

Rymill Park Lake

Strategic Alignment - Environmental Leadership

Public

Tuesday, 21 February 2023

Infrastructure and Public Works Committee

Program Contact:

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Approving Officer:

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EXECUTIVE SUMMARY

The Rymill Park Lake requires renewal to address structural decline, a leaking base and ongoing poor water quality and amenity.

At its meeting on 14 June 2022, Council approved a sustainable lake for the Rymill Park Lake renewal project – noting that the Kadalilla / Park Lands Authority had previously supported a sustainable lake.

At its meeting on 13 December 2022, Council requested that Administration present to the next appropriate Committee of Council meeting ‘...before any further expenditure is incurred; the budget and the expected cost of the ornamental lake approved for Rymill Park, together with details of the public consultation for the Lake redevelopment proposals and the details of the post public, private consultation with other stakeholders previously referenced by the Administration.’

This report outlines the history, budget, consultation and next steps for the sustainable Rymill Lake renewal.

RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL

That Council

1. Notes the report as requested by Council on 13 December 2022.
 2. Endorses entering into a tender process for the Rymill Park Lake Renewal project in line with the current project delivery program to meet critical timelines and funding deed agreements.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Environmental Leadership
Policy	Draft Community Land Management Plan (being presented to Kadaltilla / Park Lands Authority 23 February 2023)
Consultation	Consultation on the Rymill Park / Murlawirrapurka (Park 14) Master Plan captured community feedback using various methods including, an online survey, a community day held in Rymill Park and a drop-in session at the City Library. Park users have been consulted through a stakeholder engagement plan, including events and commercial / property. Kadaltilla / Park Lands Authority has also endorsed the option.
Resource	The lake renewal component will be co-funded through approved CoA renewal budget and State Government Deed funding. The internal resource required will come through the Infrastructure Program.
Risk / Legal / Legislative	Potential delays to the project may have impacts on State Government funding allocations and associated events within Rymill Park.
Opportunities	Renew a valuable community asset with significant community and environmental benefits. Complete the Rymill Park/Murlawirrapurka (Park 14) Master Plan and the Community Land Management Plan (CLMP). Further progress one of the key 'Big Moves' of the Adelaide Park Lands Management Plan: "Re-imagine Rymill". Align with Green Adelaide priorities and Regional Landscape Plan which will enable opportunities for partnerships and funding.
22/23 Budget Allocation	\$2,548,000 CoA Renewal budget \$2,024,000 State Government Grant Funding
Proposed 23/24 Budget Allocation	As yet to be determined and subject to the Business Plan and Budget process.
Life of Project, Service, Initiative or (Expectancy of) Asset	The expected useful life of the lake liner/asset is between 30-50 years
22/23 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Estimated Operational costs per annum \$15,000 – including Operations budget, utilities, specialist maintenance.
Other Funding Sources	\$5.012m approved State and Council funded lake renewal. Potential for further Council funds to be attributed as part of the 2023/24 Business Plan Budget process for ancillary works.

DISCUSSION

Previous Council Decisions

1. At its meeting on 14 June 2022, Council approved a sustainable lake for the Rymill Park Lake renewal project ([Link 1](#)).
2. This decision was informed by recommendations from the Kadaltilla / Park Lands Authority meeting on 28 October 2021 ([Link 2](#) item 7.1) and subsequent investigations undertaken on the cost estimate due to indexation and the impacts of COVID-19 and other developments in the area.
3. At its meeting on 12 July 2022, Council adopted the final Rymill Park / Murlawirrapurka (Park 14) Master Plan ([Link 3](#)).
4. At its meeting on 13 September 2022, Council noted the forward procurement plan which documented tenders to be released to the market during Quarter 2 of the 2022/2023 financial year, this included the Rymill Park Lake Construction ([Link 4](#) and [Link 5](#)).

Budget and expected costs

5. A multi-disciplined design team has been developing the Rymill Park Lake and Surrounds design. Along with landscaping and engineering expertise, the design team includes an external cost consultant who has reviewed the design at key design hold points and provided expert feedback on estimated delivery costs and value management opportunities, to best enable the design to be delivered within the approved project budget.
6. In early 2022, Council received \$2,431,297 through the Open Space Grant Program for the Rymill Park Lake Renewal. The funding deed has an expiration of August 2023.
7. The Lake Renewal Budget of \$5,012,297 will see the design and delivery of the renewal of the lake base, retaining walls, services (including lighting), water quality improvements and associated landscaping. This cost estimate includes demolition, construction, preliminary and contingency.
8. Separate funding requests outside of the scope of the lake renewal project will be required to fulfill the Rymill Park / Murlawirrapurka (Park 14) Master Plan and will be presented to Council through its Business Plan and Budget process:
 - 8.1. asset renewal of the pathway network, landscaping, event assets on the island (water, hydraulic services and event spaces) and the renewal aspect of replacing the 2 footbridges to meet current accessibility standards.
 - 8.2. new assets including landscaping, furniture, signage and the upgrade component related to the bridge replacements which were not considered as part of the Rymill Park lake renewal project or associated budget.
 - 8.3. a new connection from a sustainable upstream water source from Victoria Park / Pakapakanthi (Park 16) to Rymill Park. Design works are in the early stages.

Public Consultation

9. The stakeholder engagement and consultation was completed in 2019 as part of the Rymill Park / Murlawirrapurka (Park 14): Draft Master Plan & Community Land Management Plan ([Link 6](#)).
10. Engagement on the Draft Master Plan was undertaken with Kaurna community representatives in 2017-2020. This engagement found that there was potential use of the site prior to settlement as a possible meeting place and/or camping site associated with a natural creek line (now known as Botanic Creek). This creek fed a waterhole that exists on the site of the Main Lake / Kainka Wirra at the Adelaide Botanic Garden and provided a wealth of food and other resources for the Aboriginal people of the area. An Aboriginal Affairs cultural survey was undertaken in late 2021 with no known artifacts.
11. Two options for renewal of the lake were deemed feasible in 2019, during the development of the draft Master Plan: an ornamental lake, and a vegetated wetland using stormwater from the adjacent eastern CBD catchment.
12. The results from the engagement with key stakeholders and the wider community (of over 100 people), showed 45% of respondents preferred the ornamental lake option and 55% preferred the vegetated wetland option.
13. Conversely, key stakeholders (including park-adjacent stakeholders, the kiosk lease holder and major event organisers) were mostly in favour of the ornamental lake option.

14. Considering the feedback received during the community engagement of the Draft Master Plan, Administration investigated a third option for the lake renewal, a sustainable lake, which incorporated sustainable aspects of a vegetated wetland, and aspects of an ornamental lake (attractive views, boating and equestrian events).

Request for Registration of Interest (ROI) and Next Steps

15. A Request for Registration of Interest (ROI) was released to the market in November 2022 and closed in December 2022. Refer to **Attachment A**, 50% Concept Design released at this stage. Following evaluation this market approach has determined a shortlist of suitably capable contractors, that are able to deliver the works within the proposed timeframes and limitations.
16. A Request for Quotation (RFQ - tender) is due to be released to market as the next stage of the market approach, and this process will determine project cost and timelines.
17. A recommendation to Award a Contract will be presented to Council for consideration in April/May 2023, once an outcome has been achieved at the conclusion of the RFQ stage of the procurement market approach.

Critical Timelines

18. Site works can commence following the Adelaide Equestrian Festival, held 20-23 April 2023, which utilises the Rymill Park Lake for the Cross Country phase of their event. The works are planned to be substantially complete for the 2024 event.
19. Further to stakeholder engagement and consultation undertaken as part of the Rymill Park / Murlawirrapurka (Park 14) Master Plan, the project team, with the Rymill Park lake design team have consulted with various parties to ensure the lake design considers the short and long-term functional requirements are delivered through the upcoming development, and the works can be delivered in concert, or with minimal impact to normal undertakings in the Park.
 - 19.1. Along with internal stakeholders, the team have consulted with event operators which regularly utilise the lake or lake surrounds.
 - 19.2. The team have engaged with the proponent looking to enter into a lease of the building directly adjacent the Rymill Park Lake, commonly known as the Rymill Park Kiosk.
20. Given the time pressures associated with the funding deed and a tight project delivery window, we are seeking Council's consideration and endorsement in entering into a tender process in line with the current project delivery program.

DATA AND SUPPORTING INFORMATION

Link 1 – Council, 14 June 2022

Link 2 – Kadaltilla / Park Lands Authority Agenda 28 October 2021

Link 3 – Council, 12 July 2022

Link 4 - Quarterly Forward Procurement Report 2022/23 Q2, Council, 13 September 2022

Link 5 - Quarterly Forward Procurement Report 2022/23 Q2 – Attachment A, Council, 13 September 2022

Link 6 – Your Say page - Rymill Park / Murlawirrapurka (Park 14): Draft Master Plan & Community Land Management Plan

ATTACHMENTS

Attachment A – Rymill Lake, Concept Design at 50 per cent as released in the ROI stage, November 2022

- END OF REPORT -