

8.10. Hayes Street Amenity Block

AUTHOR: Alicja Batorowicz, Landscape Projects Coordinator

ENDORSED BY: Rob Emerson, Director Open Space and Environmental Services

ATTACHMENTS: Nil

PURPOSE:

The purpose of this report is to provide Council with a progress update on the proposed upgrade of Hayes Street Amenity Block.

EXECUTIVE SUMMARY:

This report provides a summary of the Hayes Street Amenity Block upgrade project progress. The procurement process for an appropriate builder is expected to commence in the week starting on 23 August 2021. Assuming that the license agreement is executed within four weeks, it is expected that the works associated with the upgrade of the amenity block could start at the beginning of October 2021 and be completed within two months.

FINANCIAL IMPLICATIONS:

Council has allocated \$130,000 to deliver this project in the current financial year

RECOMMENDATION:

1. THAT the report be received.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

2. Our Built Infrastructure

2.1 Infrastructure and assets meet community needs

BACKGROUND

After effective lobbying efforts from local resident Loreta Moy and Council, Transport for NSW (TfNSW) have agreed to allow their current bus driver toilet facilities at the Neutral Bay Wharf to be reconfigured by Council to provide a much-needed public toilet amenity at this location.

In April 2021, an architectural firm was engaged to prepare a design for a new public amenity located within an existing building owned by TfNSW. The subject building, located at the entry to Neutral Bay Wharf on Hayes Street, is currently solely occupied by Transport for NSW and serves as the 'end of trip' facility for the bus drivers.

Following presentation of a detailed site analysis and a basic concept for the layout of the dual facility, approval from TfNSW was given to progress to the next stage of detailed design.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Detailed concept design drawings were prepared and forwarded to TfNSW for comment on 10 June 2021.

The proposed detailed concept design presented a new internal layout, which aims to refurbish the facility without modification to the existing building envelope or external physical attributes of the building. The aim of the internal refurbishment was to provide an accessible public toilet and a separate lockable toilet facility for TfNSW staff members.

A response was received on 3 August 2021 in which TfNSW requested that a portable toilet facility be provided for the time of construction, floor to ceiling walls and lockable door be provided for the staff toilet and a provision for the hand basin be made within the staff cubical. Council agreed to all requests.

It is anticipated that detailed construction drawings and the technical specification will be completed by 20 August 2021. Once all documents are complete and prior to the

construction, arrangement needs to be made with Transport for NSW to enter into a license agreement for the use of the area.

The procurement process for an appropriate builder can begin simultaneously in the week starting on 23 August 2021. Assuming that the license agreement is executed within four weeks, it is expected that the works associated with the upgrade of the amenity block could start at the beginning of October 2021 and be completed within two months.