

Item 4.

Project Scope - Minogue Reserve, Glebe

File No: X083637.002

Summary

This report outlines the proposed scope of works for the upgrade of Minogue Reserve, Glebe. Minogue Reserve has been identified for renewal as part of the small parks and playgrounds improvement program.

The project brief is to refurbish the park, remove end-of-life play equipment and soft-fall to provide a range of new activities and play offerings for older children, youth and adults, improve pathways and accessibility, improve and expand turf areas, provide additional seating, improve landscape areas and tree canopy cover.

The key principles of the proposal are to improve and expand on the amenities to cater better for youth, increase seating areas and types of seating for passive and social gathering, improve the path network, increase usable lawn area, more shade, and to upgrade the basketball court.

The Draft Concept Plan was on public exhibition from 23 October and 20 November 2023. A letter was distributed in the local area and the proposal was exhibited on the City's website. The proposed works are generally supported by the community and the responses highlighted that the park is utilised by a variety of users and is a key piece of open space for both residents and visitors to the Broadway shopping centre and Glebe Markets on the weekends. The feedback from the Draft Concept Plan has been incorporated into the Revised Draft Concept Plan attached to this report (Attachment B).

This report recommends that Council endorse the proposed scope of works for the park refurbishment at Minogue Reserve.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for improvements to Minogue Reserve as described in the subject report and shown in the Revised Draft Concept Plan as Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation, tender and construction; and
- (B) note the estimated project forecast as outlined in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan and Site Photos
- Attachment B.** Revised Draft Concept Plan
- Attachment C.** Engagement Report
- Attachment D.** Financial implications (Confidential)

Background

1. The City has an ongoing small parks and playgrounds improvement program. This program is for parks which need upgrade or enhancement works, replacement of end-of-life equipment, and to provide appropriate facilities for local residents.
2. Minogue Reserve is located west of Broadway Shopping Centre and the Peter Forsyth Auditorium, it is bordered on the north by single dwelling between Franklyn Street and Francis Street, Glebe. The site is approximately 2,800 square metres and the land is owned by the City of Sydney.
3. Minogue Reserve was identified for an upgrade due to the parks' overall condition, including: end-of-life play equipment; low quality, uneven, and damaged pathways; poor turf performance, limited seating provisions, poor plant growth, non-compliant and variable lighting types, and basketball court surface due for renewal.
4. The reserve is characterised as a small park, with pathways from Glebe Point Road to Franklyn Street and into Broadway Shopping Centre, a pedestrian ramp / bridge connection to the upper floor of Broadway Shopping Centre on the southern boundary, a basketball court adjacent to the Peter Forsyth Auditorium, central lawn area, children's playground, and several mature trees.
5. The park is under-utilised in its current arrangement; it has large areas of bitumen pavement which are hot open areas providing no shade or amenity, paths around the park are bumpy and cracked, some lead to dark and poorly activated corners, the fences and planting around the playground impede sight lines around the park creating unsafe areas.
6. The existing planting character is a mixture of native and exotic plants on the north western boundary and the area immediately adjacent to the pedestrian bridge to Broadway Shopping Centre. The boundary garden beds are in poor condition and plants are underperforming in many areas, particularly underneath trees on the western edge of the park. Lawn areas are also underperforming, particularly underneath the larger existing trees.
7. In developing the project scope consideration has been given to the provision of open space and play equipment in existing parks within a 500-metre radius of this site, to ensure a coordinated network of facilities that caters for a broad range of park users.
8. Victoria Park playground offers a much larger regional scale playground for younger and school age children and the Glebe Street Playground and Robyn Kemmis Reserve Pocket Parks are both being renewed and will offer play for younger children.
9. The upgrade of Minogue Reserve is focussed on a youth based offering, noting its proximity to the Peter Forsyth Auditorium and the presence of an existing basketball court.

Draft Concept Plan

10. A draft concept design was developed for the works and community consultation undertaken. The plans were exhibited between 23 October and 20 November 2023.
11. The feedback from the community was incorporated into the Revised Draft Concept Design (Attachment B).

12. The Revised Draft Concept Plan sets the overall design layout. The key principles are:
 - (a) Provide an accessible, welcoming, and safe park for the community and its visitors.
 - (b) Increase the usable area and improve amenity by consolidating park elements and increasing green space.
 - (c) Provide a range of youth play and activities in the park, including fitness equipment, table tennis tables and chess tables, and improve the existing basketball surface.
 - (d) Provide a range of seating opportunities which encourage social interaction.
 - (e) Use simple, robust, high quality materials which reflect the local neighbourhood character.
 - (f) Improve the parks environmental performance, sustainability and heat island effect.
13. The proposal includes the following:
 - (a) New fitness equipment, table tennis and chess tables, and improved basketball court to enhance the offering of activities in the park for youth and young adult focused play.
 - (b) More seating area around the park generally, with a variety of seating types for social gatherings and quiet contemplation.
 - (c) Improved lawn areas to create a more usable park.
 - (d) New water bubbler, bins and signage.
 - (e) New trees and shrub planting to include native and exotic species.
 - (f) Improved pathways and pavement materials will improve access and legibility, as well as bring a higher quality finish to the park.
 - (g) Upgraded lighting to improve nighttime safety and simplify the numerous types of light poles and light colours.
14. The following tree management and planting is proposed as part of the park works:
 - (a) One existing juvenile tree to be removed.
 - (b) Retain and protect all other existing trees where possible and in good health.
 - (c) Some lower branches to trees may be pruned to improve access to light for understory planting and new lawn areas.
 - (d) Preparation of an Arboricultural Impact Assessment and Tree Protection Plan to inform the detailed design and ensure appropriate construction methodology near existing trees and when installing new pavement and furniture.
 - (e) Provide additional and supplementary planting as required to provide habitat as well as sensory and edible opportunities.

15. A Review of Environmental Factors (REF), and any other required approvals, will be lodged for the park upgrade in accordance with the Environmental planning Assessment Act (1979).

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

16. 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 3 - Public places for all - this project will provide an improved open space which meets the needs of a variety of users and provides opportunities for social interaction.
 - (b) Direction 4 - Design excellence and sustainable development - this project is part of a wider program of renewal of local small parks and reserves across the city. It will provide an improved quality of open space.
 - (c) Direction 5 - A city for walking, cycling and public transport - this project will improve the streetscape and amenity of the area, encouraging walking and active recreation.
 - (d) Direction 6 - An equitable and inclusive city - this project will provide public play and gathering spaces for all ages and abilities.

Organisational Impact

17. Upgrading the park will provide improved experience and amenity for the community. The replacement of the park and playground assets represents a mitigation of risk to the City. The assets will require ongoing maintenance.

Risks

18. Risks of not implementing the scope of these works include potential failure of play infrastructure and risk to the community. Daily inspections are carried out by the City as per the standard parks and playground maintenance operations.
19. Risks of not implementing this scope of works could result in failure to meet community expectations.

Social / Cultural / Community

20. The site is an important open space within the Glebe area where many people do not have access to backyards or courtyards within their own homes. The site provides a place for people to meet, eat lunch or drink a coffee from nearby cafes and restaurants. The park is located adjacent to the Broadway Shopping Centre and Glebe Point Road high street. It fronts the Peter Forsyth Auditorium and is 200 metres from the Glebe Youth Service, who often use the park and basketball court.

21. The weekend markets at Glebe Public School, only 50 metres away, run most Saturdays and draw in large numbers that often overflow into Minogue Reserve. Improving the amenity and activation offering within the park represents an investment in this community, providing opportunities for people of different ages and abilities to use the park alongside each other.

Environmental

22. Protection and enhancement of the existing planting through this work is in line with the Urban Ecology Strategic Action Plan.

Financial Implications

23. There are sufficient funds in the Parks Renewal Capital Works 10-year budget to complete all currently programmed small park upgrades.
24. Current project cost estimates and financial implications for the delivery of the Minogue Reserve's renewal are detailed in Confidential Attachment D. Construction cost estimates will be confirmed by a Quantity Surveyor prior to tender.

Relevant Legislation

25. 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.
26. Attachment D contains confidential information which, if disclosed would confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
27. 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.
28. Environmental Planning and Assessment Act 1979.
29. State Environment Planning Policy (Transport and Infrastructure) 2021.
30. Sydney Local Environmental Plan 2012.
31. Disability Discrimination Act 1992.

Critical Dates / Time Frames

32. Current Program Dates:

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|--|---------------|
| (a) Council approval of Concept Design | February 2024 |
| (b) Detailed Design | August 2024 |
| (c) Tender | October 2024 |
| (d) Construction start | Early 2025 |
| (e) Completion | Mid 2025 |

Options

33. Proceed with the progression of the improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender and construction.
34. Project does not proceed - this option is not recommended as current park and playground equipment is nearing end-of-life.

Public Consultation

35. 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 C.
36. A pre-consultation / early engagement notification letter / email was issued to a number of local stakeholders and residents to notify and ask for feedback on what they would like to see in the park upgrade. A link to the feedback form was provided on the Sydney Your Say website.
- (a) City staff attended the monthly BBQ at Minogue Reserve on Wednesday 19 July, run by the Peter Forsyth Auditorium, to get feedback in person from local residents and park users as part of the pre-consultation process.
37. There were 21 formal submissions during the pre-consultation period as well as informal feedback given at the BBQ. Key themes were:
- (a) Retain existing mature trees where possible, prune some existing trees to increase sun into new lawn areas.
- (b) Improve understory planting areas.
- (c) Provide more seats and increase the range of seating types offered within the park.
- (d) Provide opportunities for youth play within the park i.e. table tennis, chess table, fitness equipment, skate-able elements etc.
- (e) Upgrade lighting within the park to improve nighttime safety.

- (f) Expand the park by incorporating under-utilised bitumen area.
 - (g) More bins.
 - (h) Increase lawn spaces and increase tree canopy cover on the eastern side of the park.
 - (i) Upgrade pathways using more natural and recycled elements e.g. brick, sandstone.
 - (j) Resurface existing basketball court.
 - (k) Relocate children's play equipment to Robyn Kemmis Reserve.
38. The public consultation / exhibition of the Draft Concept Design involved the following:
- (a) A letter sent to 1,000 local residents and businesses about the concept design and inviting them to provide feedback.
 - (b) A Sydney Your Say webpage was created with the concept design, a feedback survey and other key information about the project.
 - (c) 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.
 - (d) A pop-up consultation feedback session was held on Tuesday 31 October from 4pm to 5.30pm
 - (e) Three signs were placed in the park directing people online to leave their feedback.
39. Following this consultation, the community was generally supportive of the proposal and its outcomes. This feedback is broken down in the Engagement Report (Attachment C).
40. As a result of the community feedback, the concept design has been revised slightly to include the following:
- (a) Resurfacing of the basketball court.
 - (b) Inclusion of chess tables.
41. The Revised Draft Concept Plan can be seen in Attachment B.

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