

Item 3.

Project Scope - The Crescent Synthetic Sports Field

File No: 2021/393516

Summary

This report outlines the proposed scope of works for The Crescent Synthetic Sports Field Project, located adjacent to Chapman Road and The Crescent in Annandale. This project is part of the City of Sydney's sports field development program, which aims to increase playable hours and offer a variety of playing surfaces for different sport across the local government area.

The Crescent Open Space was identified as a site suitable for active junior sports in the Johnstons' Creek Parkland Masterplan (2013) and has been selected for a multipurpose synthetic surface (in the Sports Field Development Program) because of support from local sporting groups, proximity to public transport links, including Jubilee Park Light Rail Station, as well as its location adjacent to Federal Park and Jubilee Oval, creating a hub of recreation and sport.

The project brief is to design a new raised compact sized multipurpose synthetic sports field, supplemented by field lighting; new seating; new accessible circulation paths; new overland flow path; as well as new open lawn area, new trees and planting.

Concept plans were presented to the community between 20 April and 14 May 2021 and exhibited on the City's website. Community and sporting group feedback was associated with three broad themes: field size, parking and environmental concerns. Feedback was incorporated into the Revised Concept Design, this included a review of the proposed field size and location to allow for senior hockey training.

The aim of the project is to deliver enhanced recreation and park facilities that demonstrate design excellence with a cohesive, simple, considered and engaging park setting; expand on the site's existing landscape character and integrate with the surrounding parkland fabric; incorporate sustainable practices including energy efficiency, plant hardiness, material robustness and lifecycle considerations; as well as creating inclusive, equitable, safe and engaging facilities and an environment for all community members to enjoy.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for The Crescent Synthetic Sports Field Project, Annandale, 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 documentation, tender and construction;
- (B) note the estimated project forecast as outlined in Confidential Attachment E to the subject report; and
- (C) 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.** Revised 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, with corresponding increase in demand on City facilities, particularly sporting facilities. The City's Sports Facilities Demand Study was adopted by Council in November 2016.
2. The City approved the 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.
3. The land (The Crescent Open Space) is owned by the City of Sydney.
4. The Crescent Open Space (referred to as The Crescent) was historically used for commercial and industrial land uses following subdivision in 1908.
5. The Johnstons Creek Parklands Master Plan, which Council adopted in 2013, included a new public park on The Crescent, dedicated to practise and junior sports. The site was remediated and converted to public open space in 2016 and forms part of the open space network within the Johnstons' Creek Parklands.
6. The Blackwattle Bay Catchment Flood study shows that the site is inundated during storm events. The proposed design requires detailed flood modelling and careful consideration during the design of the multipurpose synthetic sports field, pavements and landscaping.
7. The Crescent Lands have recently undergone significant upgrades with the completion of the new playground, skate park and picnic facilities to the north of the park. In addition to these works, and in accordance with the Johnstons Creek Parklands Master Plan, the City has approved the partial closure of Chapman Road to create an extra 1,500 square metres of open space adjacent to The Crescent.

Concept Plan

8. A Revised Concept Plan was developed for the works following community consultation (refer to Attachment B).
9. The Final Concept Plan sets the overall layout. The key principles are:
 - (a) develop a legible, functional and welcoming sportsfield;
 - (b) expand on the parkland's existing landscape character, integrate with the surrounding fabric and maximise urban tree canopy;
 - (c) demonstrate design excellence and build upon the City's legacy of delivering quality public spaces;
 - (d) provide an engaging park setting with a range of seating opportunities encouraging social interaction;
 - (e) incorporate sustainable practices including energy efficiency, plant hardiness, material robustness and lifecycle considerations;
 - (f) create inclusive, equitable, safe and engaging park facilities and environment for all community members to enjoy; and

- (g) use simple, robust, high quality materials which reflect the local neighbourhood character.
10. The proposal includes the following works:
- (a) new raised compact (61m x 38m) sized multipurpose synthetic sportsfield to accommodate a range of different sports such as hockey 5s, futsal, 5-a-side soccer, senior hockey practice and other community training and junior matches including wet weather practise when Jubilee Oval is closed;
 - (b) new sportsfield lighting;
 - (c) new park lighting;
 - (d) new sportsfield fencing;
 - (e) modified ground levels to improve overland flow paths and prevent damage to the new synthetic playing surface;
 - (f) new legible entry points and accessible circulation paths connecting from the surrounding streets, through to the sportsfield;
 - (g) new Chapman road turn-a-round with service vehicle access into the park and sportsfield;
 - (h) new spectator seating;
 - (i) new drinking bubblers;
 - (j) new trees and planting; and
 - (k) an open lawn area for passive recreation.
11. In response to consultation feedback, the following has been incorporated and will be investigated further in detailed design as noted in Attachment D:
- (a) review field layout, modifying location and increasing field size to maximise useability and allow for senior hockey practise;
 - (b) review parking provisions along The Crescent and Chapman Road to address concerns;
 - (c) review of pedestrian access and traffic calming opportunities for The Crescent in collaboration with Inner West Council with the aim to advocate a future solution to the State Government;
 - (d) a lighting design will be prepared as part of the detailed design and will reflect City of Sydney Lights Code requirements for park lighting.

12. 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 some trees is proposed as part of these works to accommodate the new synthetic sportsfield.
 - (b) The following tree management is proposed as part of the park works:
 - (i) five trees will be removed, mostly Palms. Species include; *Archontophoenix cunninghamiana*, *Sapium sebiferum*, *Callistemon viminalis* and *Angophora costata*;
 - (ii) twenty trees will be retained, including the mature paperbark trees along The Crescent road and tuckeroo trees adjacent to the childcare centre;
 - (iii) ten replacement trees will be planted which will provide shade, habitat, amenity and increase tree canopy coverage; and
 - (iv) preparation of an Arboricultural Impact Assessment and Tree Protection Plan will 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 from expanded tree canopy;
 - (iv) Direction 5 - Nature in the city; the proposal provides native 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.
13. A Development Application (DA) 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 sportsfield will support the needs of the growing community through good amenity and design excellence.
 - (b) Direction 4 - A City for Walking and Cycling - the new sportsfield will provide facilities to encourage walking and cycling to the park as a local destination. The park adjoins the Sydney Foreshore loop and Blackwattle bay/Rozelle Bay cycleway.
 - (c) 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.
 - (d) 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.

Organisational Impact

15. The City's park maintenance team will be responsible for the regular maintenance of park trees, planting, turf, park furniture, the sportsfield and associated fixtures, such as lighting and fencing as well as the booking of the sportsfield. The City will provide ongoing, planned and reactive maintenance.

Risks

16. Key risks include:
- (a) Community Expectation and Demands - risks of not implementing this scope of works could result in failure to meet community expectations and demands as identified in the City's Sports Facilities Demand Study.
 - (b) Demand on Other City Facilities - risks of not implementing this scope of works could result in increased wear on other sporting facilities adjacent to meet demand, resulting in deterioration of field performance and increased maintenance.
 - (c) Car Parking - options for providing additional car parking, including future provision adjacent to The Crescent, were investigated, but were not feasible and technically restrictive due to a lack of available space on-site. The site is well connected with public transport (bus and light rail), cycling and walking options. Street parking is available along The Crescent and Chapman Road as well as off-street parking at the Tramsheds. Nevertheless, the City is investigating mitigation measures to improve parking and has submitted recommendations to Transport for NSW to amend parking provisions along The Crescent. Additionally, a Green Travel Plan will be developed to promote other modes of access to the facility.

- (d) Contamination - contamination risks have been identified on the site and will be managed via appropriate environmental management processes.
- (e) Site Conditions - the geotechnical survey undertaken has identified subsurface conditions that require careful consideration during the detailed design stage.
- (f) Microplastics - risk of microplastics 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 microplastics migrating from the field of play;
 - (iii) all field drains will have filters installed to capture any microplastics before it progresses to the storm water outlets; and
 - (iv) 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

17. The site is currently underutilised although set in a parkland much-valued for active and passive recreation, including sport, dog-walking, jogging, cycling, play and casual ball sports. It will become an important active sports hub given its proximity to Jubilee Light Rail Station and connections to the Johnstons Creek open space network including Federal Park and Jubilee Oval. Improving and diversifying the amenity and function of the open space 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.
18. 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 will also demonstrate best practice solutions by providing equitable, dignified facilities and experiences for everyone.

Environmental

19. A Development Application will be prepared for the upgrade works in accordance with the Environmental Planning and Assessment Act 1979 and applicable environmental planning instruments.
20. Enhancement of tree canopy is consistent with the Urban Ecology Strategic Action Plan and Urban Tree Canopy objectives. Increased tree canopy will also help reduce the localised heat impact from the new field
21. Energy - the new spotsfield lighting will minimise energy usage through dimmable LED fixtures and control system lighting.

22. Water - modification of levels in the southern part of the site to mitigate the adverse impacts of flooding and stormwater management. The project will utilise the existing recycled water infrastructure for the surrounding landscape.
23. Transport - the sportsfield will be predominantly served by public transport, cycle infrastructure, convenient pedestrian access as well as on-street pick-up and drop-off areas.
24. 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

25. The proposal will have a positive impact for local sporting groups and surrounding businesses, 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.

Financial Implications

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

Relevant Legislation

27. 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.
28. 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.
29. 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.
30. 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.
31. Environmental Planning and Assessment Act 1979.
32. State Environmental Planning Policy Infrastructure 2007.
33. Sydney Local Environmental Plan 2012.

- 34. Disability Discrimination Act 1992.
- 35. Companion Animals Act 1998.

Critical Dates / Time Frames

- 36. Current Program Dates:
 - (a) Approval of Concept Design - October 2021
 - (b) Complete Design and Costing - Mid 2022
 - (c) Tender Preparation - mid 2022
 - (d) Construction Start - late 2022
 - (e) Construction and Site Handover - mid 2023

Options

- 37. Option of proceeding with the smaller field originally proposed. This is not recommended due to community feedback.

Public Consultation

- 38. 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'.
- 39. 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) Cricket NSW;
 - (b) Glebe Greyhounds J AFC;
 - (c) Rogue Ultimate Flying Disk;
 - (d) Anderson Events;
 - (e) Glebe District Hockey Club;
 - (f) Lunchtime Legends;
 - (g) Urban Recreation Sports;
 - (h) Sydney Oztag; and
 - (i) Glebe Wanderers FC.

40. There were six responses to the pre-consultation survey and all responses were in support of including a new multipurpose synthetic sportsfield at The Crescent.
41. The concept design was on exhibition from 20 April to 14 May 2021. Over 500 pieces of feedback were received during consultation, with the majority of submissions in support of the proposed works were members of or associated with, the Glebe District Hockey Club.
42. The public consultation / exhibition involved the following:
 - (a) A stakeholder email was sent to key stakeholders, inviting them to give feedback on the proposal. The email was sent to:
 - (i) Cricket NSW;
 - (ii) Glebe Greyhounds JAFC;
 - (iii) Rogue Ultimate;
 - (iv) Anderson Events;
 - (v) Glebe District Hockey Club;
 - (vi) Lunchtime Legends;
 - (vii) Urban Rec Sports;
 - (viii) Sydney Oztag; and
 - (ix) Glebe Wanderers FC.
 - (b) Stakeholder meetings were offered during the consultation period and the project team met with both Glebe District Hockey Club and Goodstart Early Learning Centre.
 - (c) 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 1419 times during the consultation period.
 - (d) 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.
 - (e) The consultation was included in the Sydney Your Say May 2020 e-newsletter (4,070 subscribers).
 - (f) A consultation letter was posted to adjoining residents both within the City of Sydney and Inner West Council, inviting them to give feedback on the proposal. 3,500 letters were distributed.
 - (g) On Saturday 1 May between 12.30 and 3.30pm, the project team were available to discuss the project on-site. Approximately 40 people attended the session.
 - (h) Two 'Have your Say' Consultation Panels were installed at The Crescent, notifying park users of the proposed works, providing contact details of the Project Manager and a web address to the Sydney Your Say webpage.

43. Respondents who completed the online feedback surveys were asked if they supported the proposal of a synthetic sportsfield at The Crescent. Sixty-nine per cent of people who were surveyed said that they did support a synthetic field.
44. The feedback was predominately mixed, with strong support from the Glebe District Hockey Club both in the online submissions and at the pop-up. Key responses included:
- (a) twenty-six submissions didn't support the development of a sportsfield as per the Johnstons Creek Master Plan;
 - (b) three submissions would like a basketball court included in the upgrade;
 - (c) sixty submission raised concerns that there is not enough parking provided to service the existing park facilities including Federal Park, Childcare and the Tramsheds;
 - (d) twenty-one submissions strongly oppose the removal of parking along Chapman Road to create an extra 1,500 square metres of open space with concerns that the removal will have adverse parking impacts to adjacent residents;
 - (e) five submissions were concerned about light pollution from sportsfield lighting impacting adjacent residents;
 - (f) forty-three submission were concerned with the environmental impacts of the synthetic field with fifteen submissions requesting the field be retained as natural turf; and
 - (g) whilst not reflected greatly in the online survey responses, with only nine submissions, there was strong feedback received at the pop-up event requesting that a full-sized field should be considered rather than a compact field so that senior or half sized hockey games could be played.
45. In response to this consultation the design has been further refined, as follows;
- (a) review field layout, modifying location and increasing field size, from a 54m x 36m sportfield to 61m x 38m sportsfield, to maximise useability and allow for senior goal practise;
 - (b) investigate a review of parking restrictions along The Crescent and Chapman Road to address concerns;
 - (c) review of pedestrian access and traffic calming opportunities for The Crescent in collaboration with Inner West Council with the aim to advocate a solution to the State Government; and
 - (d) a lighting design will be prepared as part of the detailed design and will reflect City of Sydney Lights Code requirements for park lighting.

Refer to Attachment B for the Revised Concept Plan.

46. Further updates on the project will be given via the following channels:
- (a) updates on the sydneyyoursay.com.au 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.

AMIT CHANAN

Director City Projects and Property

Lucy Farley, Design Manager