

Joint Use Project Deed Variation - Alexandria Park Community School - Synthetic Field and Park Road - Additional Funds Request

File No: X017664

Summary

In April 2019, the Council of the City of Sydney (City) signed a Joint Use Project Deed with the Department of Education to deliver indoor and outdoor sports facilities, and a Federation International Football association (FIFA) synthetic sports field at Alexandria Park Community School.

The Joint Use Project will provide the City's residents and sporting groups use of the synthetic sports field, two outdoor sports courts and two multipurpose indoor courts and amenities, outside of school hours.

In May 2021, the Council of the City of Sydney approved an amendment to the Joint Use Project Deed to include the design and construction of the Park Road integration works adjacent to the synthetic sport field.

This report refers to the two distinct packages that are being delivered under the Joint Use Project Deed - the synthetic sports field works and the Park Road integration works.

During the course of the construction of the synthetic sports field works a number of latent conditions and unforeseen delays were encountered impacting the project contingency and program. Under the Joint Use Project Deed any additional sports field and remediation costs are shared by the City and the Department of Education.

Subsequent to the completed detailed design of Park Road integration works, the costs to design and build are more than estimated and additional contingency is required to complete the works. Under the Joint Use Project Deed, any additional costs relating to design improvements to Park Road are borne solely by the City.

It is proposed in this report to increase the City's capital funds and project contingency under the Joint Use Deed to incorporate the scope of works and accommodate costs associated with the project delays.

The increased total cost of the project still provides exceptional value to the City in providing community access to a FIFA standard synthetic sports field, two outdoor sports courts and two multipurpose indoor courts and amenities, during times of highest demand for active recreation. The alternative of the City purchasing land and building similar facilities would cost many times more.

Recommendation

It is resolved that:

- (A) Council approve an increase in capital funds and contingency to accommodate for the design and construction of the Park Road public domain works as outlined in Confidential Attachment B to the subject report;
- (B) Council approve an increased in capital funds and contingency to accommodate for additional site remediation and project delays as outlined in Confidential Attachment B to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute, and administer a variation to the Joint Use Project Deed in line with the above resolutions.

Attachments

Attachment A. Joint Use Deed Location Plan

Attachment B. Financial Implications (Confidential)

Background

1. The Open Space, Sports and Recreation Needs Study 2016 (the Study) forecast the need to increase the City of Sydney's sporting field capacity by the equivalent of 20 turf fields (16,000 playable hours) by 2030.
2. In 2017, the City approved a sports field upgrade program in its 10-year capital works plan to meet this growing need. A key strategy is to introduce multi-purpose synthetic fields as they provide a far higher usage capacity than traditional grass fields, typically 60 hours per week compared with 25 hours per week.
3. On 2 April 2019, the City executed a Joint Use Project Deed with the State of New South Wales - Department of Education to jointly fund, develop and use a Federation International Football Association (FIFA) level synthetic sports field and basketball courts at the Alexandria Park Community School.
4. The joint use Project Deed will provide community access to the school sports facilities (synthetic field, two multipurpose courts, sports storage, and change rooms) outside of school hours; 6-10pm Monday-Friday, weekends, and school holidays. The new synthetic sports field will provide an additional 2,000+ playable hours per year for community sporting groups.
5. In May 2021, the City approved the concept design and the construction of Park Road was added to the Joint Use project scope.
6. The endorsed project scope includes the following works:
 - (a) new open and clear entries to Alexandria Park and the new shared-use sports field;
 - (b) a new wide and barrier free shared path, connecting Buckland Street to the remaining Park Road and integrating with Alexandria Park's existing path network;
 - (c) a range of seating opportunities, including bench seats with backs and armrests;
 - (d) seven replacement trees planted along the boundary of the shared use sports field;
 - (e) new turf to the existing park verge to extend the park landscaping to the new shared path;
 - (f) new planting adjacent to the sports field;
 - (g) retaining and protecting the existing heritage park piers;
 - (h) new drainage and Water Sensitive Urban Design (WSUD) opportunities;
 - (i) new park lighting along the shared path to reflect the City of Sydney Lights Code and requirements for park lighting; and
 - (j) review of undergrounding of power opportunities along Park Street where the public domain works will occur.

7. Regarding the synthetic sports works, the remediation of the school and the sport field site was included in the project scope. The extent of the remediation works and Auditor services resulted in additional costs that exceeded the project's contingency. A detailed report of additional costs is outlined in Attachment A.
8. During 2021, the synthetic sports works also encountered two major delays which have impacted construction timeframe and costs:
 - (a) The NSW Government mandated a Covid-19 building shut down during 31 July 2021 - 9 August 2021 that stopped all construction work on the site for three weeks. At the end of building shut down, work was permitted to recommence however, site progress was significantly impacted due to the lockdown of local government areas in Sydney where staff resided. Site progress was significantly delayed, and the project program impacted;
 - (b) Ausgrid outage delays due to industrial action have impacted the sport field construction. This has delayed the relocation of their high voltage power line and all adjacent works associated with the sport field area.
9. A detailed report of additional costs relating to the delays is outlined in Attachment B.
10. Regarding the Park Road integration works, upon completion of the detailed design and documentation for Park Road, the construction cost is more than reported and additional funding is required to complete the works as designed. A detailed report is outlined in Attachment A.
11. The completed design now allows for the following design improvements not covered under the original scope:
 - (a) An additional 4 tree planting opportunities in line the City's Urban Tree Canopy objectives;
 - (b) A comprehensive electrical upgrade with review of undergrounding of power opportunities and installation of new park pedestrian lighting;
 - (c) Refinement of the new recycled water system and its storage capacity;
 - (d) Installation of new mid-stair connection and more seating;
 - (e) Installation of new bicycle entry of Buckland Street; and
 - (f) Refinement of the plaza/path way paving design and drainage finish.
12. The increased total cost of the project still provides exceptional value to the City in providing community access to a FIFA standard synthetic sports field, two outdoor sports courts and two multipurpose indoor courts and amenities, during times of highest demand for active recreation. The alternative of the City purchasing land and building similar facilities would cost many times more.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

13. 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 and public domain 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 and public domain will provide facilities to encourage walking and cycling to the park as a local destination. The new sport field adjoins cycleways and creates a new shared path.
 - (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

14. 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

- (a) Community Expectation and Demands - risks of not implementing this scope of works will result in a failure to meet community expectations and demands with site access around a completed sport field. Park Road will become a busy public domain area once the sports field is complete.
- (b) Contamination - contamination risks have been identified on the site and will be managed via appropriate environmental management processes.

Social / Cultural / Community

15. The sport field and public domain of Park road site will become an important active hub given its proximity to Alexandria Park Community School, Alexandria Park and Redfern Station. 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 field and the new Park Road public domain alongside another.

Environmental

16. Enhancement of tree canopy in the Park Road public domain is consistent with the Urban Ecology Strategic Action Plan and Urban Tree Canopy objectives.
17. Energy - the new sportsfield lighting will minimise energy usage through the use of dimmable LED fixtures and control system lighting. The proposed pedestrian lighting in Park Road uses energy efficient fittings.
18. Water - modification of levels of the sports field and public domain to mitigate the adverse impacts of flooding and stormwater management.
19. 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;

Economic

20. The proposal will have a positive impact for local sporting groups, and the school community, by providing a significant upgrade to the sporting facilities available for use and the adjacent public domain in Park Road. A higher recurrence of visitors will increase economic activity and contribute to healthy lifestyle opportunities for the whole community

Financial Implications

21. Additional funds are required for this project and the requested source of funds to address budget shortfall as outlined in Confidential Attachment B.

Relevant Legislation

22. 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.
23. Attachment B 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.
24. 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.
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. Environmental Planning and Assessment Act 1979.
27. State Environmental Planning Policy Infrastructure 2007

Critical Dates / Time Frames

28. Current program dates:
 - (a) Obtain Council endorsement for additional funds - February 2022
 - (b) Continue with construction and complete the works - June 2022

Public Consultation

29. Public consultation for the extended field and Park Road works was undertaken in March 2021 by the Department of Education via a Section 4.55 Modification Application to the State Significant Development Application for the Alexandria Park Community School.

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