

Item 4.

Revised Project Scope - North Rosebery Park and Green Link

File No: X022419.003

Summary

This report outlines the proposed updated scope of works for the new park and green link at North Rosebery.

The new park and green link are on the site of the former Sweetacres factory of James Stedman Henderson Ltd, which opened in 1918 on Rothschild Avenue, Rosebery. A basic park and green link (temporary arrangements) were constructed, and the lands were dedicated to the City by the adjoining property developer. All neighbouring private dwellings are now complete and occupied.

North Rosebery Park is a rectangular piece of land (approximately 5,750m²) dedicated for park use under a voluntary planning agreement and developed by Meriton. The Park is bound to the west by Confectioners Way, to the north by medium density residential apartments, to the east by Rosebery Avenue and to the south by Crewe Place.

The Green Link is a through site link (approximately 4,200m²) dedicated for park use and public access under a voluntary planning agreement and developed by Meriton. The Green Link has two parts - running north south from Confectioners Way to Stedman Street, and east west from Rosebery Avenue to Stedman Street.

The developed concept plans for major embellishment of the new park and green link were endorsed by Council on 18 October 2021. The objective of the design is to provide an improved park and green link with a range of recreation settings and a strong green landscape character which supports the needs of a diverse range of local users in an area of rapidly increasing urban development and resident numbers.

Further refinements have been made during the design development phase including: bespoke play equipment that responds directly to the Indigenous Cultural Consultant's Country Centred Design Report key theme of 'nesting' (refer Attachment D); the north-south portion of the green link has also been adjusted to accommodate a new cycleway as part of the proposed Rosebery Quietway; shade canopy over the slide end; materiality in playground (more robust/less maintenance), edging types and extent of soft-fall sand.

Construction prices have also increased significantly over the past 12 months, particularly for landscaping works.

A pre-tender estimate of costs has recently been prepared for the updated scope of works which indicates additional funding is required for the project. This, together with the above project scope changes require Council approval.

Recommendation

It is resolved that Council:

- (A) endorse the revised scope of work for upgrades to the North Rosebery Park and Green Link, as described in the subject report and shown in Attachment C to the subject report, for progression of tendering and construction;
- (B) note that the total project forecast for the upgrades to the North Rosebery Park and Green Link given the additional scope and recent increase in market prices as provided in Confidential Attachment E to the subject report; and
- (C) approve additional funds for this project budget, to be sourced from the budget allocation for future year's New and Enhanced Parks Capital Program as outlined in Confidential Attachment E to the subject report.

Attachments

- Attachment A.** Location Plan and Site Photos
- Attachment B.** Previous Developed Concept Plan (October 2021)
- Attachment C.** Current Plan of Park and Green Link
- Attachment D.** Country Centred Design Report
- Attachment E.** Financial Implications (Confidential)

Background

1. The area that includes North Rosebery Park and Green Link is within the traditional homeland of the Gadigal people, one of the 29 clan groups of the Sydney metropolitan area that are collectively referred to as the Eora Nation.
2. North Rosebery Park is a rectangular piece of land (approximately 5,750m²) dedicated for park use under the voluntary planning agreement and developed by Meriton. The Park is bound to the west by Confectioners Way, to the north by medium density residential apartments, to the east by Rosebery Avenue and to the south by Crewe Place.
3. The existing park site is predominantly a flat turf area, which forms the temporary park delivered by Meriton. There are a range of trees of different ages and species on the perimeter near adjacent roads. Temporary seating and garbage bins have been installed within the park.
4. The Green Link is a through site link (approximately 4,200 m²) dedicated for park use and public access under the voluntary planning agreement and developed by Meriton. The Green Link has two parts - running north-south from Confectioners Way to Stedman Street, and east-west from Rosebery Avenue to Stedman Street.
5. Both sections of the Green Link site have been temporarily upgraded, (including lighting, by the City) to provide safe passage for pedestrians and residents accessing buildings. A temporary planted area on the North-south section was delivered to provide a pleasant outlook for residents. The east-west Green Link contains a number of mature fig trees, to be retained and protected in the future upgrade.

Design Development

6. The project team engaged Gallagher Studios as Head Design Consultant to develop the design for the project. The concept design was approved by Council on 18 October 2021.
7. Indigenous Cultural Consultants, Old Ways New, were also engaged for design development to ensure that the project contributes to recognising the City's Indigenous heritage, celebrating Aboriginal and Torres Strait Islander cultures in the public domain, and enriching local knowledge about the cultural landscape. In addition, the consultant produced a Country Centred Design Report, which broadly identifies project opportunities for the integration of Indigenous themes and narratives within the project.
8. As part of design development, there have been a number of refinements to the approved Developed Concept Plan that require endorsement by Council. These are outlined below and in Attachment C:
 - (a) In response to engagement with the Indigenous community and the Country Centred Design Report (refer Attachment D), the design and tender documentation has been updated to incorporate a number of refinements:
 - (i) Highly engaging and bespoke play equipment that responds directly to one of the Country Centred Design Report's key theme of 'nesting'.
 - (ii) Park design and layout altered to now reflect the themes produced in the report.

- (b) In response to collaboration with the City's Cycleway team, the north-south portion of the Green Link has also been adjusted to accommodate a section of new cycleway. This cycleway forms part of the Rosebery Quietway Project.
 - (c) In refinement of the details in design development to meet maintenance requirements of the ongoing assets, the tender documentation has incorporated several changes including:
 - (i) Shade canopy over the slide end
 - (ii) Edging types
 - (iii) Materiality in playground (more robust/less maintenance)
 - (iv) Extent of softfall sand around equipment.
9. 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.
10. Public consultation has been recently undertaken for the Review of Environmental Factors (between 1 June 2022 and 28 June 2022).

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

11. Sustainable Sydney 2030-2050 Continuing the Vision renews the communities' vision for the sustainable development of the city to 2050. 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 2 - A leading environmental performer - The park provides increased canopy cover through planting of over 140 trees.
 - (b) Direction 3 - Public places for all - this project will provide an improved open space infrastructure which meets the needs of a wide variety of user groups and provides opportunities for social interaction and inclusion. This project will also improve access to the park and amenity with new facilities being provided including a playground.
 - (c) Direction 4 - Design excellence and sustainable development - This design now includes elements from the Indigenous consultation linking the history of the site into the new park elements.
 - (d) Direction 5 - A city for walking, cycling and public transport - The project provides green space and pathways for walking and a new cycleway section.

Social / Cultural / Community

12. North Rosebery Park and Green Link will form part of the new parks and open space within the Green Square development.
13. Improving the amenity, pedestrian and cycleway connections and play offering within the Park and Green Link represents an investment in this community, providing opportunities for people of different ages and abilities to use the park alongside each other.
14. An Indigenous Cultural Consultant has been engaged as part of this upgrade process, to ensure that the project contributes to recognising the City's Indigenous heritage, celebrating Aboriginal and Torres Strait Islander cultures in the public domain, and enriching local knowledge about the cultural landscape. Their inputs have been incorporated into the design.

Environmental

15. The proposed tree and plant mix will provide habitat and feed trees for fauna as well as increasing canopy cover in the Local Government Area.

Financial Implications

16. A pre-tender estimate of costs was completed in August 2022 for the updated scope of works and taking into account recent price increases in the landscape construction market.
17. Current cost estimates and financial implications are detailed in Confidential Attachment E.
18. Additional funds are now required to deliver the works. It is proposed that the additional funds be sourced from the budget allocation for New and Enhanced Parks Capital Program as outlined in Confidential Attachment E to the subject report.

Relevant Legislation

19. Local Government Act 1993 - Section 10A provides that a Council may close to the public so much of its meeting as comprises information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
20. Attachment E to the subject report contains confidential commercial information which if disclosed, would confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
21. 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 rate payers.

22. Environmental Planning and Assessment Act 1979.
23. State Environmental Planning Policy (Infrastructure) 2007.
24. Sydney Local Environmental Plan 2012.
25. Disability Discrimination Act 1992.
26. Companion Animals Act 1998.

Critical Dates / Time Frames

27. Current Program Dates:
 - (a) Release RFT to market October 2022
 - (b) Construction Start Early 2023
 - (c) Project Completion Late 2023

Options

28. Proceed with progression of improvement works and scope improvements outlined in this subject report including relevant approvals, preparation of construction documentation, tendering and construction.
29. Project does not proceed - this option is not recommended as the current condition of the temporary Park and Green Link is lacking the required amenity for the growing neighbourhood.

Public Consultation

30. Community consultation was undertaken from 5 March to 6 April 2021.
31. The Engagement Report was presented to Council with the October 2021 project scope.
32. Further public consultation was undertaken for the Review of Environmental Factors (between 1 June 2022 and 28 June 2022).

33. Key issues raised during consultation included:
- (a) debate over whether the park should be an on-leash park or off-leash park; and
 - (b) concern over potential conflict between dog areas and playground areas.
34. Responses to issues raised during consultation are summarised below:
- (a) due to the proximity of the playground, this park will remain on-leash for dogs;
 - (b) nearby off-leash parks include Sweetacres, Joynton, Nuffield and Beaconsfield parks; and
 - (c) the City is investigating alternative sites for an additional off leash dog park in the area.

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