

Item 6.

Project Scope - Bay Street Depot Upgrade

File No: X089172.006

Summary

This report outlines the recommended scope of works for the delivery of a major upgrade to facilities at the City's Bay Street Depot in Ultimo.

The City's depots are essential for delivering critical services such as street cleaning, public domain cleansing including street litter bins, and infrastructure maintenance. These operations are vital for safeguarding public health, safety, and wellbeing, maintaining compliance with legislation, and protecting the City's assets to support a clean and functional urban environment.

Services operate from three main depots which are strategically located in the south and north of the local government area (LGA). The southern area of the LGA is primarily served by the Alexandra Canal Depot (ACD) our newest depot which occupies a 17,760sqm site on Bourke Road in Alexandria. The northern area of the LGA is served by the Bay Street Depot (our oldest operating depot) which occupies a 19,980sqm site on Bay Street in Ultimo and the Bourke Street Depot which occupies a 2,270sqm site on Bourke Street in Woolloomooloo.

Completed in 2018 the ACD site is home to fleet services, infrastructure maintenance, parks maintenance and cleansing teams. The multi-storey depot building provides modern, fit-for-purpose administration and staff facilities and operational areas and has achieved a 5 Star sustainability rating from the Green Building Council of Australia. Delivery of the ACD site facilitated the re-location of teams that were previously located at the City's Epsom Road (Green Square) and Gibbons Street (Redfern) depots into a modern new depot facility. This site now sets the benchmark for the City's depot facilities.

The delivery of a major upgrade to facilities at the City's Bay Street Depot site in Ultimo (the subject of this report) is the next stage of works to modernise depot operations and create a safe, functional and efficient workplace to support the delivery of City operations and services.

The City's Bay Street Depot site is located at 10-16 Bay Street, Ultimo and is the City's oldest working depot, operating continuously from this site for over 100 years. The site operates 24 hours a day, 7 days a week and accommodates two key operational areas (City Cleansing and Resource Recovery and Civil Infrastructure Maintenance Operations) serving the north-west and central areas of the LGA.

The site has been expanded and developed progressively in response to population growth, and changes in technology and operational requirements. The last major development works on the site occurred in the 1970's with some minor upgrades to facilities since then. Several buildings are at or nearing the end of their design life and not suited to current depot operations.

This report outlines the scope of works for major upgrades to the Bay Street Depot site and seeks Council endorsement to proceed to required planning approvals, detailed design, documentation and construction of the works.

Recommendation

It is resolved that Council:

- (A) endorses the scope of works for the Bay Street Depot upgrade works as described in the subject report and as generally indicated at Attachment B to the subject report for progression to required planning approvals, detailed design, documentation and construction of works; and
- (B) note the financial implications and timeframes outlined in the subject report.

Attachments

Attachment A. Location Plan

Attachment B. Reference Design

Background

1. The City's depots are essential for delivering critical services such as street cleaning, public domain cleansing including street litter bins, and infrastructure maintenance. These operations are vital for safeguarding public health, safety, and wellbeing, maintaining compliance with legislation, and protecting the City's assets to support a clean and functional urban environment.
2. Currently services operate from three main depots which are strategically located in the south and north of the local government area (LGA). The southern area of the LGA is primarily served by the Alexandra Canal Depot (ACD) our newest depot which occupies a 17,760sqm site Bourke Road in Alexandria. The northern area of the LGA is served by the Bay Street Depot (our oldest operating depot) which occupies a 19,980sqm site on Bay Street in Ultimo and the Bourke Street Depot which occupies a 2,270sqm site on Bourke Street in Woolloomooloo.
3. Completed in 2018 the ACD site is home to fleet services, infrastructure maintenance, parks maintenance and cleansing teams. The multi-storey depot building provides modern, fit-for-purpose administration and staff facilities and operational areas and has achieved a 5 Star sustainability rating from the Green Building Council of Australia. Delivery of the ACD site facilitated the re-location of teams that were previously located at the City's Epsom Road (Green Square) and Gibbons Street (Redfern) depots into a modern new depot facility. This site now sets the benchmark for the City's depot facilities.
4. The delivery of a major upgrade to facilities at the City's Bay Street Depot site in Ultimo (the subject of this report) is the next stage of works to modernise depot operations and create a safe, functional, and efficient workplace to serve the north-west and central areas of the LGA.

The Bay Street Depot Site

5. The City's Bay Street Depot site is located at 10-16 Bay Street, Ultimo and is the City's oldest working depot, operating continuously from the site for over 100 years.
6. The site operates 24 hours a day, 7 days a week and accommodates two key operational areas (City Cleansing and Resource Recovery and Civil Infrastructure Maintenance Operations) serving the north-west and central areas of the LGA.
7. The site has been expanded and developed progressively in response to population growth, and changes in technology and operational requirements. The last major development works on the site occurred in the 1970s with some minor upgrades to facilities since then. Several buildings are at or nearing the end of their design life and not suited to current depot operations.

Recommended Project Scope

8. Following a detailed review of the existing site and building conditions funding has been allocated in the Long Term Financial Plan to deliver a major upgrade of the Bay Street Depot site to maintain the current operations at the site. Works include:
 - (a) The construction of a new multi-storey depot building on the eastern half of the site (Approx. 16,000m² GFA); and
 - (b) Improvement works to the western half of the site to allow continued depot operations during construction of the new depot building.

9. The vision and key considerations for the upgrade works are:
 - (a) To be a good neighbour – making a positive contribution to the neighbourhood – re-positioning the ‘depot’ (a use that may conventionally be viewed as undesirable in a vibrant and dense urban area) as a ‘good neighbour’;
 - (b) To create a great place to work – creating a safe, functional, and efficient workplace that is open, inclusive and accessible for all staff;
 - (c) To deliver a sustainable and resilient site – delivering new facilities that set a benchmark in addressing and responding to the climate crisis; and
 - (d) To care for Country – building and site design and operations to support the health and wellbeing of Country.
10. The scope of works for the new multi-storey depot building on the eastern half of the site includes:
 - (a) Administration and staff amenities including office workspace, meeting rooms, lunchrooms and staff change facilities;
 - (b) Operational areas including fleet parking, trade workshops, bulk materials storage, and waste recycling / separation areas; and
 - (c) Staff and visitor parking including EV charging, bike parking and end of trip facilities.
11. The scope of improvement works for the western half of the site includes:
 - (a) Minor works to renew the stables building (local heritage item) and the covered outdoor operational areas; and
 - (b) Demolition of two small buildings and site works to allow these areas of the site to be used for fleet parking during construction of new depot building.
12. A reference design for the recommended project scope has been developed and is included in Attachment B.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

13. 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 report is aligned with the following strategic directions and objectives:
 - (a) Direction 1 - Responsible governance and stewardship - Upgrade of the Bay Street Depot site will ensure that depot operations to service the north-west and central area of the LGA are fit-for-purpose and flexible / adaptable to ensure long term operational sustainability;

- (b) Direction 2 - A leading environmental performer - The project targets to achieve a Net Positive Energy Balance (for the Site); 50% Reduction in Potable Water Use (Relative to Current Site Use); and Low Embodied Carbon Design, Construction and Operation; and
 - (c) Direction 4 - Design excellence and sustainable development - Upgrade of the site will improve noise emission, visual amenity, traffic movements, stormwater design and result in significant improvements to amenity for neighbouring sites.
14. Environmental Strategy 2021-2025 outlines the most important measures to help make Sydney a sustainable and resilient City. The project is aligned with and must respond to all four Directions in the Strategy:
- (a) Direction 1 – Smart and resilient City operations
 - (b) Direction 2 – Efficient, future-proof buildings and transport powered by renewal energy
 - (c) Direction 3 – Regenerative and inclusive city
 - (d) Direction 4 – Strong foundations and delivery.

Organisational Impact

15. The depot will continue to be operated by the City. Impacts during construction will be addressed with the key stakeholders to ensure the Bay Street Depot remains operational throughout the project lifecycle.

Risks

16. The key risks for the development of the site include management of flooding and the existing ground conditions. To mitigate these risks, technical studies have been commissioned and early engagement with authorities will be undertaken.

Environmental

17. The vision for the Bay Street East Depot project is for an innovative design for a new multi-storey sustainable and resilient '100 year' depot facility that enhances the rich urban fabric of Ultimo and is aligned with the City's Environmental Sustainability Policy and Environmental Management Plan.

Financial Implications

18. This project has a total endorsed budget of \$72.5M in the current year capital program and future year forward estimates.

Relevant Legislation

19. Planning approvals will be undertaken in accordance with relevant planning instruments including the Sydney Local Environmental Plan 2012 and Development Control Plan 2012.

Critical Dates / Time Frames

20. Key dates and works proposed for the delivery of the Bay Street East Depot redevelopment are as follows:

2025	Required planning approvals and works on western half of site
2026	Design and documentation
2027	Site preparation / early works on eastern half of site
2028-2029	Construction of new depot building
Early 2030	New Bay Street Depot Operational
End 2030	Post occupation review of all City of Sydney depot needs
Early 2031	Determine future of western section of the site

Public Consultation

21. Public consultation will incorporate statutory notification periods and exhibition undertaken as part of the Development Application process.

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