

Item 2.**Project Scope - Huntley Street Recreation Centre**

File No: X023789

Summary

This report outlines the proposed project scope and concept design for the adaptive reuse of the industrial warehouse at 6-8 Huntley Street, Alexandria, into a multi-purpose recreation centre.

The City of Sydney identified a need for increased sporting facilities as part of the City's Sport Facilities Demand Study 2016, endorsed by Council in 2016. In mid-2018, the City acquired the site on Huntley Street for the purpose of conversion into an indoor recreation centre.

Concept stage design has been undertaken for the subject works and is attached to this report.

The investigations and recommended concept design were presented to the Design Advisory Panel on 2 April 2020 and received positive endorsement.

It is recommended that the scope and concept design outlined in this report form the basis of a Development Application, documentation and tender for construction work.

Recommendation

It is resolved that Council:

- (A) endorse the works described in the subject report for the purpose of proceeding with design development and lodgment of the Development Application, documentation and tender for construction works;
- (B) note the estimated development costs and financial implications as outlined in Attachment B to the subject report; and
- (C) approve the increase in the overall project budget and the transfer of funds from the Future Community and Recreational Facilities allocation included in the future year forward estimates of the City's Long Term Financial Plan, to meet the shortfall in the project's budget, as outlined in Confidential Attachment B to the subject report.

Attachments

Attachment A. Recommended Concept Design (Summary)

Attachment B. Financial Implications (Confidential)

Background

1. The subject site is located at 6-8 Huntley Street, and is directly adjacent to Shea's Creek Canal which connects into Alexandra Canal.
2. The surrounding area contains a mix of industrial, showroom and commercial properties. The site is close to popular food and beverage venues such as the Grounds of Alexandria and is in close proximity to the Perry Park Recreation Centre.
3. The site is located within a 15 minute walk from Green Square and St Peters Stations, accessed by local bus routes and is close to the Bourke Road cycleway.
4. The existing building consists of a large volume industrial warehouse space which is suitable for indoor courts, and a low-rise two-storey showroom/office space to the street frontage. There is an existing front site set-back which contains a large concrete carpark as the frontage to the street.
5. The building is currently occupied by three separate leased commercial tenancies.
6. In November 2016, Council endorsed the City's Sports Facilities Demand Study 2016, which identified the need to increase the capacity of City's indoor sporting facilities to meet the demand of increasing residential and worker population of the City.
7. In mid-2018, the City acquired the subject site for the purpose of conversion into an indoor recreation centre. Feasibility design investigations conducted at the time confirmed the site to be suitable for conversion to include four indoor multipurpose courts with supporting facilities for local competition. At the time it was foreshadowed that there may be some commercial use of the first floor areas.
8. In December 2019, Collins and Turner Architects were engaged, by competitive tender, to undertake the design for the proposed works.
9. The investigations, and recommended concept design were presented to the Design Advisory Panel in April 2020 and received positive endorsement. The proposed project scope now recommends additional adaptive recreation areas on the first floor.
10. Pre-DA advice was provided by the City's Planning Unit in May 2020 for the proposed concept design (including options). Further consultation with the Planning Unit will occur during design development prior to the lodgement of a Development Application.
11. The recommended project scope includes the adaptive reuse of the existing building and existing carpark area as detailed below.

Concept Design

12. Concept design works commenced in January 2020. The first stage of design work is now complete and has included:
 - (a) facilities benchmarking and consultation with key stakeholders;
 - (b) development of detailed project brief;
 - (c) investigation of options for court layout and planning opportunities;

- (d) investigation of options for parking, loading, access and public domain proposals;
 - (e) development of a recommended concept design proposal; and
 - (f) cost management.
13. The concept design phase identified a number of specific project issues to be addressed:
- (a) improvements to increase the environmental sustainability of the building, including:
 - (i) provision of natural lighting;
 - (ii) energy conservation improvements with insulation and provision of natural and assisted ventilation; and
 - (iii) provision of rooftop photovoltaic array for power supply;
 - (b) strategies to identify the building as a public building with a clear public address and entry;
 - (c) improvements to the forecourt and street address, particularly landscape quality; and
 - (d) strategies to improve the 'connection' of the facility with the local pedestrian and cycle network including Huntley Street and Alexandra canal frontages.
14. Details of concept design investigations and the proposed scope are summarised below.
15. The recommended concept design is included at Attachment A.

Facilities Benchmarking and Consultation

16. The following City of Sydney sites were used as benchmarks to inform the proposals:
- (a) Perry Park Recreation Centre (Stage 1); and
 - (b) King George V Recreation Centre.
17. The project team has collaborated with internal stakeholders and ongoing consultation will occur with internal and external stakeholders during documentation as required to seek feedback on the developed design.
18. The proposed concept was presented to the Design Advisory Panel on 2 April 2020. The Panel supported the proposal and recommended further development of the concept with no forecourt car parking, increased deep soil planting/green space, and investigations to improve connections and permeability between the building, the open space and the canal.

19. In response to the comments received from the Design Advisory Panel:
- (a) the project team is continuing to develop the public domain (including parking requirements) through close consultation with the Planning Unit and necessary stakeholders to ensure appropriate drop off/parking facilities are provided for people with disabilities;
 - (b) an increase in green space and tree canopy cover will be provided to meet the minimum Development Control Plan provisions for deep soil. The forecourt stairs have been located closer to the building edge so they face the generous lawn area; and
 - (c) increased openings have been provided along the northern and western facade to increase the transparency and connection to the canal and public domain.

Recommended Project Scope

20. The proposed concept design includes the following:
- (a) Provision of four indoor multi-purpose courts for basketball, netball, futsal, volleyball, gymnastics and badminton. Court run off to meet minimum requirements on all sidelines, baselines and between courts.
 - (b) The recreation facility is proposed to include the following amenities:
 - (i) Entry, reception and kiosk.
 - (ii) Office and administration areas, including staff room and first aid.
 - (iii) Flexible community use spaces.
 - (iv) Change room facilities including toilet and shower facilities.
 - (v) Accessible changing places room.
 - (vi) Public toilet facilities for spectators.
 - (vii) Staff and referee change room.
 - (viii) Accessible toilet facility.
 - (ix) Storage rooms.
 - (x) Spectator seating on ground floor.
 - (xi) Back of house areas.
 - (xii) Bike parking.
 - (c) First floor recreation/fitness space (suitable for a range of uses including gym, fitness classes, physiotherapy) with new lift access.
 - (d) Retention of the existing warehouse structure and removal of the infill brickwork to allow appropriate planning.
 - (e) Fit-out inclusions to be as per Perry park Recreation Centre (including sports equipment, sprung timber floor, retractable netting, PA system etc.).

- (f) New façade treatments to the Huntley Street frontage to improve 'public building' identity and public entry wayfinding.
- (g) Increased openings to the canal and public domain to improve visual connectivity and access to natural ventilation.
- (h) New roofing and roof strengthening to allow for installation of solar PV array.
- (i) New building signage throughout.
- (j) Acoustic treatment, ventilation, and lighting suitable for use as sports courts.
- (k) Carpark and Public Domain Upgrade Works – upgrade of front carpark area to establish it as a public forecourt and improve the public connection of the building to the street and adjacent Liveable Green Network and cycleway. Proposed upgrade works include:
 - (i) Increase in green space and tree canopy cover to meet the City's deep soil requirements.
 - (ii) Accessible parking and drop-off. Note this may be provided on the street frontage to preferably remove all vehicle movements from the forecourt.
 - (iii) Outdoor practice half-court area and public space.
 - (iv) Suitable sized forecourt to the entry.
 - (v) Overflow and outdoor break-out space.
- (l) Site access for deliveries and waste management.
- (m) Environmentally Sustainable Design (ESD) – the works will include ESD initiatives as outlined later in this report.
- (n) Access and BCA Upgrade – compliant DDA accessible entry to the building and general BCA upgrades.
- (o) Services – the refurbishment will include new building services to suit refurbishment works and comply with required standards and regulations.

Carpark and New Public Forecourt

21. The current public forecourt upgrades are in addition to the original carpark make-good scope.
22. Investigation of options for broader improvements of the existing front carpark forecourt area to meet the deep soil provisions have been undertaken at a concept level to inform the design of the Recreation Centre.
23. The remodelling of the existing carpark as a public forecourt (as per Attachment A) will be further developed, including provision for accessible parking and appropriate car and bus drop-off. This may be located along the Huntley Street frontage.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

24. 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 2 provides a road map for the City to become A Leading Environmental Performer -
 - (i) Upgrades are to be constructed and operate within Council's environmental management targets for energy and water.
 - (ii) Retention of the existing structure and minimise waste generation during construction and operation.
 - (iii) Increase in green space, tree canopy cover and outdoor recreation.
 - (b) Direction 4 - A City for Walking and Cycling -
 - (i) The project will promote active transport and recreation. Positioned directly adjacent to a proposed cycleway, the facility will provide strong connections to this active transport link and generous bike parking on site.
 - (ii) Providing new public 'green space' and outdoor recreation courts within easy walking distance of residential and commercial areas will encourage a pedestrian environment.
 - (c) Direction 6 - Vibrant Local Communities and Economies -
 - (i) This project will deliver much needed indoor recreation facilities within the City South area. Providing accessible recreation services and programs across the City of Sydney to improve social infrastructure.
 - (ii) The project will help to develop and support local economies and employment.
 - (d) Direction 9 - Sustainable Development, Renewal and Design -
 - (i) The project will activate the streetscape, adjacent cycleway and new public open spaces.
 - (ii) The project will promote design excellence and be a catalyst for quality urban renewal within the immediate vicinity.
 - (iii) The project will provide access to outdoor public space, crucial for the dense surrounding area.

Organisational Impact

25. It is planned that the centre will be operated under an external management agreement providing an efficient services delivery model.
26. The external management will be grouped together with the external management tender of Perry Park Recreation Centre and will be offered to the market to achieve better buying power in efficiency in contract management of the resulting combined management contract. Timing will be coordinated with Perry Park recreation centre, once the third stage of Perry Park is complete.

Social / Cultural / Community

The centre will provide:

- (a) active recreational facilities supporting the health and well-being of the city community and increased available hours at indoor recreation facilities in the local government area;
- (b) facilities for sporting groups to deliver sports competitions and programs;
- (c) sporting facilities (including accessible sports) to support community engagement and social interaction for participants; and
- (d) an increase (and clustering) of recreational facilities in the Green Square/Alexandria area.

Environmental

27. An Environmentally Sustainable Design brief has been undertaken to guide the design and operation of the project. The project will incorporate best practice principles of environmental sustainability and ensure significantly reduced demand for natural resources in design, management and operation.

The new recreation facility will:

- (a) comply with and incorporate the requirements of the City's Sustainable Design Technical Guidelines and Environmental Management Plan, including:
 - (i) highest WELS rated water fixtures and fittings (taps, shower heads, WCS etc);
 - (ii) metering and sub-metering to automatically interface with the City's SMART system and be compliant with the City's metering guideline;
 - (iii) well-ventilated waste rooms including suitable area for waste sorting and composting units;
 - (iv) a thoughtful balance of natural light and controlling solar heat gain such that the need for daytime artificial lighting is minimised; and
 - (v) highest performing lighting fittings compliant with the City's standards / requirements;

- (b) be modelled (using suitable industry-recognised software) demonstrating that the design can reasonably be expected to perform as a finished building at the following resource-use intensities (annually per sqm of NLA):
 - (i) electrical demand (excluding solar generation): less than 60kWhr/sqm/yr;
 - (ii) gas demand: nil; and
 - (iii) potable water use: less than 300 L/sqm/year;
- (c) be naturally ventilated with mechanical assistance and improved opportunities for cross-flow ventilation where possible. Note - air-conditioned areas will be limited to staff office areas and first floor fitness spaces;
- (d) feature products and materials that are robust, low maintenance and have maximum lifespans;
- (e) provide a photovoltaic panel system; and
- (f) feature increased green space and tree canopy cover on site to reduce the heat island effect.

Financial Implications

- 28. The current cost estimates and financial implications are outlined in Confidential Attachment B.
- 29. Additional funding is required for the recommended scope as outlined in Confidential Attachment B.
- 30. Key project factors contributing to the requirement of additional funds have been:
 - (a) a number of scope items discovered and deemed necessary to meet brief requirements during the design process;
 - (b) numerous project elements have increased due to industry escalation; and
 - (c) several project opportunities were highlighted in the Design Advisory Panel presentation which will accommodate key stakeholder, planning requirements and meet strategic project objectives.

Relevant Legislation

- 31. Environmental Planning and Assessment Act 1979.
- 32. Local Government Act 1993.
- 33. Local Government Act 1993 - Section 10A provides that a council may close to the public so much of its meeting as comprises the discussion of information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business.

