

Item 8.

Project Scope - Perry Park Revitalisation

File No: X020987.001

Summary

This report outlines the proposed scope of works for the Perry Park Revitalisation Project, located at the corner of Maddox Street and Bourke Road in Alexandria. Perry Park has been identified as a site suitable for active sports and a multipurpose synthetic surface because of proximity to Green Square Station and possible connections to the Alexandra Canal open space network.

The project brief is to design a new FIFA (Fédération Internationale de Football Association) sized multipurpose synthetic sportsfield, supplemented by field lighting; seating; a new amenities pavilion; a new share-way with minibus and car drop-off, parking and pedestrian access; a new accessible circulation path connecting from the surrounding streets, through to the sportsfield and recreation and amenities facilities; a new accessible entry ramp into the park; an open lawn area for passive recreation; a new underground stormwater storage tank; and new trees and planting areas. The proposed amenities pavilion will replace an existing facility that sits within the sportsfield footprint, with a new relocated facility. Concept plans were presented to the community between 11 November 2020 and 9 December 2020 and exhibited on the City's website.

Community feedback was broadly in support of the proposal with community suggestions to be incorporated during Design Development. The key principles are to develop a legible, functional and welcoming park; create a cohesive park identity; demonstrate design excellence; enhance the site's existing landscape character and maximise urban tree canopy; provide a variety of park settings and a range of seating opportunities; incorporate sustainable practices; improve sightlines and passive surveillance; minimise the amenities pavilion footprint; create inclusive, equitable, safe and engaging facilities and environments; 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 the Perry Park Revitalisation Project in Alexandria, as described in the subject report and shown in the Final Concept Plan at Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation, tender and construction; and
- (B) approve the increase in the overall project budget as outlined in Confidential Attachment E to the subject report.

Attachments

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

Background

1. The City's residential and worker population is increasing and becoming more active. Correspondingly, there are increasing demands on City facilities, particularly sporting facilities. The City's Sports Facilities Demand Study 2016 (the Study) was adopted by Council in November 2016. It identified an emergent and increasing deficiency in the capacity of City's sporting facilities to meet the identified demand.
2. The City approved a Sportsfield Development Program in 2017, which aims to address the increasing demand on the capacity of the City's sporting facilities. The objective of the program is to increase playable hours and offer a variety of playing surfaces for different sports across the local government area. Perry Park was identified as a site suitable for active sports and a multipurpose synthetic surface because of the proximity to Green Square Station and possible connections to the Alexandra Canal open space network.
3. Perry Park initially formed part of a low-lying area associated with Shea's Creek Swamp, before forming part of a larger sewage farm for the disposal of sewage in the late 1800s. The site and parts of the wider surrounds were subsequently utilised as a municipal rubbish tip through the early to mid-1900s and were redeveloped in the late 1970s when a number of landscaping mounds were constructed, and trees were planted.
4. Various contamination investigations undertaken at the site have identified soil impacted predominantly by hydrocarbons and asbestos. Given this was a former tip site and there are issues with constructing on uncontrolled fill, piling may be required to all structures and beneath the sportsfield slab.
5. The existing site is approximately 16,000sqm. Positioned on the corner of Maddox Street and Bourke Road Alexandria, Perry Park is located within an industrial area within close proximity to Green Square. Perry Park is uniquely connected to active transport linkages with the Bourke Road cycleway and the Maddox Street shared way defining its park edges.
6. Perry Park has recently undergone significant upgrades with the completion of the new indoor basketball facilities and external courts on the western edge of the park. The surrounding public domain has also been upgraded around Maddox Street and Bourke Road, with new civil and landscape works around the Bourke Road cycleway in response to the significant water issues associated with the high-water table and flood prone surrounds. Recent work includes planted edges and water sensitive urban design (WSUD) with permeable kerbs, as well as raised pedestrian and cycle thresholds to Maddox Street from Bourke Road.
7. As with many former low-lying swamp industrial areas, the landscape is characterised by Melaleucas (paper bark trees), Casuarinas, and fig trees. Perry Park itself is quite hidden from its surrounding context due to the raised park levels. There is an eclectic mix of trees within the park, many of which are at a mature height and create a sense of privacy to the park. The fig trees on Bourke Road are significant in scale. The planted edges and open turf centre are the defining character of this park, something which will only be amplified with the proposed new sports field.

Concept Plan

8. A Final Concept Plan was developed for the works following community consultation and value management (refer to Attachment B).
9. The Final Concept Plan sets the overall layout. The key principles are:
 - (a) develop a legible, functional and welcoming park;
 - (b) create a cohesive park identity with an integrated campus approach to the site;
 - (c) demonstrate design excellence and build upon the City's legacy of delivering quality public spaces and civic facilities;
 - (d) enhance the sites existing landscape character and maximise urban tree canopy;
 - (e) provide a variety of engaging park settings with a range of seating and shelter opportunities which encourage social interaction;
 - (f) incorporate sustainable practices including energy efficiency, plant hardiness, material robustness and lifecycle considerations;
 - (g) improve sightlines and passive surveillance (visibility) to create an open and safe public space;
 - (h) minimise the footprint of the amenities pavilion in order to maximise visual permeability and safety within the park;
 - (i) create inclusive, equitable, safe and engaging facilities and environments for all community members to enjoy; and
 - (j) use simple, robust, high quality materials which reflect the local neighbourhood character.
10. The proposal includes the following works:
 - (a) a new FIFA sized multipurpose synthetic sportsfield to accommodate a range of different sports such as hockey, football (soccer), oztag, futsal, touch football, rugby league, rugby union and junior AFL;
 - (b) new sportsfield lighting;
 - (c) new park lighting;
 - (d) new sportsfield fencing;
 - (e) a new paved shared zone with minibus and car drop-off, parking and pedestrian access;
 - (f) modified ground levels to improve sightlines and provide better opportunities for passive surveillance from adjoining streets into the park;

- (g) a new amenities pavilion, including;
 - (i) storage for sports equipment associated with the multipurpose synthetic sportsfield;
 - (ii) storage for sports club's equipment and catering;
 - (iii) covered outdoor areas open to the public;
 - (iv) two change rooms, each with two showers;
 - (v) two accessible toilets; and
 - (vi) bin store and plantroom.
- (h) a new accessible circulation path connecting from the surrounding streets, through to the sportsfield, recreation and amenities facilities;
- (i) a new accessible entry ramp into the park;
- (j) new spectator seating;
- (k) new drinking bubbler;
- (l) new underground stormwater storage tank;
- (m) new trees and planting; and
- (n) an open lawn area for passive recreation.

11. Tree Management:

- (a) The current condition of the existing trees within the park has been assessed by the City's consultant Arborist. Due to their condition and arrangement within the park, selective removal and replacement of a number of trees is proposed as part of these works to accommodate the new FIFA sized multipurpose synthetic sportsfield, improved sightlines and safety within the park, improved provision of shade amenity and habitat.
- (b) The following tree management and planting is proposed as part of the park works:
 - (i) fifty-four trees will be removed, mostly Eucalyptus species and Callistemons, with some additional species removal including Schinus molle, Lophostemon confertus, Gleditsia triacanthos, Cupressus sempervirens, Ficus macrocarpa var. hillii, Araucaria columnaris, Platanus Xacerifolia, Populus deltoides and Allocasuarina littoralis;
 - (ii) thirty-four trees will be retained, including the mature Fig trees along Bourke Road;
 - (iii) forty-three large canopy replacement trees will be planted which will provide shade, habitat, amenity and increased tree canopy cover;
 - (iv) new grass will be added to facilitate the new open lawn kick-about space;

- (v) new native plants will be added to the entryways and within the new shareway area; and
 - (vi) preparation of an Arboricultural Impact Assessment and Tree Protection Plan to inform the detailed design and ensure appropriate construction methodology.
- (c) The proposed design supports the Greening Sydney Strategy directions as follows:
- (i) Direction 1 - Turn grey to green; the proposal provides an overall increase in tree canopy;
 - (ii) Direction 2 - Greening for all; the proposal provides equal access throughout the site;
 - (iii) Direction 3 - Cool and calm spaces: the proposal provides shading for the public both from expanded tree canopy and covered outdoor areas at the amenities pavilion;
 - (iv) Direction 4 - Greener buildings; the amenities pavilion will be designed to maximise natural lighting and ventilation;
 - (v) Direction 5 - Nature in the city; the proposal provides native plant and tree species to support local habitat and biodiversity.
- (d) New large canopy tree species will be planted to replace tree removal and provide an increase in canopy coverage. The increase in canopy at both initial planting stage and over tree maturation will be quantified during Design Development.
12. The park and sportsfield will be accessible from both Maddox Street and Bourke Road.
13. A Review of Environmental Factors (REF) will be lodged for the works in accordance with the Environmental Planning Assessment Act 1979 and the State Environmental Planning Policy Infrastructure 2007.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

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 report is aligned with the following strategic directions and objectives:
- (a) Direction 1 - A Globally Competitive and Innovative City - the new sporting hub and facilities will support the needs of the growing community through good amenity and design excellence.
 - (b) Direction 2 - A Leading Environmental Performer - the new sporting hub and amenities will be designed and constructed to achieve high standards of environmental performance.

- (c) Direction 4 - A City for Walking and Cycling - the new sporting hub and amenities will provide facilities to encourage walking and cycling to the park as a local destination. The park adjoins the existing Bourke Street cycleway.
- (d) 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 a hub for gathering, socialising and recreation activities.
- (e) Direction 9 - Sustainable Development, Renewal and Design - this project will demonstrate design excellence and aims to address the increasing demand on the capacity of the City's sporting facilities. The park and sporting amenities will contribute to a potential future connection to Green Square and the Alexandria Canal open space network, and will provide a green public space for use by the whole community. The site itself will be landscaped with locally appropriate native plants that will contribute to the ecological sustainability of the local area.

Organisational Impact

- 15. The City's park maintenance team will be responsible for the regular maintenance of the sportsfield, park trees, gardens, passive parkland and park furniture. The City will provide ongoing, planned and reactive maintenance on Perry Park.
- 16. The centre operator will be responsible for management and daily operation of the amenities pavilion and carpark, including booking of the sportsfield and recreation facilities. The City will provide ongoing, planned and reactive maintenance and non-operator related repair works in conjunction with specific contract conditions.

Risks

- 17. Key risks include:
 - (a) Community Expectation - risks of not implementing this scope of works could result in failure to meet community expectations.
 - (b) Contamination - contamination risks have been identified on the site and will be managed via environmental documentation and budget contingencies. Construction environmental documents comprising the Remedial Action Plan, Work Health and Safety Plan, Remediation Environmental Management Plan - traffic, pedestrian, noise, vibration, waste, stormwater, erosion, air, flora and fauna management plans.
 - (c) Site Conditions - the geotechnical survey undertaken has identified poor quality subsurface conditions that require careful consideration during the detailed design stage. The amenities pavilion footing design and construction sequence needs to be planned to address uncontrolled fill and to avoid damaging existing fig trees in the vicinity.
 - (d) Rubber infill and other spillage - risk of spillage from the multipurpose synthetic field surface migrating into surrounding soil areas and into the wider stormwater system have been identified. These risks will be mitigated through a range of different strategies including:
 - (i) Using a tape system, or a mix of monofilament and tape yarn systems that encapsulates the infill, reduces ball splash and infill migration across and off the field.

- (ii) The multipurpose synthetic surface has either concrete dish drains or concrete hob/plinths designed in along the fence-line, which is approximately 100-150mm above the pile height to reduce the probability of the infill migrating from the field of play.
- (iii) At all pedestrian gates, there will be a brush carpet installed that is large enough for people who leave the field of play to capture infill from boots etc.
- (iv) Vehicle gates will also be fitted with a grated system to capture infill from the field of play from the vehicle tyres.
- (v) All field drains will have filters installed to capture any infill or other spillage before it progresses to the storm water outlets.
- (vi) There will be regular maintenance of the field of play and the areas surrounding the field to reduce the level of migration off the field of play.

Social / Cultural / Community

18. The site is a significant open space, which is co-located with the Perry Park Recreation Centre. It will become an important active sports hub given its proximity to Green Square Station and possible connections to the Alexandra Canal open space network. Located in an industrial area, the site provides a place for local workers and people to meet, eat their lunch, walk their dogs, drink a take-away coffee, have a kick around and access services from the local Recreation Centre. Given the emergent and increasing deficiency in the capacity of City's sporting facilities to meet the identified demand, improving the amenity and function of the park represents an important investment in this community, providing opportunities and increased playable hours for a multitude of sporting types and for people of different ages and abilities to use the park alongside each other.
19. This project will be safe and equitable for residents, workers and visitors. It will be accessible to all and compliant with the requirements of current legislation. Access to and through the site and development will also demonstrate best practice solutions by providing equitable, dignified facilities and experiences for everyone.
20. The new amenities pavilion will provide dignity to users of accessible toilet facilities that have enough space for people with disabilities and their carers to use in a safe and clean environment when compared to the current amenities.

Environmental

21. A Part 5 Assessment including Review of Environmental Factors will be prepared for the upgrade works in accordance with the Environmental Planning and Assessment Act 1979 and the Infrastructure SEPP (2007).
22. Enhancement of planting is consistent with the Urban Ecology Strategic Action Plan and Urban Tree Canopy objectives.
23. Energy - the new amenities pavilion will minimise energy usage through natural ventilation, natural daylighting and sensor lighting.
24. Water - stormwater and wastewater management. Potable water consumption will be reduced by installing a rainwater tank. This project will utilise recycled water from the rainwater tank for flushing toilets and irrigation.

25. Transport - limited dedicated parking will be provided on-site. The centre will be predominantly served by public transport, cycle infrastructure, convenient pedestrian access, on-street pick-up and drop-off areas as well as service zones.
26. Materials - the project will use locally sourced and low embodied materials where possible.
27. Waste - best practice facilities to separate and collect distinct waste streams will be incorporated where possible. Most construction waste will be diverted from landfill.

Economic

28. The proposal will have a positive impact on nearby business and residential areas and local sporting groups, by providing a significant upgrade to the sporting facilities available for use. A higher recurrence of visitors will increase economic activity and contribute to healthy lifestyle opportunities.
29. The location of this facility in close proximity to the Green Square precinct will provide further recreation facilities to an area experiencing high population growth.

Financial Implications

30. Additional funds are required for this project as outlined in Confidential Attachment E.

Relevant Legislation

31. 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.
32. 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.
33. 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.
34. Local Government Act 1993 (NSW) - 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.
35. Environmental Planning and Assessment Act 1979
36. State Environmental Planning Policy Infrastructure 2007.

Critical Dates / Time Frames

37. Current Program Dates:
 - (a) Council Approval of Concept Design - May 2021
 - (b) Complete Design and Costing - Late 2021
 - (c) Tender Preparation - Late 2021
 - (d) Construction Start - Mid 2022
 - (e) Construction and Site Handover - Late 2023

Options

38. Proceed with progression of improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender and construction.
39. Project does not proceed - this option is not recommended as there is an increasing deficiency in the capacity of the City's sporting facilities to meet the identified demand and a number of associated risks with regard to accessibility in this park that need to be addressed.

Consultation

40. Design Advisory Panel – the schematic design and feasibility study was presented to the Panel on 20 June 2019. The panel noted:
 - (a) the importance of having a multipurpose synthetic playing field in Perry Park and the overall objectives of the project were supported;
 - (b) the prominent location of the amenities pavilion and the importance of the pavilion's integration with the landscape design strategy and the civic character of the precinct;
 - (c) the importance of designing the amenities pavilion to ensure retention of the existing mature fig trees on Bourke Road;
 - (d) the opportunity for stormwater collection; and
 - (e) an additional meeting is scheduled to review the detailed landscape masterplan and the final location of the amenities pavilion on 3 June 2021.
41. Public consultation was undertaken as a two-part process: pre-consultation / early engagement and public consultation / exhibition. For a detailed description of the consultation process and findings, refer to Attachment D.
42. A pre-consultation notification letter / email was issued to the following key stakeholders to notify them of the project and provide a link to a pre-consultation survey regarding the proposed works:

- (a) Hockey NSW;
 - (b) Glebe Hockey Club;
 - (c) Glebe Junior AFL;
 - (d) Glebe Wanderers FC;
 - (e) Touch Football NSW;
 - (f) Oztag NSW;
 - (g) Eastern Suburbs Football Association;
 - (h) AFL NSW (for 9 a side games);
 - (i) Cricket NSW;
 - (j) City and Suburban Cricket Association;
 - (k) Rogue Ultimate Flying Disk;
 - (l) Urban Recreation Sports;
 - (m) Sydney Oztag;
 - (n) Anderson Events;
 - (o) Lunchtime Legends;
 - (p) Redfern Raiders Soccer Club;
 - (q) South Sydney Juniors RLFC;
 - (r) Dunbar Rovers Soccer Club;
 - (s) Lokomotiv Cove Football Club;
 - (t) Sydney University Quidditch; and
 - (u) Sydney University Touch Association.
43. There were six responses to the pre-consultation survey and all responses were in support of including a new multipurpose synthetic sportsfield at Perry Park.
44. The concept design was on exhibition from 11 November 2020 to 9 December 2020. Eighteen (18) submissions were received, with the majority in support of the proposed works.
45. The public consultation / exhibition involved the following:
- (a) A stakeholder email sent to key stakeholders, inviting them to give feedback on the proposal. The email was sent to:
 - (i) Hockey NSW;

- (ii) Glebe Hockey Club;
 - (iii) Glebe Junior AFL;
 - (iv) Glebe Wanderers FC;
 - (v) Touch Football NSW;
 - (vi) Oztag NSW;
 - (vii) Eastern Suburbs Football Association;
 - (viii) AFL NSW (for 9 aside games);
 - (ix) Cricket NSW;
 - (x) City and Suburban Cricket Association;
 - (xi) Rogue Ultimate Flying Disk;
 - (xii) Urban Recreation Sports;
 - (xiii) Sydney Oztag;
 - (xiv) Anderson Events;
 - (xv) Lunchtime Legends;
 - (xvi) Redfern Raiders Soccer Club;
 - (xvii) South Sydney Juniors RLFC;
 - (xviii) Dunbar Rovers Soccer Club;
 - (xix) Lokomotiv Cove Football Club;
 - (xx) Sydney University Quidditch; and
 - (xxi) Sydney University Touch Association.
- (b) A Sydney Your Say webpage was created. The page included an electronic copy of the concept design, survey and other key information about the consultation. The webpage was viewed 115 times during the consultation period;
- (c) The community and stakeholders were able to give feedback using an online feedback form. A link to the feedback form was provided on the Sydney Your Say website;
- (d) The consultation was included in the Sydney Your Say November 2020 e-newsletter (4,070 subscribers);
- (e) A Consultation letter was posted to residents, inviting them to give feedback on the proposal. 1000 letters were distributed;

- (f) Two Have your Say Consultation Panels were installed at Perry 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.
46. Respondents who completed the online feedback surveys were asked to rate how important the proposed design elements were to them. Between 65 per cent and 72 per cent of people strongly supported the proposed design elements including a new FIFA sized multipurpose synthetic sportsfield, a new amenities pavilion, a new driveway and carpark, new lighting and seating, improved access in and around the park and new native plantings and trees.
47. Providing a new FIFA sized multipurpose synthetic sportsfield was very important to 76.47 per cent of people who were surveyed, and 77.78 per cent of people felt that the upgrade works would change their use of the park.
48. The majority of feedback was in support of the proposed works. Key responses included:
- (a) two submissions supported the inclusion of a multipurpose synthetic sportsfield, with one person asking for hockey to also be considered;
 - (b) one submission referred to planting and/or trees and the size and location of trees in relation to the field goal areas;
 - (c) one submission asked for the field to meet Football NSW National Premier League standards so competitive soccer matches can be played at all levels; and
 - (d) one submission requested to be able to book matches/tournaments.
49. In response to this consultation and value engineering, the design has been simplified and both the landscape and amenities pavilion have been further refined, as follows;
- (a) Urban tree canopy cover has been enhanced by increasing the number of new trees to be planted and selecting larger canopy tree species.
 - (b) Levels throughout the site have been refined to improve accessibility for all, to better connect with existing site levels and adjoining streets, and to minimise cut and fill.
 - (c) The shareway and driveway area has been reduced to increase green space.
 - (d) Park lighting has been added to the main path of travel, to improve night-time safety.
 - (e) The footprint of the amenities pavilion has been minimised, the number of amenities pods has been reduced from three to two, and the length of cantilevered roof canopy to the amenities pavilion has been reduced.
 - (f) The number of informal park entries at the amenities pavilion is reduced from two to one.
 - (g) The potential future informal nature play area and BBQ are not included in this scope of works.

Refer to Attachment B for the Final Concept Plan.

50. Further updates on the project will be given via the following channels:
- (a) updates on the Sydney Your Say and City of Sydney web pages;
 - (b) notifications sent to local residents, business owners and people who have made submissions on the concept design; and
 - (c) during construction, the selected contractor will be required to provide a community liaison officer on-site to assist all stakeholders with day to day operational construction related issues.

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