences, poor seating and BBQ facilities and no equal access from William Street.
3. Beaconsfield Park Playground is located along the northern boundary of Beaconsfield Park, Beaconsfield NSW. The park covers a total rectangular area approximately 100 metres long by 50 metres wide between Queen Street and William Street, Beaconsfield. The southern region contains two tennis courts, one outdoor half-length basketball court, one public toilet block, and the Ted McDermott Clubhouse – all of which are not part of the proposal.
4. The existing playground is approximately 225m² and is very well used. The current playground consists of the following: play tower, swing set, two slides, two swivels, a rider, a seesaw, sitting walls and shade structure. There is failing soft fall, no seating within the play area, poor sightlines into the space and tall steel fencing to the perimeter. There are limited play experiences, with a clear absence of imaginary, sensory and manipulative play types.
5. Consideration has been given to the provision of play equipment in surrounding parks within a 500 metre radius, to ensure a coordinated network of facilities that caters for a broad range of park users and age groups.

Final Concept Plan

6. A concept plan was developed for the works and community consultation undertaken (refer to Attachment C).
7. Following consultation, feedback from the community has been incorporated into the final concept plan (refer to Attachment B).
8. The final concept plan sets the overall layout. The key principles are:
 - (a) protect and enhance the existing landscape character, including existing trees and planting;
 - (b) renew the playground to provide a local scale play space which maximises play opportunities for children 0-11+;
 - (c) provide an accessible route in and around the playground;
 - (d) provide a range of seating opportunities that encourage social interaction;
 - (e) maintain barrier protection around the playground;
 - (f) centralise the BBQ area; and

- (g) use simple, robust, high quality, materials which reflect the local neighbourhood character.
9. The proposal includes the following works:
- (a) new play equipment including:
 - (i) new play tower with slides, climbing nets, shop front and play panels for ages 0-11 years old;
 - (ii) new balance beams and steppers;
 - (iii) new imaginative play area with play tables and stools;
 - (iv) new synthetic turf play mounds;
 - (v) new double see-saw;
 - (vi) new nature play and sensory planting to playground edge with social play tables and stools; and
 - (vii) new soft fall and synthetic turf across the play areas. Soft fall areas will be minimised and colours muted;
 - (b) new fence, gates and sitting walls to playground perimeter;
 - (c) new shade structure over play tower;
 - (d) boundary adjustments to alter the playground's orientation to be rectangular and perpendicular to William Street;
 - (e) realigned paved entrance to the park from Queen Street;
 - (f) new paved entrances into the park from William Street, including one new stairway along the playground's northern boundary, and one new access ramp directly south of the existing stairway and north of the tennis courts; and
 - (g) general park improvements including:
 - (i) new and widened pathways;
 - (ii) new paved entry forecourt to Queen Street;
 - (iii) additional park seating;
 - (iv) new trees and planting; and
 - (v) refurbished public BBQ and dining area relocated centrally along the southern border of the adjusted playground.
10. The park and play area will be accessible from the William Street and Queen Street entries.

11. In response to community feedback, as outlined in the subject report, the following amendments have been incorporated in to the final concept plan:
 - (a) provision for additional tree planting;
 - (b) provision for additional seating within the park;
 - (c) provision for a new water bubbler;
 - (d) removal of the skate slope moment;
 - (e) provision of low fencing to the playground perimeter;
 - (f) removal of the two proposed central park entries to Queen Street and William Street;
 - (g) provision of additional planting and a reduction in paving extent;
 - (h) provision of more sensory planting and nature play within the playground; and
 - (i) increased shade structure cover.
12. The following tree management and planting is proposed as part of the park works:
 - (a) to improve accessibility, safety and sight lines in the park, six trees need to be removed;
 - (b) retention and protection of existing trees, low-mass plantings and grass / turf;
 - (c) new tree planting including twelve new trees to be planted around the adjusted playground and along William Street, resulting in the addition of six extra trees;
 - (d) new grass / turf added to facilitate the new footpath alignment and entry ramp;
 - (e) new low-mass plantings to be added within the updated playground and BBQ area; and
 - (f) preparation of an Arboriculture Impact Assessment to inform the detailed design and ensure appropriate construction methodology when installing paving and seats.
13. A Development Application will be lodged for the shade structure and a review of the Environmental Factors will be lodged for the remaining park upgrade in accordance with the Environmental Planning and Assessment Act 1979.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

14. 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 plan is aligned with the following strategic directions and objectives:
 - (a) Direction 6 - Vibrant Local Communities and Economies - this project will provide an improved open space infrastructure which meets the needs of a wide variety of user groups and provides opportunities for social interaction.
 - (b) Direction 9 - Sustainable Development, Renewal and Design - this project is part of a wider program of renewal of small parks across the city; it will provide an improved quality of open space infrastructure.

Organisational Impact

15. This upgrade will provide an improved play experience and amenity for children, their carers and other community members visiting the park. The replacement of the non-compliant assets represents a removal / mitigation of risk to the City. The assets will require ongoing maintenance.

Risks

16. Risks to not implementing the scope of these works is potential failure of play infrastructure and risk to the community. Daily inspections are carried out by the City as per standard parks/playground maintenance operations.

Social / Cultural / Community

17. The playground within Beaconsfield Park is used by a range of community members including local pre-schoolers, school-aged children and members of the community for play, for dog walking, and for both passive and more active recreation activities, such as tennis.
18. The park itself is a well-loved community asset which was established as a result of strong community action. Residents are passionate about the park and the upgrade represents an investment in this community, providing opportunities for people of all ages and abilities to use the park alongside each other. The limited quality of play equipment currently inhibits the use of the park for play. Upgrade to the park and the playground will provide an improved provision of play for a wide range of ages and abilities.

Environmental

19. Protection and enhancement of the existing planting through these works is in line with the Urban Ecology Strategic Action Plan.

Budget Implications

20. There are insufficient funds allocated for this project in the current year capital budget and future year forward estimates. Cost estimates and financial implications are detailed in Confidential Attachment E.

Relevant Legislation

21. Environmental Planning and Assessment Act 1979.
22. State Environmental Planning Policy (Infrastructure) 2007.
23. Sydney Local Environmental Plan 2012.
24. Local Government Act 1993 - under the Act, a council's charter is to provide adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.
25. Attachment E to the subject report 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.

26. Disability Discrimination Act 1992 - the City has a responsibility to ensure, as far as practicable, that people with disabilities have the same rights to access services and facilities.
27. Companion Animals Act 1998 No 87 - Division 1 Section 13 - Responsibilities while dogs are in a public place.

Critical Dates / Time Frames

28. Current program dates are:

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| • Community Consultation | May 2019 |
| • Council Approval of Concept Design | August 2019 |
| • Complete Final Design | August 2019 |
| • Tender Phase | Late 2019 |
| • Construction Start | Early 2020 |
| • Construction Duration | 24 weeks |

Options

29. No action taken - this option is not recommended as the existing park has a number of associated risks and compliance issues with regard to access and equipment compliance.

30. Improvement works to be undertaken in accordance with the asset renewal brief and as recommended in this subject report.

Public Consultation

31. Consultation was undertaken as a two part process - pre-consultation / early engagement and public consultation / exhibition.
32. A pre-consultation notification letter / email was issued to thirty-seven local stakeholders to notify them of the project and provide a link to a pre-consultation survey. There were nine responses to the pre-consultation survey.
33. The concept design was on exhibition from 17 May to 14 June 2019. Nineteen submissions were received, including seventeen via Survey Monkey and two via the Sydney Your Say email address, with the majority in support of the proposed works.
34. The public consultation / exhibition involved the following:
 - (a) a letter/email sent to 721 local residents about the concept design and inviting them to provide feedback;
 - (b) a webpage on the Sydney Your Say website, including an electronic copy of the proposed concept design and other key information about the consultation. The webpage was viewed 118 times and the concept design was downloaded nine times;
 - (c) Three Have Your Say A2 panels were installed in the park notifying park users of the proposed works, providing contact details of the Design Manager and a web address to the Sydney Your Say webpage; and
 - (d) a pop-up consultation was held at the park on Saturday 25 May 2019 from 1pm to 3pm. Approximately 30 people attended this event.
35. Overall, there was strong support for the proposed works; there was acknowledgment that the current condition of the playground and BBQ area is poor which discourages its use.
36. Key feedback included:
 - (a) eleven submissions referred to planting and/or trees;
 - (b) five submissions opposed the proposed skating slope;
 - (c) four submissions requested that water play or sand play be incorporated into the playground design;
 - (d) there were eight submissions requesting that the two new central entries be removed as they pose a safety risk with children and dogs running out onto the road;
 - (e) seven submissions raised concerns about the lack of lighting within the park at night. Suggestions for improved perimeter path lighting were received;

- (f) six submissions requested that the shade structure be increased to cover all play equipment;
 - (g) there were 10 submissions regarding fencing to the playground, with the majority of submissions requesting appropriate barrier protection to the full perimeter of the playground to ensure dogs and children are kept separated;
 - (h) four submissions requested a new bubbler;
 - (i) five submissions highlighted the need for a variety of seating, including seating beneath the trees and a low seating wall to the full internal perimeter edge of the playground; and
 - (j) four submissions requested a new community herb garden.
37. In response to this consultation the following has been incorporated into the final concept plan (Attachment B):
- (a) provision for additional tree planting;
 - (b) provision for additional seating within the park;
 - (c) provision for a new water bubbler;
 - (d) removal of the skate slope moment;
 - (e) provision of low fencing to the playground perimeter;
 - (f) removal of the two proposed central park entries to Queen Street and William Street;
 - (g) provision of additional planting and a reduction in paving extent;
 - (h) provision of more sensory planting and nature play within the playground; and
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