

Project Scope - Hollis Park Playground Upgrade, Newtown

File No: X019487

Summary

This report outlines the proposed scope of works for the upgrade of Hollis Park Playground, located in Newtown. Hollis Park Playground has been identified as part of the small parks and playgrounds improvement program.

The project brief is to refurbish the playground area, improve access within and around the playground, create an open turf space within the fenced area, replace end of life equipment with a range of play experiences for children of different ages and abilities, increase seating and provide shade.

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 to be incorporated into detailed design where possible.

The key principles of the upgrade comprise the protection and enhancement of the existing broader park character, creating an accessible route in and around the playground, providing a diverse range of play experiences, creating a turf space within the fenced playground, and increasing seating and shade.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for improvements to Hollis Park Playground, 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 D to the subject report.

Attachments

- Attachment A.** Location Plan
- Attachment B.** Concept Plan and Public Consultation Panels
- Attachment C.** Engagement Feedback Table
- Attachment D.** 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. Hollis Park is located in Newtown and is bound by Wilson Street, Fitzroy Street, Warren Ball Avenue and Georgina Street. Hollis Park playground is in the north-western corner of the park.
3. Hollis Park Playground has been identified for an upgrade due to the overall aged condition of the playground, including some non-compliant elements, poor access and circulation, and limited seating opportunities. The scope of the upgrade is limited to the playground area only (refer to Attachment A). No other works are proposed outside this extent.
4. The park is on Crown Land. The City of Sydney Council has care and control of the park.
5. The current playground sits within the broader Hollis Park. There is a significant level change within the playground. This results in a disjointed upper and lower section, separated by fencing, steps and ramps.
6. The current play offering consists of a yellow boat rocker and a horse rocker, two slides and a climbing wall in the upper section. In the lower section, there is a large multiplay structure with four climbing / sliding attachments, lookout platforms, a wobbly bridge, running wheel and a flying fox. There is also a double swing set, including a bucket swing, and a two-person seesaw.
7. The playground edge is fenced, and in addition, there is some internal fencing to the level changes. There are three large shade sails, and some bench seating within the playground.
8. 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.

Concept Plan

9. A concept plan was developed for the works and community consultation undertaken (refer to Attachment C).
10. The Concept Plan sets the overall layout. The key principles are:
 - (a) protecting and enhancing the existing mature trees and traditional park character;
 - (b) creating an accessible route in and around the playground;
 - (c) providing a diverse range of play experiences suitable for children of all ages;
 - (d) providing an open turf space within the fenced playground area; and
 - (e) providing seating and shade.

11. The proposal includes the following works:
 - (a) main play area:
 - (i) new play structure for ages 4-12;
 - (ii) two new slides;
 - (iii) new rubber climbing mound with climbing ropes and scramble holds;
 - (iv) new scooter challenge track;
 - (v) new double swing set, including bucket swing;
 - (vi) new sandstone fort in sandpit;
 - (vii) new scramble wall with planting; and
 - (viii) three new shade structures; and
 - (b) general works:
 - (i) removal of steps to entries;
 - (ii) new circulation path (steps and internal fencing removed);
 - (iii) picnic table with benches;
 - (iv) new bench seats; and
 - (v) new low playground fence with gates.
12. Entry accessibility into the play area has been improved by removal of the existing steps.
13. In response to community feedback, as outlined in the subject report, the following amendments will be incorporated into the Final Concept Design:
 - (a) replacement of the yellow boat;
 - (b) increase in the range of dynamic play experiences; and
 - (c) increase in the play offerings for older children.
14. The following tree management and planting is proposed as part of the works:
 - (a) new turf area within fenced area;
 - (b) new tree planting in play area; and
 - (c) new low hedge planting to playground perimeter.
15. 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 Assessment Act 1979.

Key Implications

Strategic Alignment - Sustainable Sydney 2030 Vision

16. 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 - The proposal will provide greater and improved public use and enjoyment of the playground, through the provision of new play equipment and experiences, increased planting, and provision of shade and seating.
 - (b) Direction 9 - Sustainable Development, Renewal and Design - The proposal incorporates new trees and increased planting to the playground area, supporting ecology and opportunities for habitat, while retaining and protecting the broader existing park character.

Organisational Impact

17. 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

18. 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

19. The proposed playground will be an improved, accessible and compliant setting for recreation and informal social activity. It will provide outdoor spaces at a neighbourhood scale for children of all ages to play together.

Environmental

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

Budget Implications

21. 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 D.

Relevant Legislation

22. Environmental Planning and Assessment Act 1979.
23. State Environmental Planning Policy (Infrastructure) 2007.

24. Sydney Local Environmental Plan 2012.
25. 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.
26. Attachment D 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.
27. 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.
28. 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.
29. Companion Animals Act 1998 No 87 - Division 1 Section 13 - Responsibilities while dogs are in public places.

Critical Dates / Time Frames

30. Current Program Dates:

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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

31. 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.
32. Improvement works to be undertaken in accordance with the recommendation in this subject report.

Public Consultation

33. Consultation was undertaken as a two-part process, comprising pre-consultation, and public consultation and exhibition.
34. Pre-consultation notification letters were issued to 58 local residents adjacent to the park to notify them of the project and provide a link to a pre-consultation survey. There were 17 responses to the pre-consultation survey.
35. The concept design was exhibited from 17 May to 14 June 2019. Activities included online engagement, 1,531 letters / emails to residents, on site project signage in the park, and face-to-face engagement at a pop-up session in the park.
36. The Sydney Your Say webpage exhibited the plans for consultation. This was an opportunity for the community to provide feedback on the proposed design.
 - 197 individual users viewed the page and 18 users downloaded the plans;
 - 33 submissions were received; and
 - for a project of this scale, this indicates a significant level of interest over the consultation period.
37. The Community Consultation report is included in Attachment C. It contains feedback, concerns and suggestions raised by the community during consultation. The feedback and refined concept design will be incorporated into a Review of Environmental Factors for the project, and addressed through refinement of the design moving forward.
38. For a summary table of key feedback comments relating to the playground upgrade, and how the proposal will respond, refer to Attachment C.

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