

10.1. Merrett Playground upgrade - project progress

AUTHOR: Alicja Batorowicz, Landscape Architect/Project Co-ordinator

ENDORSED BY: Peter Massey, Acting Director Open Space and Environmental Services

ATTACHMENTS:

1. Submissions Summary Merrett Playground [**10.1.1** - 3 pages]
2. Landscape Drawings [**10.1.2** - 7 pages]

PURPOSE:

The purpose of this report is to provide Council with a progress update on the proposed upgrade of Merrett Playground.

EXECUTIVE SUMMARY:

As Merritt Playground was next on the playgrounds list to be refurbished, tenders were called and seven submissions were received on 28 June 2022.

As part of the community feedback, the local Precinct group requested that the project be put on hold until the future of the ex-Waverton Bowling Club's site was determined.

Given the uncertainty re the future land ownership of ex-Waverton Bowling Club, the proximity of the playground to the Club, and the potential influence of the outcome of the land ownership discussions might have on the design of the playground, the project was put on hold.

FINANCIAL IMPLICATIONS:

\$241,436 was allocated in the 2022/23 budget to fund the construction phase of this project. Should this project not proceed, the funds can be returned to the Capital Works Reserve.

RECOMMENDATION:

1. **THAT** Council cancels the proposal for the contract 5/2022.
2. **THAT** the unspent funds allocated for the upgrade of Merrett Playground be returned to the Capital Works Reserve.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment

1.4 Well utilised open space and recreational facilities

BACKGROUND

In recognition of the importance of playgrounds, Council developed a [Playgrounds Plan of Management](#) (PoM). The PoM led to the development of a Playgrounds Methodology, which prioritises Council's playgrounds according to their need, for progressively and strategically upgrading the valued community assets. The Playgrounds Methodology is used to inform Council's Capital Works Program.

In line with the recommendation of the PoM and Playgrounds Methodology, in the 2021/22 financial year Council allocated a budget of \$260,000 to complete the upgrade of Merrett Playground. Of this, \$18,564 was spent on consultancy in 2021/22, with the remaining \$241,436 carried over to 2022/23 to fund the construction work.

Between 14 March and 11 April 2022, Council sought feedback on a proposed concept plan for an upgraded playground in Woolcott Street, Waverton. A total of seven submissions were received. Attachment 1 to this report details the submission summary. Attachment 2 shows the details of the proposed design.

On 31 May 2022, tenders were called for the construction of the playground and seven proposals were received at the date of tender closing.

In early November 2022 the land of the ex-Waverton Bowling Club was handed to the Metropolitan Aboriginal Land Council, after the Land and Environment Court upheld an Aboriginal land claim over the site.

CONSULTATION REQUIREMENTS

Community engagement has occurred in accordance with Council's *Community Engagement Protocol*. The detail of this report provides the outcomes from the engagement for Council to consider prior to adoption.

DETAIL

The existing playground is approximately 20 years old and has been very well-used during this time. As the allocated budget is relatively small, the proposal was to utilise as much of the existing infrastructure as possible, in order to save money and provide the best value for the community. The proposal aimed to:

- retain some of the existing play elements including an access ramp, timber boardwalk with two slides, outdoor gym equipment, and well-established landscape features and gardens; and
- expand the existing playground footprint by adding new equipment, providing opportunities for new play experiences.

Proposed improvements aimed to increase functionality and accessibility, and where possible new play elements were to be added to enhance the overall play experience for the children. The proposal is contained within the existing playground boundary defined by the safety fence, but extends beyond the outline of the existing play area so as to accommodate (i) a new zone dedicated to sand and water play, and (ii) a concrete tricycle track connecting to the existing pathway.

1. Public Exhibition

Community consultation was undertaken between 14 March and 11 April 2022, and four online and three written submissions were received. All submissions expressed general support for the proposed upgrade. The written submission made by the Waverton Precinct Committee called for consideration to be given to Stage 2 of the development which would consider provision of (i) a public toilet facility on the ex-Waverton Bowling Club site, and (ii) installation of a cycling circuit for younger children, linking the playground with Waverton Park.

1.1 Submissions

Seven submissions were received, all supporting the upgrade. The Submissions Summary (Attachment 1) responds to issues raised in the submissions.

2. Tender Status

Tenders were called for the construction of the upgrade on 31 May 2022. Seven submissions were received at the closing of tender period on 28 June 2022. All submissions were subsequently evaluated.

On 7 July 2022, the Waverton Precinct Committee requested that the project be delayed whilst the related Aboriginal Lands Claim was determined. The project was put on hold and the contract was not awarded to the preferred tenderer.

In early November 2022 the land of the ex-Waverton Bowling Club was handed back to Indigenous owners, after the Land and Environment Court upheld an Aboriginal land claim over the site.

Due to the uncertainty with the future land ownership of ex-Waverton Bowling Club, the proximity of the playground to the club, and the potential influence of the outcome of the land ownership discussions might have on the design of the playground, the project was temporarily put on hold.

As tender offers are open for acceptance for only 90 days from the date of tender closing, Council contacted all tenderers to confirm if they would still hold the price. All tenderers advised that they were unable to honour the original offer as the market had changed significantly in recent months, with prices for labor and materials increasing significantly.

As stated in Clause 178 (3) of the *Local Government Regulation 2021*:

A council that decides not to accept any of the tenders for a proposed contract or receives no tenders for the proposed contract must, by resolution, do one of the following-

- a. Postpone or cancel the proposal for the contract,*
- b. Invite, in accordance with section 167, 168 or 169, fresh tenders based on the same or different details,*
- c. Invite, in accordance with section 168, fresh applications from persons interested in tendering for the proposed contract,*
- d. Invite, in accordance with section 169, fresh applications from persons interested in tendering for contracts of the same kind as the proposed contract,*
- e. Enter into negotiations with any person (whether or not the person was tenderer) with a view to entering into a contract in relation to the subject matter of the tender,*
- f. Carry out the requirements of the proposed contract itself.*

ATTACHMENT 1

Merrett Playground Upgrade Proposal Summary of submissions received during public exhibition period 14 March and 11 April 2022 (prepared April 2022)

The following criteria are used to analyse all submissions received, and to determine whether or not the plan would be amended:


1. The Merrett Playground Upgrade Proposal **would be** amended if issues raised in the submission:
 - a provided additional information of relevance.
 - b indicated or clarified a change in government legislation, Council's commitment or management policy.
 - c proposed strategies that would better achieve or assist with Council's objectives.
 - d was an alternate viewpoint received on the topic and is considered a better option than that proposed or;
 - e indicated omissions, inaccuracies or a lack of clarity.

2. The Merrett playground Upgrade Proposal **would not be** amended if the issues raised in the submission:
 - a addressed issues beyond the scope of the proposal.
 - b was already in the proposal or will be considered during the development of a subordinate plan (prepared by Council).
 - c offered an open statement, or no change was sought.
 - d clearly supported the proposal.
 - e was an alternate viewpoint received on the topic but the recommendation was still considered the best option.
 - f was based on incorrect information.
 - g contributed options that are not possible (generally due to some aspect of existing legislation or government policy) or; involved details that are not appropriate or necessary for inclusion in a document aimed at providing a strategic community direction over the long term.

Colour code:

Green = Support

No.	Name and Address	Key Points Raised	Council Response	Code
1	Phoebe McEvoy 119 High St North Sydney	Look great. One of the key features families love this playground is it has a tree that provides shelter and a dedicated area for parties to set up. Could seating and a table in the shade please be retained?	Seating and table in shade is retained.	2b
2	Lee Ng 14/26 Carr St Waverton	The overall plan is generally good, though as regular users of the park we are a bit sad about losing the car theme to the park. "Taxi park!" as it is currently referred to by lots of kids. I think that theme was a point of difference from some of the other parks in the area. It would also be good to see more shade apparatus/trees as this park has not had much shade since that large tree near the swings was cut down. We tend not to use the park in the mornings as it is extremely sunny and too hot in parts of the park. To be honest, St Leonards playground could do with more of an upgrade than this one.	The proposal was amended to reinforce the existing car theme. Additional tree planting has been considered as part of the proposal.	1d
3.	Susanna Cheng 9 William St North Sydney	Can you please consider installing a filtered water dispenser that allows for easy filling up of water bottles, similar to the one in Waverton Oval? Also, I would like the rest of the fenced area to be an off-leash dog play area. Many thanks.	Water fountain included in the proposal. Merrett playground is not a suitable area for an off-leash dog park.	2b 2g
4.	Ian Johnson 30 Ancrum St, Waverton	Hi there, While I support very much what you are trying to achieve with Merritt Playground, I currently use the playground when otherwise unoccupied to run my dog as the playground is enclosed. He is an "explorer" and has skin allergies when he comes in contact with various plants. I am always very careful to clean up after my dog and pick up anything else I see at the playground. Could you please consider properly enclosing one of the bowling greens at the now defunct Waverton Bowling Club so that we can enjoy an enclosed area for our dogs and not impede children also playing. Many thanks.	Provision of off-leash dog park on the ex-Waverton Bowling Club's site is outside of the scope of this proposal.	2a
5.	Christina Lara	I currently use this area early in the mornings when the playground is empty to run my energetic large dog and yes away from the play equipment. It's the only opportunity to run him off-leash due to allergies suffered from exploring through plants and bushland. If the adjacent vacant lawn bowls could be fenced off properly, then myself and other dog owners who rely on a contained dog-play area can confidently have a place to go to.	Provision of off-leash dog park on the ex-Waverton Bowling Club's site is outside of the scope of this proposal.	2a
6.	Samantha McEnroe 1/38 Woolcott St, Waverton	I have reviewed the information on the proposed upgrade to Merrett Playground. As a resident directly across the road and mother of two young children, I am very supportive of the proposed changes. I especially like the inclusion of the bike track, as it is hard to find safe places in Sydney for children to learn to ride.	Support noted.	2d
7.	Waverton Precinct Committee	<ol style="list-style-type: none"> 1. Waverton Precinct recently received an invitation to comment on the proposed upgrade to Merrett Playground. There is a great interest in the future of this area with the recent demise of the bowling club adjacent to the playground. We appreciate the opportunity to provide comment. 2. The suggested upgrades to the existing park are broadly supported. However, we think the opportunity should also be taken to at least plan out and consider a Phase 	Support noted. Provision of an amenity block on the Waverton Bowling Club's site is outside of	2c 2a

No.	Name and Address	Key Points Raised	Council Response	Code
		<p>2, which would be to extend the current Playground into the former bowling greens area, should that become available. We are assuming the bowling club building would be demolished but that - given the connections are already there - the opportunity might be taken to build a toilet amenity and baby changer room on site related to the larger Playground. After all, a sand and water play area can result in a fair mess to the players, who may need a wash off and have a change of clothes before heading home!</p> <p>3. The Precinct would also like Council to consider the suggestion that, with this planned current upgrade it take up the idea suggested now several times over the past few years, by formal resolutions of Precinct meetings, to install some extra pathway in this area to create a 'learn to cycle' circuit for young children. A diagram of the suggested pathway extension is attached and it is noted this starts from the exit gate from Merrett Playground into the park top level. We note that this suggestion has already been costed by Council and comes in under \$100,000. This concept has been informally discussed for quite some time locally, and the idea has had wide support from local residents and Park users. A part of that support is because it is tucked over near the playground area and so, once the derelict bowling club building is demolished and a larger playground created in that space, parents can easily supervise children on the bike /scooter circuit from that location.</p> 	<p>the scope of this proposal.</p> <p>Provision of pathways outside of the playground area are outside of the scope of this proposal. Bike circuit is being proposed as part of the playground upgrade and will be contained with the proposed play area.</p>	<p>2a</p>

UMBACO LANDSCAPE ARCHITECTS
LANDSCAPE DOCUMENTATION
Merrett Playground, Waverton
 FOR
NORTH SYDNEY COUNCIL

Dwg	NAME	ISSUE
L0X	COVERSHEET	2
L01	DEMOLITION & TREE PROTECTION PLAN	2
L02	GENERAL ARRANGEMENT PLAN	2
L03	SURFACING, EQUIPMENT & CONCRETE JOINTING PLAN	2
L04	PLANTING PLAN	2
L05	TYPICAL LANDSCAPE DETAILS	2
L06	WATER PLAY DETAILS	2

NOTES

- ALL WORK SHALL BE CARRIED OUT TO THE SATISFACTION OF NORTH SYDNEY COUNCIL.
- CONTRACTOR TO OBTAIN UNDERGROUND SERVICES INFORMATION FROM DIAL BEFORE YOU DIG 1100 AND SATISFY THEMSELVES OF THE LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- PROTECT EXISTING ADJACENT ITEMS AT ALL TIMES (FOOTPATH, LIGHTPOLES, KERBS, PITS, SERVICES BUILDINGS ETC.) ANY DAMAGE TO EXISTING ITEMS TO BE REPORTED TO NORTH SYDNEY COUNCIL SUPERINTENDENT AND RECTIFIED AT CONTRACTORS EXPENSE.
- DO NOT SCALE FROM DRAWINGS, LARGER SCALE DETAIL DRAWINGS AND WRITTEN DIMENSIONS TAKE PREFERENCE.
- DIMENSIONS OF PIPES AND PITS ARE AS SHOWN ON DRAWING. IF NOT SHOWN SEEK CLARIFICATION FROM SUPERINTENDENT.
- TREE PROTECTION MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF WORKS. REFER TO DWG L01 FOR DETAILS.
- SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE IMPLEMENTED PRIOR TO OR IN CONJUNCTION WITH THE FIRST PHASE OF EARTHWORKS AND SHALL BE REMOVED ONLY WHEN THE AREAS ABOVE IT HAVE BEEN STABILISED. EACH SEDIMENTATION AND EROSION CONTROL DEVICE SHALL BE INSPECTED PERIODICALLY & AFTER EACH STORM FOR STRUCTURAL DAMAGE OR CLOSING BY SILT AND OTHER DEBRIS AND PROMPTLY DE-SILTED, REPAIRED OR REPLACED IF REQUIRED.
- SOIL EROSION CONTROL MEASURE SHALL BE MAINTAINED IN ACCORDANCE WITH THE GUIDELINES OF THE NSW DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT AND NSW EPA AS NECESSARY TO PREVENT SEDIMENT RUN OFF FROM THE SITE RESULTING FROM WORKS.
- ALL AREAS NOT SUBJECT TO CONSTRUCTION WORKS SHALL BE RETAINED FREE FROM DISTURBANCE OR DAMAGE FOR THE DURATION OF WORKS. TOPSOIL STOCKPILES SHALL BE LOCATED OUTSIDE HAZARD/PROTECTION AREAS SUCH AS DRAINAGE DEPRESSIONS OR TREE PROTECTION ZONES.



LOCATION PLAN



FOR TENDER

ISSUE	REASON	DATE
2	FOR TENDER	20.5.2022
1	DRAFT	11.05.2022

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MERRETT PLAYGROUND
Woolcott Street, Waverton,
 NSW Meeting - 13 March 2023 Agenda

DRAWING
COVERSHEET

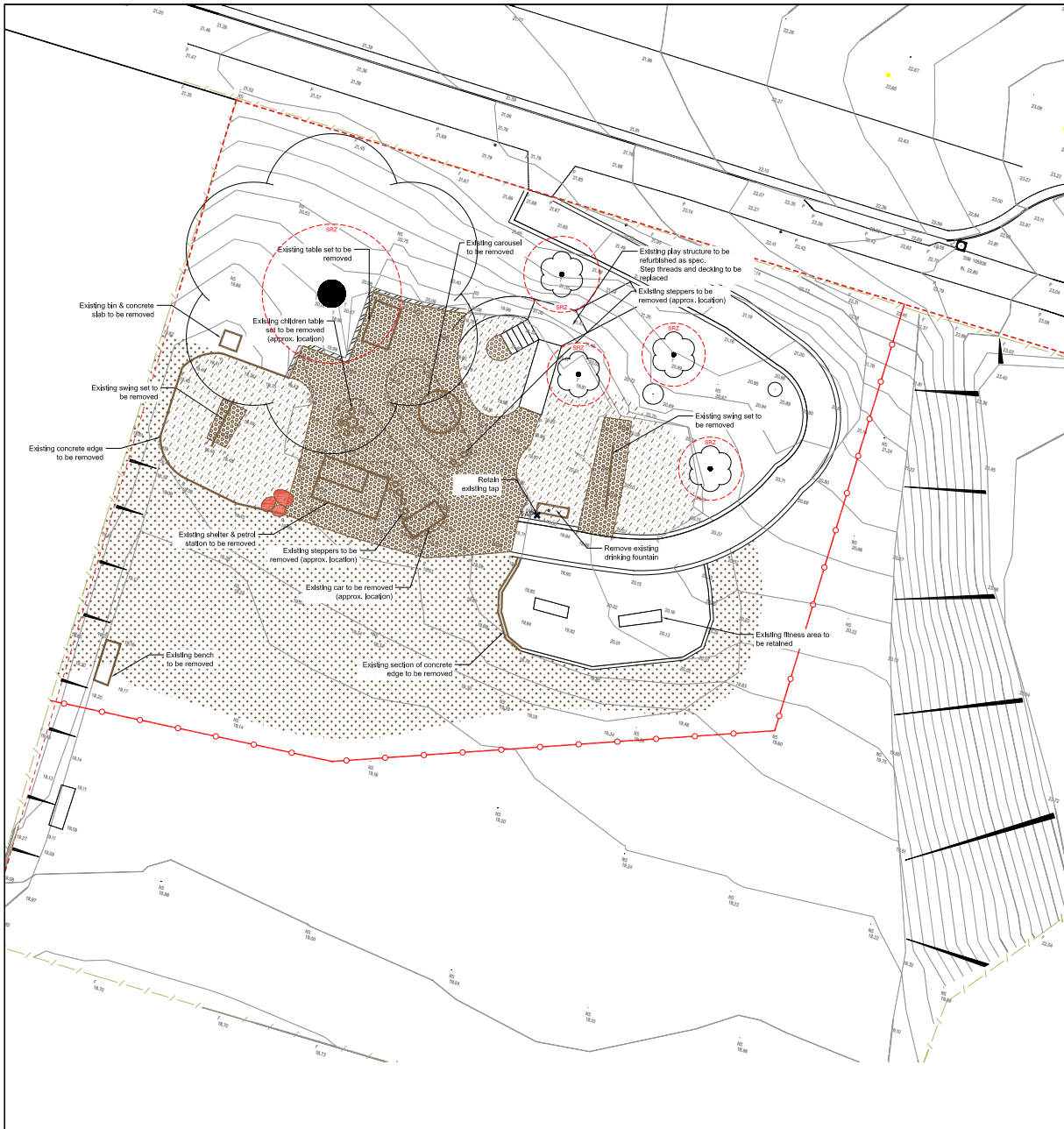
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 JOB No. 2204 DATE: May 2022
 DWG No. **L0X**








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LEGEND

-  EXISTING TREES TO BE RETAINED AND PROTECTED
-  STRUCTURAL ROOT ZONE INDICATIVE HAND EXCAVATION ONLY
-  SUGGESTED CONSTRUCTION FENCE LOCATION: EXACT LOCATION AND EXTENT TO BE DETERMINED BY CONTRACTOR
-  EXISTING MULCH TO BE REMOVED (ANTICIPATED DEPTH FROM 300-350mm TO 100mm CONTRACTOR TO CONFIRM ON SITE)
-  EXISTING RUBBER TO BE REMOVED
-  EXISTING TURF TO BE REMOVED
-  EXISTING ROCKS TO BE RELOCATED

TREE PROTECTION ZONE REQUIREMENTS

The TPZ shall be installed as far from trunk as possible and beyond the TPZ where space allows. Tree protection zone (TPZ) must be established to protect the selected trees during construction. The tree protection fence shall be a minimum 1.8 m high permanent metal mesh fence with posts secured into ground. TPZ must be installed prior to any demolition, clearing, grading or construction work and remain in place in functioning condition until construction is complete. Signage must be installed stating NO ENTRY - TREE PROTECTION ZONE in accordance with AS 1319.

There must be no storage of materials or machinery in the area of the TPZ. No alteration in soil levels or excavations undertaken, no location of services or stockpiling of soil or rubble. No structures should be attached to the tree. Any trenching - if necessary, shall be done manually with the minimal disturbance to the tree. Any works required within this zone shall be under the direction of, and to the satisfaction of, a suitably qualified ADF Level 5 Arborist.

Woodchip mulch must be installed to a depth of 75mm within the fenced off protection area. Permanent irrigation lines shall be installed for continuous watering during hot summer weather. A suitably qualified ADF Level 5 Arborist must monitor the tree and provide advice on any necessary after care, if required.

In areas where fence can not be installed trunk protection and ground protection should be installed prior to the commencement of works and remain in place until after construction works have been completed.

Tree Protection Zone
Fence not to be removed without approval from Arborist

Within this fence there is to be **NO**
Storage of materials
Trenching or excavation
Washing of tools or equipment

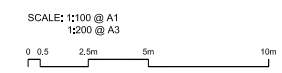
ADOPTED FROM ARBORIST REPORT PREPARED BY TROON TREES AND/OR CULTURAL SERVICES

Tree Trunk Protection
Protection not to be removed until all construction works completed.

Around the base of this tree there is to be **NO**
Storage of materials
Trenching or excavation
Washing of tools or equipment



STRUCTURAL ROOT ZONE OF TREES IS ONLY APPROXIMATE AS NO INFORMATION ABOUT DIAMETERS OF TREE CANOPIES & TRUNKS ARE PROVIDED IN THE SURVEY.



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DEMOLITION & TREE PROTECTION PLAN

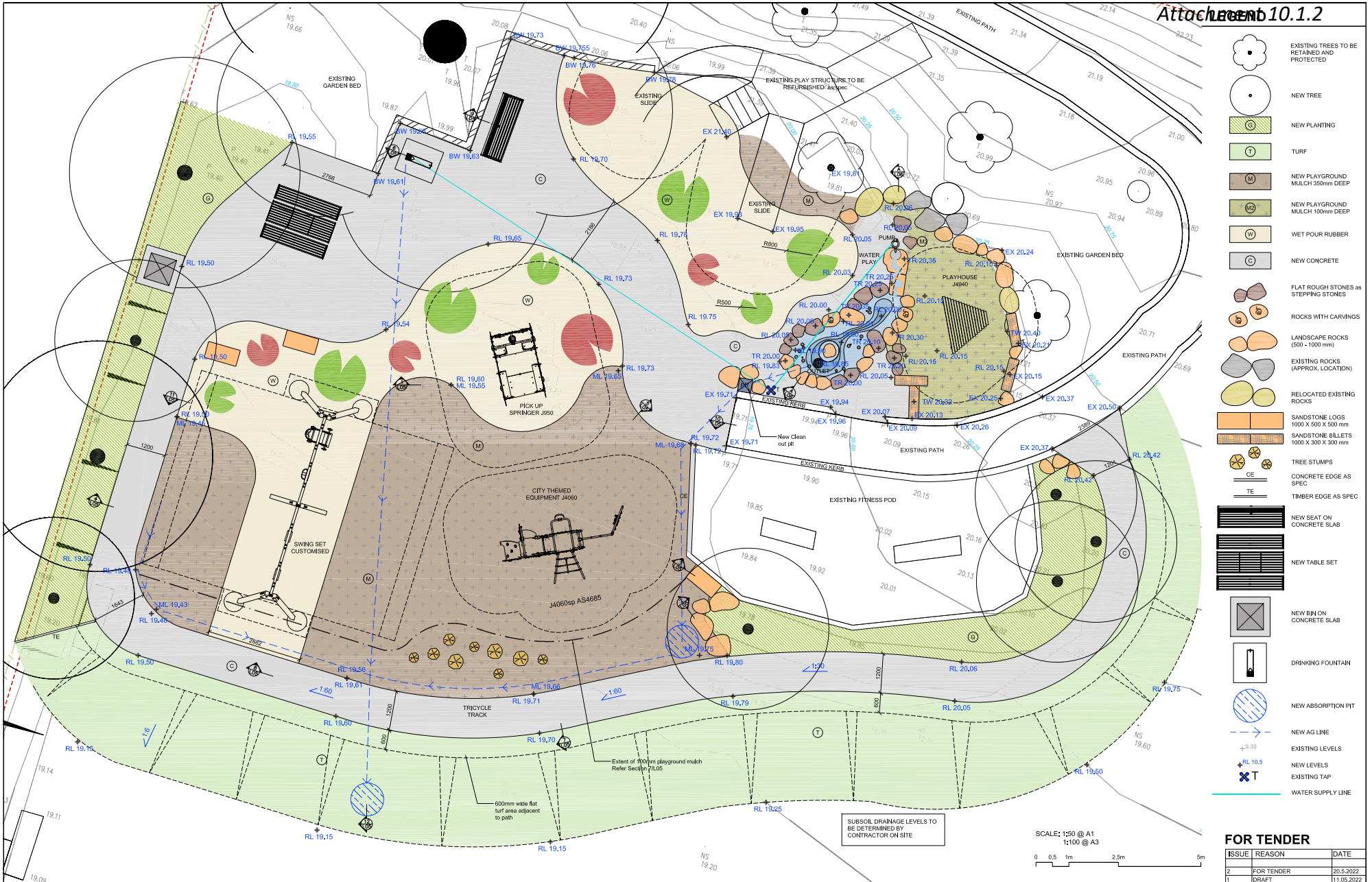
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	<p>MERRETT PLAYGROUND Woolcott Street, Waverton, NSW</p> <p>Council Meeting - 13 March 2023 Agenda</p>	<p>DRAWING GENERAL ARRANGEMENT PLAN</p>	<p>THIS DRAWING IS THE COPYRIGHT © OF UMBACO LANDSCAPE ARCHITECTS. NO REPRODUCTION WITHOUT PERMISSION. NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH UMBACO SPECIFICATIONS AND IN COORDINATION WITH OTHER ALIED CONSULTANTS.</p> <p>©Copyright 2022 UMBACO Landscape Architects ABN 23119071046</p>	<p>SCALE: 1:100@A1 1:200@A3</p> <p>JOB No. 2204</p>	<p>ISSUE: 2</p> <p>DATE: May 2022</p> <p>DWG No. L02</p>	<p>STRUCTURAL / CIVIL ENGINEER</p> <p>CLIENT</p>	<p>FOR TENDER</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>ISSUE</th> <th>REASON</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>FOR TENDER</td> <td>20.5.2022</td> </tr> <tr> <td>1</td> <td>DRAFT</td> <td>11.05.2022</td> </tr> </tbody> </table> <p>DOCUMENTATION PREPARED BY</p> <p>Umbaco LANDSCAPE ARCHITECTS T 02 9855 6772</p> <p>Page 10 of 14</p>	ISSUE	REASON	DATE	2	FOR TENDER	20.5.2022	1	DRAFT	11.05.2022
ISSUE	REASON	DATE														
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WPR COLOUR

- Cream 55%
- Pale Grey 35%
- Dark Brown 10%
- Maroon 25%
- Cream 45%
- Dark Brown 30%
- 80% Standard Green (RH10)
- 20% Beige (RH30)

SUGGESTED CONCRETE JOINTS

- EJ EXPANSION JOINT
- CJ SAW CUT JOINT

MODUPLAY PLAY EQUIPMENT Attachment 10.1.2



9 x BUSHWOOD STEP LOGS
(3 each of 300mm, 250mm and 200mm)

SWING SET
Premium 2 Bay Swing w/2 x rigid, 1 x toddler & 1x Expression

PROLUDIC PLAY EQUIPMENT



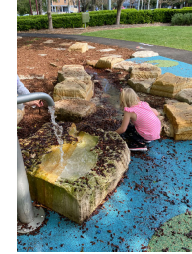
CITY - THEMED EQUIPMENT J4060
Handling, visual stimulation, tactile stimulation, role

PLAYHOUSE J4940
Age group: 1+



PICK UP J950 ROCKER
balancing / rocking
Age group: 2+

MODUPLAY WATER PUMP



FOR TENDER

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MERRETT PLAYGROUND
Woolcott Street, Waverton,
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SURFACING, EQUIPMENT & CONCRETE JOINTING PLAN

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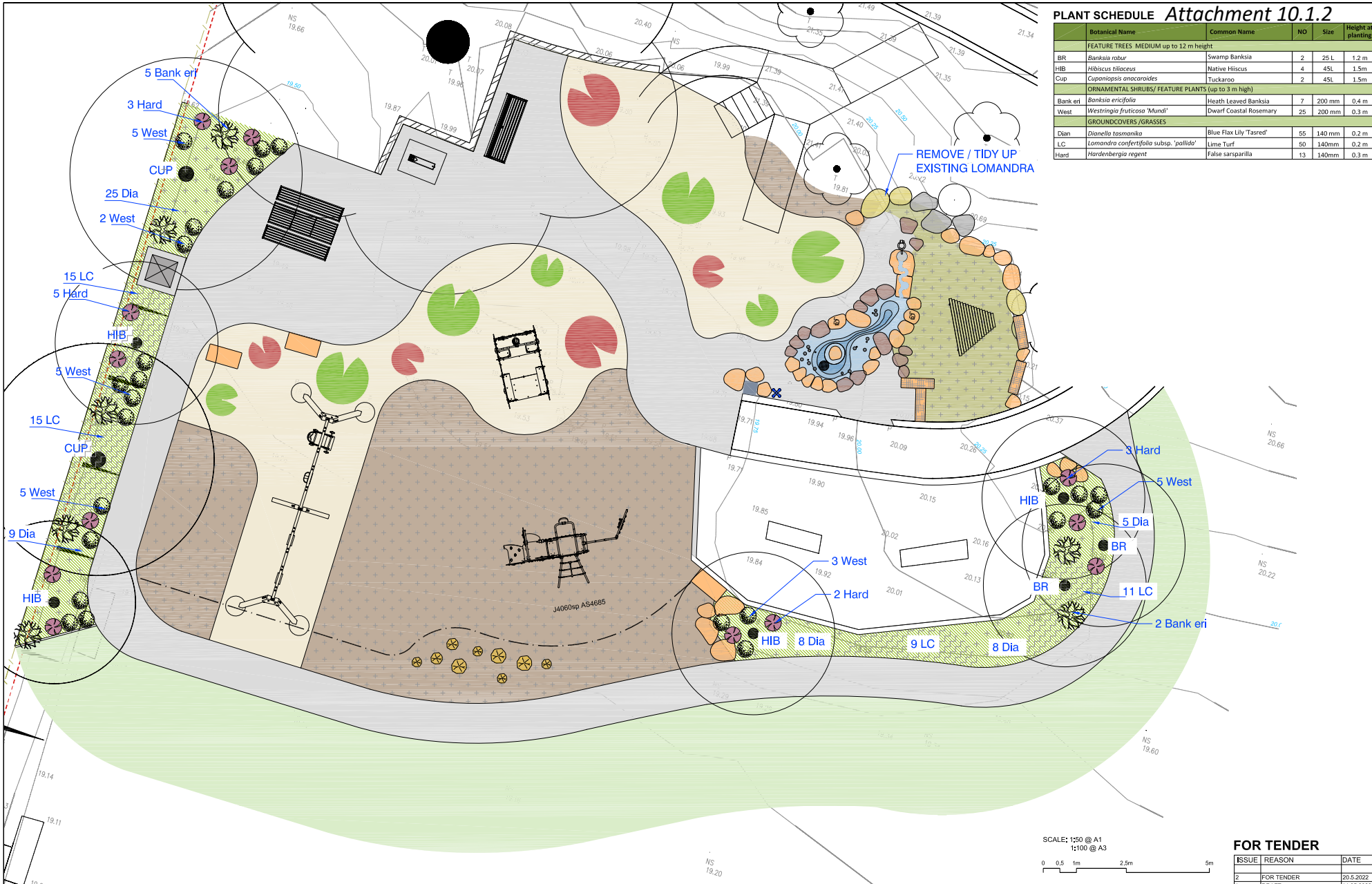
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PLANT SCHEDULE Attachment 10.1.2

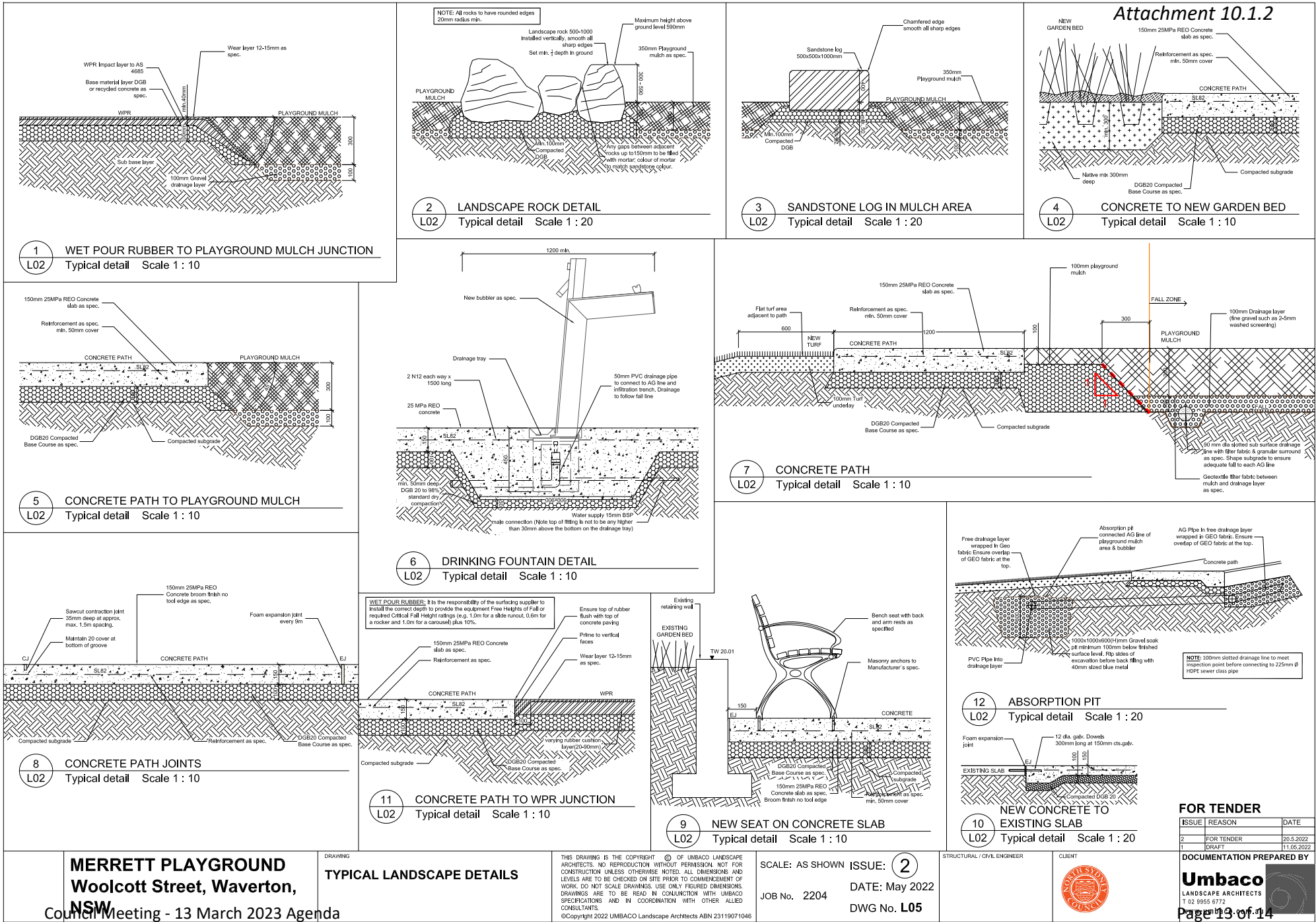
Botanical Name	Common Name	NO	Size	Height at planting
FEATURE TREES: MEDIUM up to 12 m height				
BR	<i>Banksia robur</i>	2	25 L	1.2 m
HIB	<i>Hibiscus thibocens</i>	4	45L	1.5m
Cup	<i>Cupressus uncinoides</i>	2	45L	1.5m
ORNAMENTAL SHRUBS/ FEATURE PLANTS (up to 3 m high)				
Bank eri	<i>Banksia ericifolia</i>	7	200 mm	0.4 m
West	<i>Westringia fruticosa 'Mundi'</i>	25	200 mm	0.3 m
GROUNDCOVERS/ GRASSES				
Diam	<i>Dianella tasmanika</i>	55	140 mm	0.2 m
LC	<i>Lomandra confertifolia</i> subsp. 'pallida'	50	140mm	0.2 m
Hard	<i>Hardenbergia regent</i>	13	140mm	0.3 m

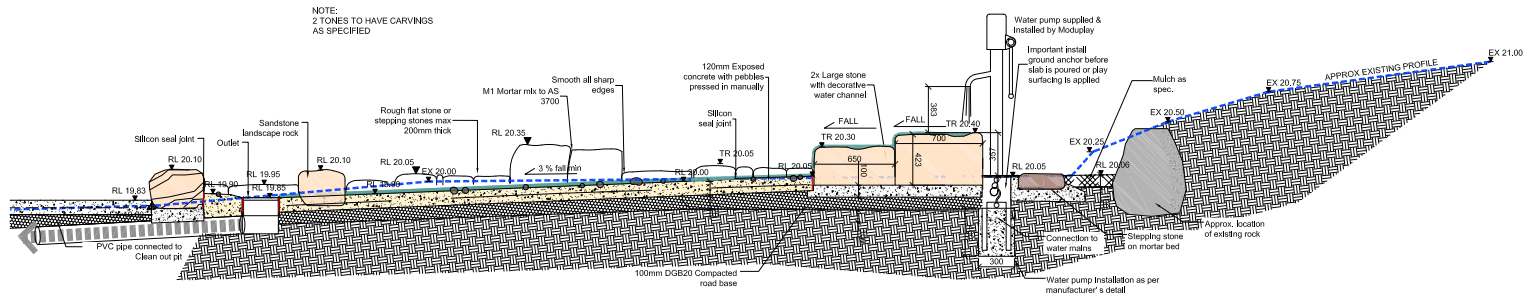


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AA WATER PLAY
L02 SECTION Scale 1 : 20

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DRAWING
WATER PLAY DETAILS

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