

Project Scope - Daniel Dawson Playground Upgrade, Alexandria

File No: X013853.003

Summary

This report outlines the proposed scope of works for the upgrade of Daniel Dawson Reserve at 2-10 Wyndham Street, Alexandria. Daniel Dawson Reserve has been identified as part of the small parks and playgrounds improvement program.

The project brief is to refurbish the playground area and equipment, improve play provision, improve access, and to 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 proposal with community suggestions incorporated into the Final Concept Plan where possible. This includes a simplified playground area with more nature play and provision for additional seats and picnic tables.

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 0-12 years, provide an accessible route in and around the playground, provide a range of seating opportunities that encourage social interaction, 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 Daniel Dawson Reserve as described in the subject report and shown in the Final Concept Plan at 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 to the subject report.

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. Daniel Dawson Reserve covers a rectangular area approximately 70 metres long by 30 metres wide, on Wyndham Street, Alexandria, bounded by Chapel Lane, Spencer Lane and Boundary Street. The park slopes from Wyndham Street down to Spencer Lane. The park includes an unbounded playground approximately 120m² located in the south-eastern section. Street trees are positioned along each boundary of the park, as well as several benches. Other than existing street-lights, there is no lighting within the park.
3. Daniel Dawson Reserve was identified for an upgrade due to the reserves overall condition, including: non-compliant play equipment and soft-fall surfacing, a limited range of play experiences, no shade to the playground, poor access, a lack of seating, no barrier protection between the play area and busy road and limited softscape. The land is owned by RailCorp and the City of Sydney Council has care and control of the park. An underground rail corridor for the T4 Illawarra and Eastern Suburbs Line (Transport for NSW) traverses north-south below the Park.
4. The current playground consists of a play tower, swing set, slide, a rider and a seesaw. The equipment is at the end of its life with non-compliant play pieces. There is failing soft fall, and no shade or seating within the play area. The existing park has limited access with no internal paths, a lack of seating and poor quality landscaping to the park surrounds.
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 0-12 years;
 - (c) provide an accessible route in and around the playground;
 - (d) provide a range of seating opportunities that encourage social interaction; and
 - (e) 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 mound on the existing slope with a play tower, slides, climbing nets and hand grips;
 - (ii) new nest swing;
 - (iii) new spinner;
 - (iv) new nature play and sensory planting to playground edge with social play tables and stools; and
 - (v) new soft-fall across the play areas. Soft fall areas will be minimised and colours muted;
 - (b) relocation of the existing playground to north-eastern corner of park;
 - (c) new fence, gates and sitting walls to playground perimeter;
 - (d) new shade structure over the slide; and
 - (e) general park improvements including:
 - (i) new perimeter circulation pathways;
 - (ii) new paved entrances into the park from Spencer Lane and Wyndham Street;
 - (iii) additional park seating and picnic tables;
 - (iv) new trees and planting; and
 - (v) retention of all existing trees.
10. The park and play area will be accessible from the Campbell Street entry.
11. In response to community feedback, as outlined in this report, the following amendments have been incorporated into the Final Concept Plan (refer to Attachment B):
- (a) provision of additional seating and picnic tables within the park;
 - (b) provision of fencing to the entire playground perimeter;
 - (c) reduction in size of the playground;
 - (d) provision of additional trees and planting; and
 - (e) provision of more planting and nature play within the playground.
12. The following tree management and planting is proposed as part of the park works:
- (a) retention and protection of all existing trees;
 - (b) new tree planting including 10 new trees to be planted along the border of the playground and along the internal loop path;

- (c) new sensory planting near the playground;
 - (d) new turf;
 - (e) new low-mass plantings such as grasses and shrubs along the Park's edges to surround the new footpath loop; 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 Environmental Factors will be lodged for the remaining park upgrade in accordance with the Environmental Planning 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) (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. Daniel Dawson Reserve is used by a wide variety of people for passive recreation. 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 park, as well as provision of play opportunities for a wide range of ages and abilities.

Environmental

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

Budget Implications

19. 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

20. Environmental Planning and Assessment Act 1979.
21. State Environmental Planning Policy (Infrastructure) 2007.
22. Sydney Local Environmental Plan 2012.
23. 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.
24. 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.
25. 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 public places.

Critical Dates / Time Frames

28. Current program dated are:

- 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 32 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. One pre-consultation notification letter / email was issued to three local stakeholders to notify them of the project and provide a link to a pre-consultation survey.
33. The concept design was on exhibition from 17 May to 14 June 2019. Eight submissions were received via Survey Monkey, with the majority in support of the proposed works.
34. The public consultation / exhibition involved the following:
 - (a) a letter / email sent to 622 local residents, inviting them to provide feedback on the concept design;
 - (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 145 times and the concept design was downloaded 10 times; and
 - (c) two Have your Say A2 panels 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.
35. Overall, there was strong support for the proposed works. There was acknowledgment that the current condition of the playground is poor which discourages its use.
36. Key feedback included:
 - (a) two submissions requesting the incorporation of nature play and natural elements and colours within the play area;
 - (b) one submission requesting more seating, tables and cooking facilities that encourage outdoor living rather than expanding the playground. The park is largely used by local residents and workers at lunchtime, rather than children;
 - (c) one submission requesting that the existing playground area be transformed into a levelled sitting area, protected from the traffic noise on Wyndham Street;
 - (d) one submission raising safety concerns with children and dogs potentially running out onto the busy road at Wyndham Street. The submission requested fencing / walling to this boundary;

- (e) one submission requesting a diagonal path across the park for more direct access;
 - (f) one submission requesting Spencer Lane be closed and incorporated into the park;
 - (g) two submissions requesting a new water bubbler with bottle refill tap;
 - (h) one submission requesting that the playground be fenced on all four sides;
 - (i) two submissions requesting dense planting to buffer traffic noise along Wyndham Street;
 - (j) three submissions referring to planting and species within the park; and one submission raising concerns about poor access along Spencer Lane and Chapel Lane. The existing footpath is currently narrow and degraded and requires improvement to provide safe access for children and parents with prams.
37. In response to this consultation the following has been incorporated into the Final Concept Plan (refer to Attachment B):
- (a) provision of additional seating and picnic tables within park;
 - (b) provision of fencing to entire playground perimeter;
 - (c) reduction in size of the playground;
 - (d) provision of additional trees and planting; and
 - (e) provision of more planting and nature play within the playground.
38. In addition, the following is proposed to be investigated as part of the detailed design phase:
- (a) review of general park lighting levels;
 - (b) provision of a water bubbler; and
 - (c) possible shared lane in Spencer Lane.

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