

Item 3.

Project Scope - Gunyama Park Stage 2 and George Julius Avenue North

File No: X087776.002

Summary

This report seeks approval for the revised concept design for the Gunyama Park Stage 2 and George Julius Avenue North project.

The report also seeks to increase the project budget due to: substantial escalations in landscape and road construction market prices over the past few years; further design realisation of George Julius Avenue North; ongoing refinement of the design of Gunyama Park Stage 2; and further allowance for in-ground contamination, based on lessons learnt from Stage 1.

Gunyama Park was planned to be delivered in two stages because the City did not own all the land. Transfer of the land for Stage 2 will take place from the private developer of the land via a Voluntary Planning Agreement (VPA) under the Environmental Planning and Assessment Act 1979 (NSW). This dedication is expected in mid-2024, when the first Occupation Certificate for their private development is expected to be issued.

The project for Stage 2 (8,700 square metres - including George Julius Avenue North) will complete the Gunyama Park project and includes a new amenities building, playground, landscaping and skate plaza.

The project scope also includes construction of a new road at George Julius Avenue North (2,500 square metres), to the east of Gunyama Park.

The original staging design anticipated that the field would be widened into the Stage 2 zone, however, to reduce waste and disruption to the new playing surface and the community, the design was revised to retain the completed field and path in their current configurations.

Construction Documentation of Gunyama Park Stage 2 was completed to approximately 70 per cent by the competition winning design architect, landscape architect and other consultants under the GPARC Stage 1 construction Design and Construct (D&C) contract.

Further design refinements have been made during a design revision phase - a collaboration between the competition winning architect and landscape architect, Andrew Burgess Architects (ABA), Taylor Cullity Lethlean (TCL) and Indigenous cultural design consultants, Djinjama.

The skate area was changed from a small bowl to a plaza skate space after consultation with the local skate community.

Construction prices have increased significantly over the past 24 months. An 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) approve the revised design for the Gunyama Park Stage 2 and George Julius Avenue North project as shown in Attachment B to the subject report; and
- (B) approve the additional funds sought for the Gunyama Park Stage 2 and George Julius Avenue North project as detailed in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan
- Attachment B.** Current Design
- Attachment C.** Engagement Report (REF)
- Attachment D.** Financial Implications (Confidential)

Background

1. Green Square Aquatic Centre and Gunyama Park was originally approved in 2014 as one project. The Scope was endorsed by Resolution of Council on 29 February 2016 (under the overall Gunyama Park Aquatic and Recreation Centre Project).
2. The project was split into stages: Stage 1 comprising the Aquatic Centre and sports field; and Stage 2 being the public park and amenities building. Stage 2 could not be delivered at the same time as Stage 1 as the City did not yet own the land. The first stage was completed and opened to the public in February 2021.
3. Transfer of the land for Stage 2 will take place from Deicorp via a Voluntary Planning Agreement (VPA) under the Environmental Planning and Assessment Act 1979 (NSW). This dedication is expected in mid-2024.
4. The current stockpile of spoil will be removed by the Developer and the area will be subject to the provision of an asbestos clearance certificate by the Developer. The existing asphalt carpark under the stockpile will be demolished and the site remediated by the City in accordance with the Remediation Action Plan (RAP).
5. A strip of land at the north of the Stage 2 site is not owned by the City. The 129 square metre strip will be developed by the City when the land is made available (unknown date). The current Stage 2 design allows for this staging.
6. The Stage 2 project will complete the Gunyama Park project as a whole and includes a park amenities building, shade canopies, playground, skate plaza, seating, lighting, paths, tree planting and landscaping.
7. A new Head Design Consultant (HDC) was appointed via open tender in March 2023, Place Design Group (PDG). PDG's scope is to finalise the documentation for the project and provide construction stage services.
8. The Stage 1 project consultants, Taylor Cullity Lethlean and Andrew Burgess Architects, developed the design for the Stage 2 park and amenities building and will retain a peer review role during this stage of delivery.
9. The project scope also includes a new road at George Julius Avenue North, to the east of Gunyama Park. The southern portion of George Julius Avenue will be delivered separately by Meriton and Lincon Developments – under the terms of their respective VPAs.
10. George Julius Avenue North will include on street parallel parking spaces on both sides of the street, including adjacent to the eastern entry to Gunyama Park. There will be approximately 34 new parking spaces provided for this section of road.

Design Development

11. Construction Documentation of Gunyama Park Stage 2 was completed to approximately 70 per cent by the competition winning design architect, landscape architect and other consultants under the GPARC Stage 1 construction Design and Construct (D&C) contract.
12. Further design refinements have been made during a design revision phase - a collaboration between the competition winning architect and landscape architect, Andrew Burgess Architects (ABA) and Taylor Cullity Lethlean (TCL) respectively, and Indigenous cultural design consultants, Djinjama.
13. Key refinements included:
 - (a) Naturalising some of the path geometries
 - (b) Reducing hard surfaces
 - (c) Providing increased turf area
 - (d) Inclusion of a 'learning circle'
 - (e) Moving the skate area to the west, for ease of access and consolidation of active use areas (playing field, outdoor gym and skate).
14. The current design has been informed by a reading of country with Djinjama. The project includes Indigenous interpretation elements such as the learning circle, signage, interpretive elements and a seasonal planting calendar.
15. As part of the Stage 1 works an Indigenous Interpretation Strategy for Gunyama Park and Gunyama Park Aquatic and Recreation Centre was delivered. Stage 2 will build upon and complete this process, and in doing so ensure the designs consider and reflect the Indigenous Interpretation Strategy and provides opportunities for further alignments to strengthen and enhance the existing designs. Costing for these interpretation elements is included in the proposed project budget submitted for Council approval.
16. The Head Design Consultant, PDG, will finalise the documentation for the project and provide construction stage services.
17. This Project will maintain the design intent of the original design competition scheme by Andrew Burges Architects (ABA), Grimshaw and Taylor Cullity Lethlean (TCL).
18. Stage 2 Works will be delivered under a Review of Environmental Factors (REF) which has also captured any changes to the design since Stage 1 was completed.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

19. 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 2 - A leading environmental performer - increases in tree canopy and green space for the local community.
 - (b) Direction 3 - Public places for all - sporting amenities, green spaces, playground and gathering areas to cater for a growing Green Square community.
 - (c) Direction 5 - A city for walking, cycling and public transport - connection through George Julius Avenue for pedestrians and cyclists.

Organisational Impact

20. The Council's park maintenance team will be responsible for the daily maintenance of the playground, park trees, gardens and passive park land. Council will provide ongoing, planned and reactive maintenance on Gunyama Park. Council will be required to maintain the new road assets.

Risks

21. Transfer of the land by the developer is a program risk, which has been taken into account in scheduling the works. The project team is also undertaking regular coordination with adjacent developers.

Social / Cultural / Community

22. Engagement with Indigenous stakeholders, through Djinjama, to provide opportunities for Indigenous interpretation within the park.

Environmental

23. This project will align with the City of Sydney's environment performance objectives and targets.
24. Key initiatives will include:
- (a) Trees - Increasing the tree canopy and green space in the Green Square area.
 - (b) Water – Groundwater, stormwater and wastewater management. This project will utilise recycled water from the Recycled Water Network at Green Square.
 - (c) Transport – Connection to the existing street layout will ensure safe and convenient pedestrian, cycling and vehicle access.

Financial Implications

25. Gunyama Park Stage 2 and George Julius North Roadworks project is currently included in the Long Term Financial Plan. Additional funds are required for this project, as detailed in Confidential Attachment D and outlined in this report.

Relevant Legislation

26. 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.
27. Attachment D contains confidential commercial information which, if disclosed, would:
 - (a) confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; and
 - (b) prejudice the commercial position of the person who supplied it.
28. Discussion of the matter in an open meeting would, on balance, be contrary to the public interest because it would compromise the City's ability to negotiate fairly and commercially to achieve the best outcome for its ratepayers.

Critical Dates / Time Frames

29. Current program dates:
 - (a) Release RFT to market March 2024
 - (b) Construction start August 2024
 - (c) Construction finish February 2026

Public Consultation

30. Extensive public consultation has been undertaken - both for the original project (Stage 1 and 2 combined) and Stage 2 separately.
31. A Review of Environmental Factors (REF) has been prepared for Gunyama Park Stage 2 and George Julius Avenue North.
32. The City exhibited the REF for the proposed park and road and consulted with the community over four weeks between 25 September 2023 and 25 October 2023.
 - (a) Consultation activities included online engagement, a letter to residents and project signage around the site.
 - (b) A total of 34 submissions were received during the consultation period. Thirty-one submissions were via an online survey and three were received by email. The Sydney Your Say page was visited 935 times during the consultation period and plans were downloaded 1,010 times.
 - (c) There was support for the overall design.
 - (d) Concerns around the lawn area being used as an off leash dog park (it is designated as an on leash park) and that the skatepark would generate noise and antisocial behaviour were voiced in some submissions.

- (e) The key issues raised by the community are summarised in the attached Engagement Report (refer Attachment C).
33. Design sub consultants Convic (skate facility designers) undertook community consultation in June 2023. The pre-design consultation outcomes have been summarised to inform a community driven design brief for the Gunyama Park Stage 2 Skatepark
 34. Djinjama's cultural design and research work on the project has involved Indigenous consultation:
 - (a) In 2021, Djinjama's Indigenous Interpretation Strategy for Gunyama Park was presented to the City's Aboriginal and Torres Strait Islander Advisory Panel in detail, prior to the community launch of the facility.
 - (b) Djinjama undertook consultation on the signage content and development of the learning circle with Cultural Knowledge Holders Uncle Greg Simms (Gadigal/Dharug), Aunty Marjorie Dixon (Bidjigal) and Robyn Hromek (Budawang/Dhurga/Yuin, Burrier/Dharawal).
 35. The Metropolitan Local Aboriginal Land Council have been provided a copy of the updated plans and offered a briefing.
 36. The City's Design Advisory Panel (DAP) has reviewed the design:
 - (a) The original (Stage 1 and 2 combined) design was presented to the panel on 28 April 2015, 14 July 2015 and 15 September 2015.
 - (b) The current Stage 2 design was presented to the panel on 21 September 2023. Comments are being addressed and will be presented back to the panel on 23 November 2023.
 37. The community will be updated prior to construction commencement.

KIM WOODBURY

Chief Operating Officer

Joel Munns, Senior Design Manager