

Project Scope - New Public Toilet Building, Landscape Works and Umpire's Room at Jubilee Park and Oval and New Automated Public Toilet at Bicentennial Park East

File No: X089550

Summary

This report outlines the proposed scope of works for the construction of new public toilets at Jubilee Park and Oval and Bicentennial Park East.

Jubilee Park and Oval and Bicentennial Park East form the eastern half of Johnstons Creek Parklands (parklands) in Glebe. The parklands are Crown land and the management and improvement of the parklands is informed by the Johnstons Creek Parklands Plan of Management (PoM) and the Johnstons Creek Parklands Masterplan (masterplan). The City has been progressively improving the parklands and this project is the next stage of improvement works informed by the masterplan recommendations and a review of facilities for sporting groups using the oval.

The oval and parks are important open spaces and are very well utilised by the local community and sporting groups. Community and sporting groups using the eastern parklands currently have access to 2 aging public toilet buildings and an accessible toilet in the Jubilee Oval Pavillion. Sporting groups with oval bookings also have access to 2 change rooms located in the Jubilee Oval Pavillion and storage spaces in the Jubilee Viaduct Archways.

The project scope for new public toilets at Jubilee Oval includes demolition of 3 existing buildings (recommended in the masterplan), landscaping works, construction of a new public toilet building at the western edge of Jubilee Oval (recommended in the masterplan) and conversion of the existing accessible toilet in the Jubilee Oval Pavillion for use as an umpire's room by sporting groups.

The project scope was placed on public exhibition from 22 November to 20 December 2024. In response to submissions received from the community it is proposed to allocate funding for installation of an automated public toilet at the north-eastern edge of the parklands adjoining Northcote Road and adjacent to the playground.

It is recommended that the project scope outlined in the subject report forms the basis for documentation, required planning approvals, tender and construction of the new public toilet building, landscape works and umpire's room at Jubilee Oval and that funding is allocated for the installation of an automated public toilet at Bicentennial Park East (subject to feasibility investigations, community consultation and required planning approvals)

Recommendation

It is resolved that:

- (A) approve the project scope for works at Jubilee Oval as described in the subject report for the purposes of proceeding with documentation, required planning approvals, and tender for construction works;
- (B) endorse the installation of an automated public toilet at Bicentennial Park East (subject to feasibility investigations, community consultation and inclusion in the Long Term Financial Plan); and
- (C) note the financial implications for the demolition and construction works at Jubilee Oval and installation of the automated public toilet at Bicentennial Park East as outlined in Confidential Attachment E to the subject report.

Attachments

- Attachment A.** Location Plan
- Attachment B.** Current and Proposed Locations for Public Toilets
- Attachment C.** Concept Plan for New Public Toilet Building at Jubilee Park and Oval
- Attachment D.** Engagement Report
- Attachment E.** Financial Implications (Confidential)

Background

Site

1. Jubilee Park and Oval and Bicentennial Park East are located in the Johnstons Creek Parklands (parklands) in Glebe.
2. Jubilee Park was set aside as a commemorative park for the municipal jubilee of Glebe Council in 1909; with a cricket oval and Grandstand 'pavilion' constructed in 1910. The Park and Oval are a local heritage item (I648) and the Jubilee Park Viaduct which forms the southern edge of the site is a State Heritage-listed item (I32).
3. The oval and parks are important open spaces and are very well utilised by the local community and sporting groups. Jubilee Oval is the home ground for the Glebe Greyhounds Junior Australian Rules Football Club and the Glebe District Hockey Club and is also used seasonally by the Balmain South Sydney Cricket Club.

Existing Facilities at Jubilee Park and Oval and Bicentennial Park East

4. Community and sporting groups using the parklands currently have access to 2 existing public toilet buildings (one on the eastern edge of Jubilee Oval and one on the western edge of Jubilee Oval) and an accessible toilet located in a modern extension to the Jubilee Oval Pavilion.
5. Sporting groups using the oval have access to 2 change rooms located in a modern (2006) extension to the Jubilee Oval Pavilion and storage cages in one of the Jubilee Park Viaduct arches (for seasonal bookings).
6. The 2 public toilets at Jubilee Park and Oval were originally built in the 1950s and are aging and not compliant with current accessibility standards. The accessible toilet and changing rooms at the Jubilee Oval Pavilion were built in 2006 and have recently been upgraded to modernise these facilities.
7. There is a third small brick building at Jubilee Oval which has been closed since 2015. This building was formerly used as an umpire's room by the Balmain south Sydney Cricket Club. Following the closure of the building sporting groups have been using the accessible toilet in the Jubilee Oval Pavilion as an umpire's room

Management and Improvement of the Parklands

8. Management and improvement of the parklands is informed by the Johnstons Creek Parklands Plan of Management (PoM) and the Johnston Creek Parklands Masterplan (masterplan). The City has been progressively improving the parklands and this project is the next stage of improvement works informed by the masterplan recommendations and the PoM.
9. The key masterplan recommendations for Jubilee Park and Oval and Bicentennial Park East relevant to this project include:
 - (a) Demolition of 3 existing buildings - the 2 public amenities buildings at the edge of Jubilee Oval and a small building which was formerly used as an umpire's room.
 - (b) Construction of 2 new public toilets - one on the western edge of Jubilee Oval and one at the north-eastern edge of Bicentennial Park East adjacent to Northcote Road and the playground area.

Review of Facilities for Sporting Groups Using Jubilee Oval

10. Jubilee Oval is the home ground for the Glebe Greyhounds (Junior Australian Rules Football Club) and the Glebe District Hockey Club and is also used seasonally by the Balmain South Sydney Cricket Club.
11. All sporting groups using the oval have access to a number of facilities which include spectator and player seating areas, change rooms, public toilets, and a shared storage area. There are 2 separate change rooms which are all-gender (toilet and shower cubicles have doors). The change rooms each have 2 shower cubicles and 2 toilet cubicles which can be used by teams or as male / female change rooms this is subject to management by the sporting group/s who have booked the field.
12. The Glebe Greyhounds and Glebe Hockey Club both have 'club room' spaces (approx. 80 sqm each) directly adjacent to the oval in the viaduct archways. The sporting groups lease these spaces under the City's Accommodation Grants Program.
13. In response to requests from sporting groups to provide additional facilities at Jubilee Oval, the City completed a review of the oval and facilities for sporting groups between 2020 and 2022. This review was undertaken to:
 - (a) Understand utilisation of existing facilities and sporting group needs;
 - (b) Assess the adequacy of existing facilities; and
 - (c) Inform planning (scope and budget) for any required upgrades and / or additional facilities.
14. Key recommendations of the review included:
 - (a) Upgrade of the existing change rooms to ensure that the facilities are inclusive and accessible to all sporting groups (Works completed late 2021);
 - (b) Upgrade of the storage areas provided in the viaduct archways (in progress);
 - (c) Construction of a new public toilet building to replace the existing buildings (recommended in the masterplan) and provide facilities which are accessible and gender neutral (this project); and
 - (d) Conversion of the existing accessible toilet in the Jubilee Oval Pavilion to an umpire's room following completion of the new public toilets (this project).

Project Scope

15. The project scope is informed by the masterplan recommendations and the review of facilities for sporting groups which was undertaken in 2020 to 2022. The recommended project scope includes:
 - (a) Demolition of 3 existing buildings (in line with the recommendations of the masterplan) and landscaping where buildings are removed;
 - (b) Construction of a new public toilet building on the western edge of Jubilee Oval; and
 - (c) Conversion of the existing accessible toilet located in the Jubilee Oval Pavilion for use as an umpire's room by sporting groups.

16. The project objectives are to:
 - (a) Improve user amenity by providing a facility which is shared, functional and fit for purpose; as well as equitable, accessible, gender-diverse and inclusive.
 - (b) Provide a simple, well-designed, robust facility that provides for the specific demands of the park users in the smallest provision and footprint possible.
 - (c) Located central to the main use areas and visible to main use areas, but discreet enough not to be dominant in this significant heritage location.
 - (d) Minimise building footprint and built volume to maximise green open space and ensure visual permeability and safety in its park location.
17. The new public toilet building is based on the City's 'Standard Parks Toilet' typology and includes:
 - (a) 4 all-gender individual toilet cubicles;
 - (b) 1 all-gender ambulant toilet cubicle;
 - (c) 1 all-gender accessible toilet cubicle, with baby change;
 - (d) services cupboard for building switchboard and lighting;
 - (e) communal external hand wash basin under the shade awning; and
 - (f) minor landscaping; including pathway alterations to address the new building and making good of the landscape impacted by demolition via replacement turf and resilient planting beds.
18. Landscaping where buildings are removed will comprise turf and resilient landscaping; to return the footprints of the East Amenities and Umpire's building to green space.
19. The existing public toilets at the eastern edge of the oval will be maintained for public use until the new toilet block on the western edge of the oval is completed and open.

Key Implications

Strategic Alignment - Sustainable Sydney 2030-2050 Continuing the Vision

20. 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 - the proposal is to replace gender-specific facilities with an all-gender facility, offering accessibility, promoting equity and improving safety.
 - (b) Direction 4 - Design excellence and sustainable development - design based on the Standardised Park Toilet will evolve the building methodology and materials to reduce environmental impact and improve sustainability to address environmental targets listed in Sustainable Sydney 2030-2050 Continuing the Vision.

- (c) Direction 6 - An equitable and inclusive city - this project will provide public toilets that are equitable and inclusive for all users.

Organisational Impact

- 21. Demolition of the 3 aging buildings (identified in the masterplan) and delivery of a new public toilet building at Jubilee Oval West and installation of an automated public toilet at the north-eastern edge of Bicentennial Park East will provide improved amenity for all park users.
- 22. The assets will require ongoing maintenance at completion of the works. The City's property contract maintenance service provider will be responsible for the daily maintenance requirements of the building and facilities. The City's Park maintenance team will be responsible for the surrounding greenspace.

Risks

- 23. The geotechnical survey undertaken has identified contaminated subsurface conditions that have been incorporated in the design and require remediation during construction. Remediation measures which include Site Auditing, Remediation Action Plan and Long Term Management Plan are aligned with the City's minimal risk appetite for non-compliance with environmental laws and industry standards and the best interests of the environment.
- 24. Recent tendering for park amenities projects has indicated escalation of construction costs. A rate for escalation and construction contingency is applied which aims to minimise the likelihood and impact of significant financial losses and aligns with the City's cautious appetite to financial risk.

Social / Cultural / Community

- 25. The parklands are important open spaces and are very well utilised. The upgraded amenities will significantly improve facilities for park users, sporting groups and Accommodation Grants Program (AGP) tenants.

Environmental

- 26. The City aims to maximise environmental performance. This project will:
 - (a) Use low embodied materials where possible.
 - (b) Minimise energy usage through natural ventilation, natural daylighting, sensor and LED lighting, and minimise water consumption through use of efficient sanitary fixtures.
 - (c) The construction contract will specify that a minimum of 80% of construction waste be recycled.

Financial Implications

- 27. Relevant projects are included in the current Long Term Financial Plan. Financial implications are detailed in Confidential Attachment E.

Relevant Legislation

28. Local Government Act 1993 - Sections 10A and 10B provide 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.
29. Attachment E contains confidential commercial information which, if disclosed, would confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.
30. 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.

Critical Dates / Time Frames

31. Current program dates are:

(a) Tender Documentation Complete	Mid 2025
(b) Tender	Mid-End 2025
(c) Construction start	Early 2026
(d) Completion	Late 2026

Options

32. Proceed with the recommended scope outlined in this report
33. Maintain the existing buildings - this option is not recommended as this does not align with the masterplan recommendations and the current building are aging and are not compliant with current accessibility standards.

Public Consultation

34. Community consultation was undertaken via public consultation/exhibition. For a detailed description of the consultation process and findings refer to Attachment D.
35. The public consultation involved the following:
 - (a) Letters advertising the online feedback portal were distributed to the local area. 900 letters were distributed;
 - (b) Email to key stakeholders, the sporting group oval users and AGP tenants (spaces beneath the light rail viaduct), advertising the online feedback portal;
 - (c) A webpage on Sydney Your Say showing the plans from 22 November to 19 December 2024. The page included an electronic copy of the draft concept design and other key information about the consultation;

- (d) An online feedback form;
 - (e) 3 signs were placed on the existing buildings with details about how to leave feedback online.
36. The Sydney Your Say page was visited 226 times during the consultation period. There were 12 submissions received via Survey Monkey and email. A summary and response to the key comments and suggestions are:
- (a) The park needs more than one block of toilets and the existing eastern toilet block should be maintained for park users - the existing eastern public toilet block is aging and does not comply with current accessibility standards. It is proposed to install an automated public toilet at the north-eastern edge of the parklands as identified in the masterplan.
 - (b) The proposed replacement block is too small and will not adequately cater to the volume of people on game days - the number of toilets have been considered in the design of the facilities. The existing western public toilet building (predominantly used by the sporting groups) has separated male and female facilities with provision for 4 people in each. The new public toilets include an equivalent provision as the design includes 6 individual inclusive / all-gender toilet cubicles.
 - (c) Upgrade should include bubblers and secure bike parking - the existing water bubbler will be retained and relocated and 2 additional bike parking stands are included in the project scope.
 - (d) The new toilet structure should not be unisex and unisex toilets will make it difficult to use as change rooms on match days - the public toilet building is designed to be inclusive and accessible for people of all ages, abilities and gender identities. Sporting groups using the ovals have access to 2 change rooms in the Jubilee Oval Pavilion.
 - (e) During landscaping works replace the trees that have been removed from path that runs from the east toilet block to the intersection near the Alan Truss bridge - the removal of the Canary Island Date Palm is due to Fusarium wilt, a pathogen that cannot be cured. To restore the avenue it is planned to replant with Kauri Pine (*Agathis robusta*). These works are being completed as a separate project.
 - (f) The new structure should include an umpires room and storage space for sporting clubs - the project scope includes the conversion of an existing accessible toilet in the Jubilee Oval Pavilion for use as an umpire's room and sporting groups have access to storage spaces in the Jubilee Oval Archways. An upgrade of existing storage spaces is planned.
37. In response to community consultation, it is proposed to install an automated public toilet at the north-eastern edge of Bicentennial Park East.

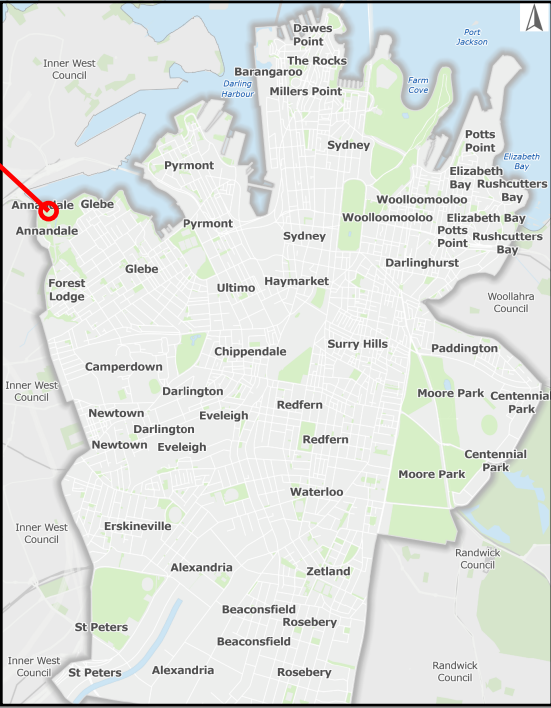
KIM WOODBURY

Chief Operating Officer

Mel Buettikofer, Design Manager (Architecture)

Attachment A

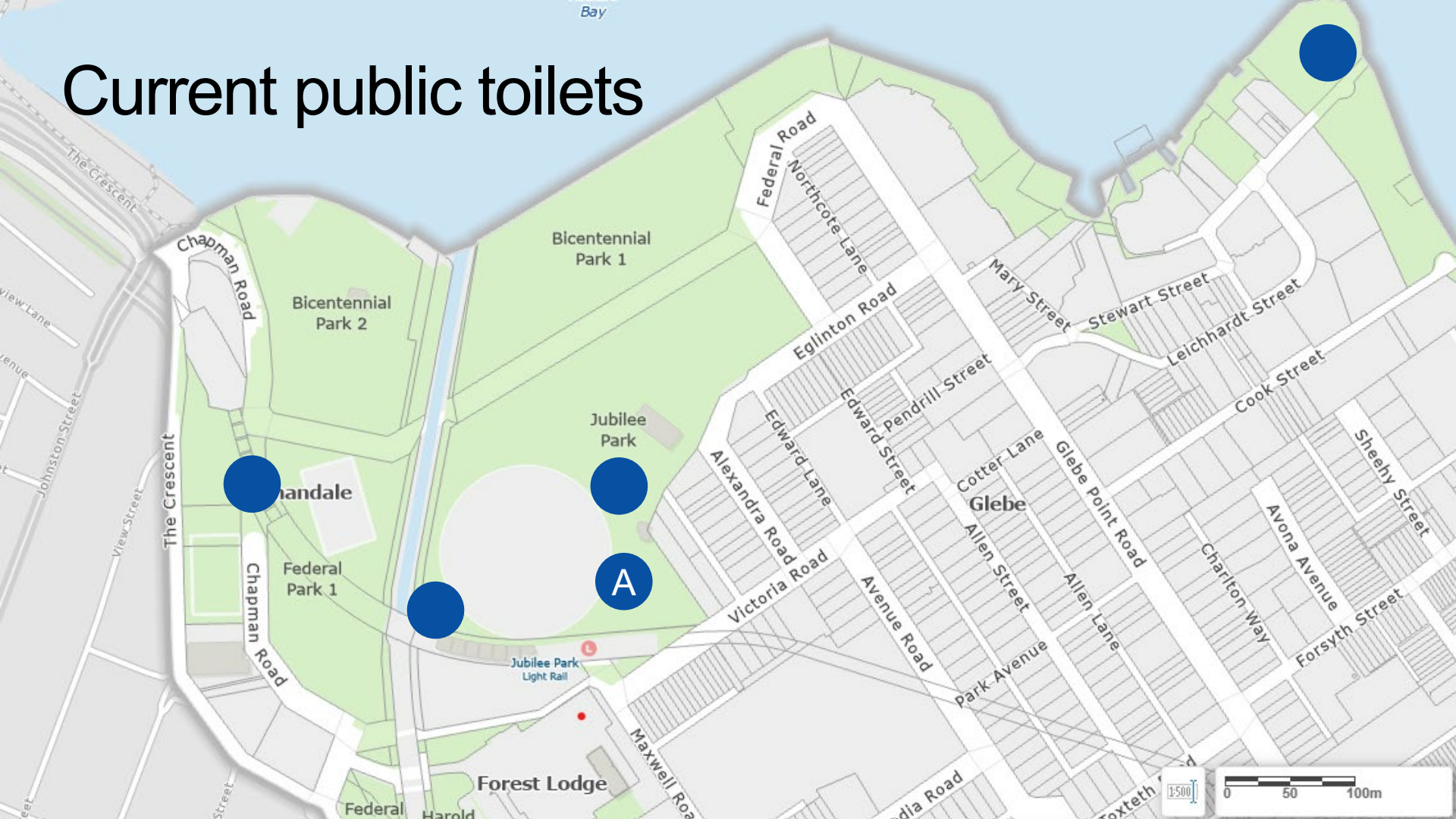
Location Plan



Attachment B

Current and Proposed Locations for Public Toilets

Current public toilets



Masterplan Recommendations



New Public Toilets

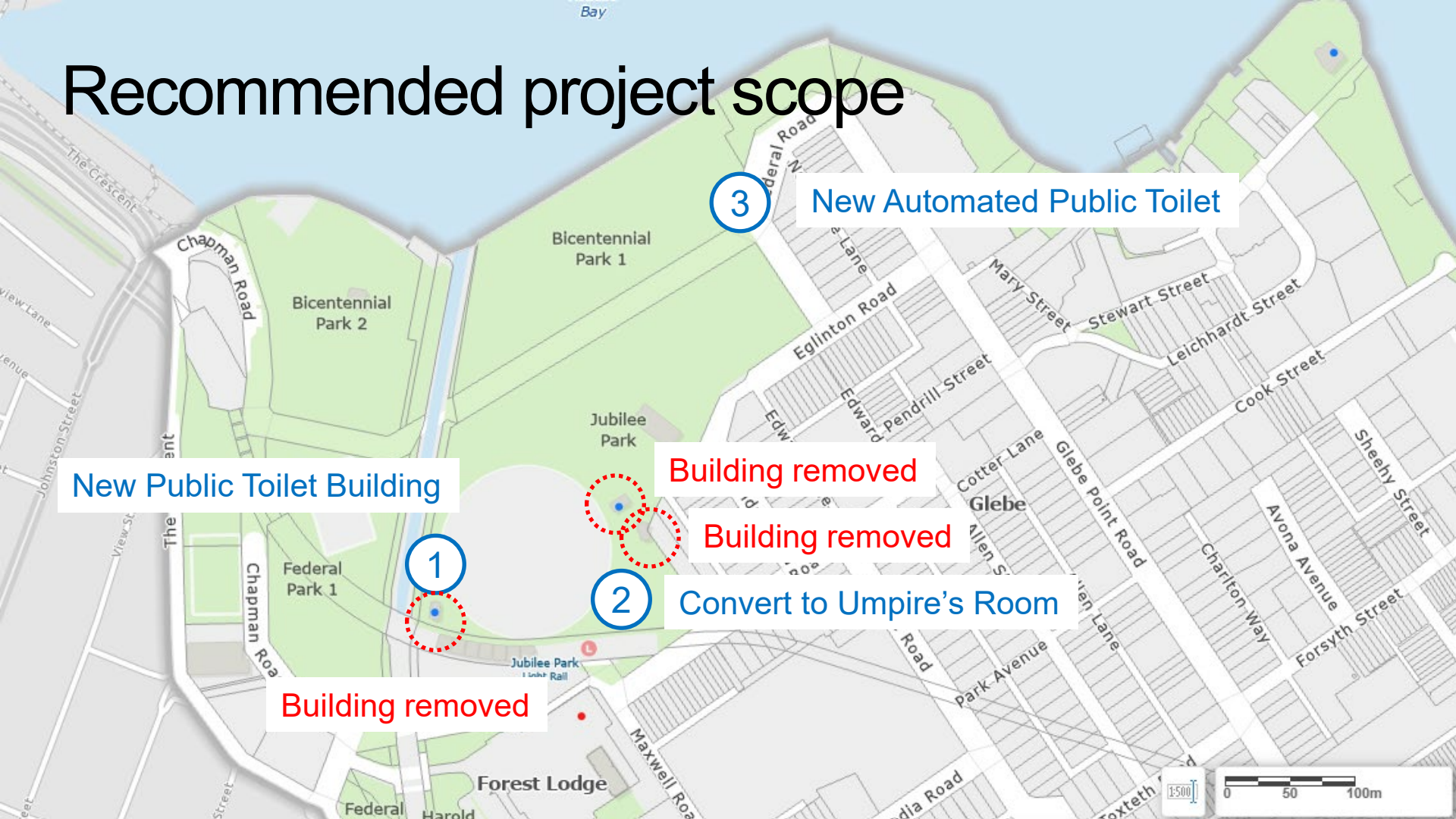
Building removed

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New Public Toilets

Building removed

Recommended project scope



3

New Automated Public Toilet

New Public Toilet Building

1

Building removed

2

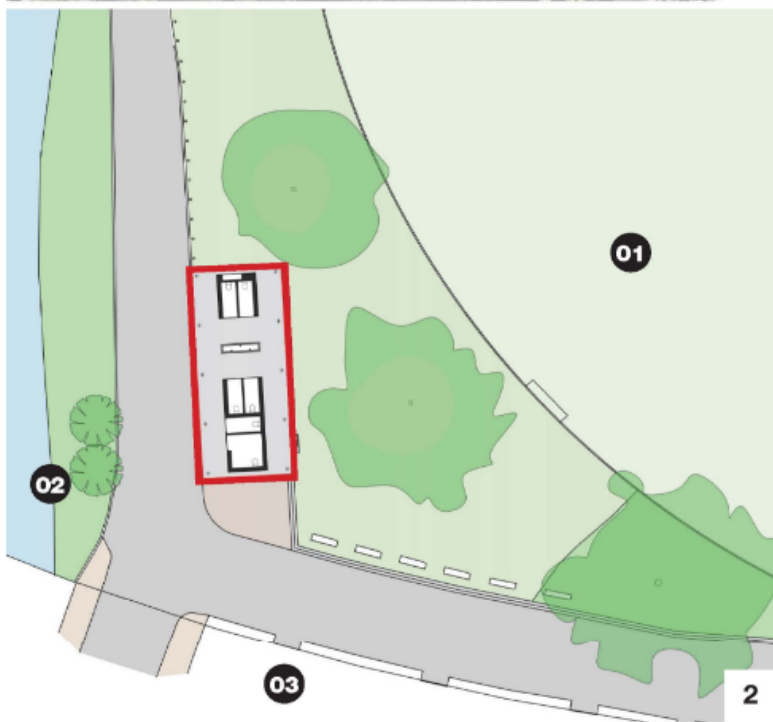
Convert to Umpire's Room

Building removed

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Attachment C

**Concept Plan for New Public Toilet Building
at Jubilee Park and Oval**



- Existing Proposed 1. Site Plan 2. New Amenities Building Plan 3. Perspective Illustration of New Amenities
- 01 Jubilee Oval
 - 02 Johnstons Creek
 - 03 Viaduct + Light Rail
 - 04 Federal Park Oval
 - 05 Bicentennial Park
 - 06 Jubilee Playground
 - 07 Rozelle Bay
- Demolition**
- New Amenities**
- (A) Jubilee West Toilets
 - (B) Umpire's Building
 - (C) Jubilee East Toilets

Attachment D

Engagement Report

Engagement report – Upgrading Jubilee Oval public toilets



Engagement report – Your say on upgrading Jubilee Oval public toilets

Engagement summary

The City of Sydney consulted the community and sporting groups on a proposal to replace the public toilet buildings at Jubilee Oval, Glebe

The consultation ran from 22 November to 20 December 2024. The purpose of the engagement was to gather community feedback and gauge the level of satisfaction with the proposal.

This report summarises the feedback and key themes received. It also outlines the activities undertaken during the consultation.

What the community told us

We received a total of 12 submissions (via Survey Monkey and email) during the public exhibition period. Several subjects/topics were raised in the feedback received. These were presented as concerns, suggestions and/or requests and are summarised below:

Comment	Total	City Response
General support for the new structure	5	
The existing eastern toilet block should be maintained for park users	5	Demolition of the eastern toilet block is recommended in the Johnstons Creek Parklands Masterplan. It is proposed to install an automated public toilet at a location on the north-eastern edge of the parklands as identified in the Masterplan.
The park needs more than one block of toilets	2	As above
The proposed replacement block is too small and will not adequately cater to the volume of people on game days	2	The number of toilets has been considered. The existing western amenities building has separated male and female facilities with provision for 4 people in each. The new building provides 6 inclusive / all-gender toilet cubicles. Sports groups with an oval booking have access to the 2 team change rooms in the Jubilee Oval Pavilion.
Upgrade should include bubblers and secure bike parking	1	The existing water bubbler will be retained and re-located. 2 additional bike parking stands are provided.
Consider space for public art on the new block	1	Public art is considered holistically across the Local Government Area by the City's Public Art team. No permanent public art will be integrated into the new amenities building.

Comment	Total	City Response
Unisex toilets will make it difficult to use as change rooms on match days	1	Dedicated changerooms for sporting groups are currently provided for in Jubilee Oval Pavilion.
During landscaping works replace the trees that have been removed from path that runs from the east toilet block to the intersection near the Alan Truss bridge	1	The removal of the Canary Island Date Palms in the avenue is due to Fusarium wilt, a pathogen that cannot be cured. To restore the avenue, we plan to replant with Kauri Pine (<i>Agathis robusta</i>). This project is expected to be completed within the next two to three years, however it is dependent on the existing palms condition.
The new toilet structure should not be unisex	2	The toilets are designed to be accessible and inclusive of people of all ages, abilities and gender identities to make their journeys in the public domain with confidence, dignity, safety and independence. The design and configuration takes privacy and dignified access into account and each cubicle opens onto clearly visible active space.
The new structure should include an umpires room and storage space for sporting clubs	1	Storage space for sporting clubs is provided in one of the Jubilee Viaduct Archways. The project scope includes the conversion of the existing accessible toilet in the Jubilee Oval Pavilion to be used as an umpire's room (for cricket matches). These works will be completed following opening of the new park amenities building.

Activities to support the consultation

- The webpage and survey were open for feedback from 22 November to 20 December 2024, with 226 unique page views during this period.
- A letter was posted to residents, inviting them to give feedback on the proposal. 900 letters were distributed.
- Three Have Your Say A2 panels were installed on the buildings surrounding the sports field notifying field and park users of the proposed works, providing contact details of the Design Manager and a web address to the Sydney Your Say page

City of Sydney - Engagement report

- An email was sent to local stakeholders informing them of the proposal and asking for feedback. This email was sent to:
 - Glebe Hockey
 - Glebe Junior AFL Club (Glebe Greyhounds)
 - Balmain Saout Sydney Cricket Club
 - AFL NSW
 - PUG Men's Shed
 - Glebe Music Group
 - Colliers
- The project was included in the December edition of Sydney Your Say eNews sent on 17 September to 5,148 subscribers.

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