

ITEM 3. AMENDED PROPOSALS - PRINCE ALFRED PARK AND POOL UPGRADES**FILE NO: S038715****SUMMARY**

On 12 March 2007, Council deferred consideration of Development Application: 1004 Chalmers St Surry Hills - Prince Alfred Park Swimming Pool (D2006/2190), pending a report to Council following a review of eight items concerning the arrangement and design of the pool facility and arrangement of elements within the Park.

Options were prepared on the eight items identified, as well as their impact on the arrangement of the proposed skate, tennis and basketball facilities in the Park and their relationship with both the pool facility and the Coronation Centre.

A revised strategy for the Pool Facility and overall layout of the Park Master Plan was developed by and reviewed with the City of Sydney Design Advisory Panel. This report describes the amended proposals for the Pool and Park.

A review of the cost estimates has been undertaken which has identified an addition.

RECOMMENDATION

It is resolved that:

- (A) Council endorse the amended Prince Alfred Park Master Plan and Pool Facility Design (December 2007), as described in Attachment A to the subject report;
- (B) Council endorse the preparation of a new development application for the Pool Facility as described in the subject report;
- (C) Council accept the lump sum fee variation offer of Neeson Murcutt Architects, under exceptional circumstances, for the design development, Development Application documentation and construction stage services for the amended pool facility;
- (D) Council note the amended preliminary estimate of an additional \$8.70M for the project and the Forward Estimate be revised to reflect these costs; and
- (E) Neeson Murcutt Architects Fee Variation Summary, Attachment B to the subject report, and Prince Alfred Park Cost Comparison, Attachment C to the subject report, remain confidential in accordance with Section 10A(2)d of the Local Government Act 1993.

ATTACHMENTS

Attachment A: Amended Prince Alfred Park Master Plan and Prince Alfred Park Pool Facility Design.

Attachment B: Neeson Murcutt Architects fee variation Summary (Confidential)

Attachment C: Prince Alfred Park Cost Comparison (Confidential)

BACKGROUND

1. The Plan of Management and illustrative Master Plan for Prince Alfred Park was approved at the Council meeting of 12 December 2005.
2. Following design development and additional community consultation, Council endorsed the refined Prince Alfred Park Master Plan and Pool Facility Upgrade design on 23 October 2006. A Development Application was prepared and lodged for the pool facility works in December 2006.
3. At the Council meeting of 12 March 2007, Council resolved to defer consideration of development application D2006/2190 for 1004 Chalmers Street Surry Hills – Prince Alfred Park Swimming Pool pending a report to Councillors on a review of the following eight items:
 - (a) *toddler splash deck shade structure - to ensure an appropriate scale and form to meet its function while complementing the parkland setting;*
 - (b) *pool complex built form - to achieve a more lightweight and transparent appearance appropriate for the park setting, including consideration of alternative materials;*
 - (c) *extent of structures - to minimise the area of buildings on the park, with particular consideration of the program room, youth facility, café, above ground plant room, Coronation Centre, and the proposed redevelopment at the adjacent railway institute;*
 - (d) *location of pool complex entry - to reflect the predominantly local function of the pool and primary approach by local residents from the south and east;*
 - (e) *fencing - to achieve a transparent style and design sensitive and complementary to the parkland complex;*
 - (f) *car parking - to minimise the level of parking on the parkland and reflect its purpose as access for pool users with disabilities and use by the pool operators for essential vehicle parking;*
 - (g) *trees - to ensure that mature healthy trees are retained or able to be relocated within the park; and*
 - (h) *cycle parking - to ensure an appropriate number and security of cycle parks for the needs of the park and pool.*
4. Options were prepared on the issues identified, as well as their impact on the arrangement of the proposed skate, tennis and basketball facilities in the Park and their relationship with both the pool facility and the Coronation Centre. The options were reviewed the City's Design Advisory Panel on the 4 May, 18 September and 13 November 2007.
5. Recommendations for a number of amendments to the plans and proposals were identified by the Panel (refer Design Advisory Panel Minutes 13/11/07 TRIM REF: 2007/129633). These included:

- (a) *The Panel commended the architects for the progress of the design of the project and felt that the architects have successfully responded to the concerns that were presented at the previous panel meeting and raised by Council.*
- (b) *The Panel commented and recommended the following for the design team's consideration:*
 - (i) *In the design development of the roof structure, considerations should be given to ensure that adequate natural light and ventilation are brought into the building. If this needs additional, the architects should explore the incorporating light and air vents into the design of the roof;*
 - (ii) *Confirm the species of grass that will allow for the best long term effect and maintenance treatment;*
 - (iii) *Minor planning refinements to improve circulation around the pool.*
- (c) *Whilst recognising that the new design has increased the overall project cost for the city, the Panel recommends that council endorse the design noting the long term benefits for the city:*
 - (i) *The extensive upgrade of the park that includes the harvesting of stormwater from the park for irrigation will result in long term savings in the running costs of the park.*
 - (ii) *The design clearly and powerfully demonstrates the desired outcomes that the city has for the park.*
 - (iii) *The design demonstrates design excellence and sets a benchmark for design of public facilities in the city.*

The amended pool facility and master plan description:

6. The amended scheme is illustrated in Attachment A and has the following key characteristics:

Prince Alfred Park Pool Upgrade Amended Design – Folded Landscape

- (a) A folded landscape design seeks to enhance the landscape setting by removing the pool building as a major built expression and allowing the park landscape to fold over the building mass.
- (b) The pool facility has been refined to house all essential uses; administration, cafe/kiosk, plant and change rooms, resulting in a major footprint reduction. The northern pool entry facilitates level access and allows an open landscape character to the quieter south of the park.
- (c) The landscape is intensified in and around the pool enclosure. Tall palms positioned through the forecourt and concourse draw the park landscape into the pool enclosure, enhancing the reading of the park history and playing with a waterside atmosphere. The palms circle the toddlers' shade structure reducing its visual impact and offering additional shade around the toddlers' splash deck. Carefully placed mounds provide discrete sunbathing and seating areas as well as wind protection. Yellow umbrellas scattered across the grassy sunbathing and sitting areas provide flexible pockets of shade.

- (d) Fencing to the pool enclosure is sinuous, like a ribbon through the landscape. The fence twists and turns around the mounds and over the building, reacting to its site condition. Its lightweight and transparent materiality permits views across the main pool to the parkland and animates the pool park interface.

Park Master Plan amendments

- (e) The court facility arrangement has been amended to locate tennis courts adjacent to the Coronation Centre, with the basketball courts moved to the north. Five tennis courts are proposed, comprising the retention and refurbishment of three existing tennis courts and two new tennis courts.
- (f) The play area is located in the north near the pool facility forecourt, providing connections to the pool, café and pool kiosk. The intimate play spaces will provide a range of play opportunities.
- (g) The cycle and pedestrian shared path is split to reduce the impact of the 4.5 metre wide path on the park. The split paths are each 3 metres wide. The split path will provide a range of sharing opportunities to accommodate current and future levels of cyclists and pedestrians
- (h) The inclusion of bio-swailes in key locations in the park to further enhance water re-use opportunities.
- (i) Car parking has been removed from the park area. Designated disabled car parking positions will be made available on Chalmers Street.
- (j) Grass mounds integrate the pool facility with the park landscape and topography. The mounds in the park will be planted with a meadow grass to limit mowing regimes and to meet sustainability objectives.

Coronation Centre

- (k) The Coronation centre will be reused to house the following:
 - (i) tennis centre office and change facilities to the north adjacent the tennis courts;
 - (ii) central multipurpose community hall to accommodate approximately 40 people (60sqm);
 - (iii) community office spaces to the south; and
 - (iv) the surrounding landscape will be enhanced to respond to the new uses.

Skate Facility

- (l) The skate facility has been removed from Prince Alfred Park to minimise the impact on the northern area of the park which is currently heavily used for passive recreation.
- (m) Investigations are being undertaken to determine the suitability of the skate facility in Belmore Park or other suitable CBD locations as discussed in the City of Sydney Youth Facility and Skate Facility Needs Study (2006).

- (n) Investigations include the use of a 'temporary' skate facility program. This would involve a temporary skate park being rotated between a number of CBD locations such as Belmore Park, Victoria Park, the Hay Street plaza (adjacent the Entertainment Centre- subject to SHFA concurrence) or lower Cook and Philip Park. The skate facility would be operated for a 3-4 month period at each location. An assessment would then be made of any impacts to inform decisions about a permanent location.

Response to resolution 12 March 2007

7. The amended proposals respond to the Council resolution as follows:

Pool facility amendments

- (a) *toddler splash deck shade structure - to ensure an appropriate scale and form to meet its function while complementing the parkland setting:*
- (i) Height of toddler shade structure reduced by 1m and the diameter is reduced by 1/3.
 - (ii) The shade structure will relate to the playground structures in the park.
- (b) *pool complex built form - to achieve a more lightweight and transparent appearance appropriate for the park setting, including consideration of alternative materials:*
- (i) Reduce the building form to one side only (Chalmers Street) and open to the park on three sides.
 - (ii) Fold landscape over the building to strengthen the park landscape.
 - (iii) Grass mounds around the pool provide enclosure and integrate the pool with the park.
 - (iv) Introduce additional palm trees through the forecourt and concourse to draw the park landscape into the pool enclosure.
 - (v) Use lightweight materials within the pool area like timber, steel mesh, fabric and reflective tiles.
- (c) *extent of structures - to minimise the area of buildings on the park, with particular consideration of the program room, youth facility, café, above ground plant room, Coronation Centre, and the proposed redevelopment at the adjacent railway institute:*
- (i) Reduce the building footprint by 303 m².
 - (ii) Provide the café to service pool and park patrons.
 - (iii) Provide the plant room above ground for cost, operational and amenity reasons.
 - (iv) House the tennis centre, community hall and community office space in the Coronation Centre.

- (d) *location of pool complex entry - to reflect the predominantly local function of the pool and primary approach by local residents from the south and east:*
 - (i) Provide the northern pool entry to facilitate level access and to keep an 'open landscape' character to the south of the park.
- (e) *Fencing - to achieve a transparent style and design sensitive and complementary to the parkland complex:*
 - (i) Use lightweight and transparent mesh fencing around the pool facility. Vary the alignment and angles to minimise the visual impact.
- (f) *car parking - to minimise the level of parking on the parkland and reflect its purpose as access for pool users with disabilities and use by the pool operators for essential vehicle parking:*
 - (i) Provide on street disabled parking on Chalmers Street (off-peak) to minimise parking in the park land.
- (g) *Trees - to ensure that mature healthy trees are retained or able to be relocated within the park:*
 - (i) Keep or transplant existing trees.
- (h) *Cycle Parking - to ensure an appropriate number and security of cycle parks for the needs of the park and pool:*
 - (i) Locate park cycle parking near the pool entry area/ forecourt.

KEY IMPLICATIONS

8. The key implications are:
- (a) a revised development application for the pool facility and other structures will need to be lodged;
 - (b) the amended pool facility reduces the footprint of the building;
 - (c) the provision of five tennis courts improves the balance between active and passive recreation needs; and
 - (d) the relocated play responds to its new setting in the north of the Park and connection to the pool forecourt and activity. The Coronation Centre will house the tennis management offices and will be shared with community use space.

FINANCIAL IMPLICATIONS

9. The total allocation in the forward estimates for the project is \$13.91M (2007-2011) comprising of:
- (a) Prince Alfred Park Pool - \$7.56M
 - (b) Prince Alfred Park Works - \$4.95M
 - (c) Coronation Centre - \$1.4M

- 10. There was a shortfall in the preliminary estimate of \$4.75M for the previous park and pool proposals comprising \$1.85M for park and \$2.9M for pool works. The forecast cost for the amended proposals require an additional \$3.95M for increased building and site works, design and escalation costs. An additional total of \$8.70M is required for the project.
- 11. The preliminary estimates for the previous and amended schemes are outlined in Attachment C and summarised as:

Element	12 March 07 Design	Amended Design (Dec 07)	Cost increase
Pool facility	\$10.458M	\$14.68M	\$4.22M
Park Works (excl skate park)	\$6.80M	\$6.53M	- \$0.27M
Coronation Centre	\$1.44M	\$1.44M	\$0
Total project preliminary estimate	\$18,658,839	\$22,612,034	\$3,953,195
Total allocation in forward estimates (2007-2011)	\$13,911,768	\$13,911,768	
Funding shortfall	\$4.75M	\$8.70M	

- 12. The additional cost of the amended proposals primarily comprises:
 - (a) pool facility building costs (\$1.7M) - earth covered building;
 - (b) pool facility additional site works (\$1.1M) - earthworks; and
 - (c) additional design and escalation costs for pool and park (\$1.42M).
- 13. A total project preliminary estimate of \$22.61M is proposed for the project. This includes a comprehensive and quality upgrade of the heritage Prince Alfred Park, Pool facility and Coronation Centre. The Park is a significant open space and recreation resource for the local residents of Surry Hills and Redfern and compares with funding of \$42.051M for the Ian Thorpe Aquatic Centre and \$27.35M for the Redfern Park and Oval upgrade.
- 14. Revised costs will be prepared during the developed design and construction documentation phases of these facilities.
- 15. Architects Neeson Murcutt were engaged by Council in June 2006 to undertake the design and documentation of the pool facility refurbishment and have developed the amended proposals. They were requested to provide a fee variation to undertake Design Development/ DA, Documentation and Construction Stage Services for the amended proposal (Attachment B). Because of their involvement with the project to date and familiarity with the project and design issues, it is proposed to accept their fee variation proposal under the Exceptional Circumstances provisions of Council’s Contracts Policy, as outlined in Attachment B.

CRITICAL DATES / TIME FRAMES

- 16. The anticipated revised program for **pool and park works** is:
 - (a) Council endorses revised Master Plan: December 2007

- (b) design development/ pool DA: December 2007
- (c) documentation: March 2008
- (d) tender (Park and Pool works): August 2008
- (e) commence construction : November 2008

17. The anticipated revised program for **Coronation Centre works** is:

- (a) Council endorses amendments: December 2007
- (b) design development /DA: July 2008
- (c) documentation: November 2008
- (d) tender works: December 2008
- (e) commence construction: January 2009

PUBLIC CONSULTATION

18. It is proposed that the community will be consulted through the DA exhibition process for the Pool and Coronation facilities. They will also be notified of the amended proposals to the Park Master Plan through web-site update and leaflet distribution.

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