

ITEM 3. SCOPING - WIMBO PARK LANDSCAPE DESIGN CONCEPT**FILE NO: X003575****SUMMARY**

This report outlines the project scope for an expanded Wimbo Park in Surry Hills. The new park is to be located on a collection of sites incorporating and adjacent to the existing Wimbo Park. This collection of properties has been acquired by Transport for NSW (TfNSW) as part of the CBD and South East Light Rail project.

The City has entered into a contractual agreement with TfNSW in relation to the CBD and South East Light Rail project (Development Agreement). Clause 1.4.3 of the Technical Requirements of the Development Agreement states that *“On completion of the Works at this site, TfNSW will dedicate the balance of any land not required for light rail purposes to the City for future use as a community use area.”* This report documents the Wimbo Park landscape concept design and defines the City’s ambitions for the new public open space.

Public consultation undertaken throughout 2015 and 2016 forms the basis of this concept design.

It is recommended that this concept design act as a guide for coordinating with the CBD and South East Light Rail project team to ensure the City inherits a suitable asset, as well as forming the basis for design development, planning approval process, construction documentation and tender for construction.

RECOMMENDATION

It is resolved that Council:

- (A) approve the project concept design for Wimbo Park, as shown in Attachment C to the subject report, for the purpose of coordinating with the CBD and South East Light Rail project team, proceeding with design development, and preparing relevant planning approvals, documentation and tender for construction works; and
- (B) note the financial implications outlined in confidential Attachment F to the subject report.

ATTACHMENTS

Attachment A: Site Location Plan

Attachment B: Land Dedication Plan

Attachment C: Design Report

Attachment D: Consultation Report – November 2015

Attachment E: Consultation Report – November 2016

Attachment F: Financial Implications (Confidential)

(As Attachment F is confidential, it will be circulated separately from the Agenda Paper and to Councillors and relevant senior staff only.)

BACKGROUND

1. Wimbo Park is located in Surry Hills, at the eastern end of Devonshire Street, between Bourke and South Dowling Streets. It is flanked by Nobbs Lane to the north, and Parkham Lane to the south. The current site area is approximately 1500m², with approximately 3500m² of additional open space to be dedicated to the City forming the remainder of the new park, with a total project area of approximately 5000m².
2. This project is the result of the NSW Government's CBD and South East Light Rail project. The City has a Development Agreement with Transport for NSW (TfNSW) which ensures TfNSW will dedicate the balance of any land not required for light rail purposes to the City for future use as a community area. This provides the opportunity to deliver a new local park to meet the evolving needs of the local community in accordance with the City's Open Space and Recreation Needs Study 2016.
3. Council approved the Development Agreement with TfNSW on 9 December 2013. Schedule 7 (Technical Requirements) Clause 1.4.3 requires TfNSW to dedicate lands next to the existing Wimbo Park to the City in order to expand the park. TfNSW are required to do base works, as defined by the agreement, with the City to complete the park embellishment work after handover. The City is also required to classify the lands as Community Lands under the *Local Government Act 1993*.

PROJECT DESCRIPTION AND SCOPE

4. The project will deliver a new public park which seeks to provide the following features:
 - (a) open lawn area;
 - (b) paved plaza area;
 - (c) five-metre wide shared path to connect Surry Hills to Moore Park;
 - (d) native planting for all new trees and garden beds;
 - (e) water sensitive urban design raingarden to filter stormwater pollutants;
 - (f) public furniture and fixtures including barbecues, tables, seating, bins, bike racks, light poles and a water bubbler; and
 - (g) children's play areas including in-ground trampolines and a balancing wall.
4. A Site Location Plan, Land Dedication Plan and Design Report are contained in Attachments A, B and C respectively.

KEY IMPLICATIONS

Strategic Alignment - Sustainable Sydney 2030

5. *Sustainable Sydney 2030* is a vision for the sustainable development of the city to 2030 and beyond. 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 2 provides a road map for the City to become A Leading Environmental Performer – the new park includes water sensitive urban design features to reduce stormwater pollutant loads to the catchment. For all garden beds, the design proposes a native planting palette, which will not require irrigation. The open lawn, however, will still require irrigation.
 - (b) Direction 4 - A City for Walking and Cycling – the project has entailed working closely with Transport for NSW to ensure a five-metre wide shared path is incorporated into the Eastern Distributor light rail bridge and alongside the light rail corridor through Wimbo Park. As such, the site will become the primary connection between Central Railway Station and the Moore Park Entertainment Precinct. The site will form a primary cycle connection between Sydney's eastern suburbs and the City Centre, linking Anzac Parade shared paths with the Bourke Street cycleway and other cycle infrastructure.
 - (c) Direction 9 - Sustainable Development, Renewal and Design – the site is located adjacent to a local centre and village high street with a concentration of hospitality and professional businesses, as well as an engaged residential community. As such, it is anticipated that the site will be frequented by a large breadth of the community consisting of both visitors and local residents. It will also serve the adjacent local primary school. The park design seeks to improve the amenity of this addition to the Liveable Green Network.

Organisational Impact

6. Additional park maintenance will be required as the site area will increase significantly from the existing Wimbo Park. City Greening and Leisure has been involved in the development and scoping of the project.

Risks

7. Light Rail – design documentation has not been finalised for the CBD and South East Light Rail project. As the City's design for Wimbo Park's interface with the CBD and South East Light Rail is based upon preliminary design documentation, there is a risk that if this documentation changes, it may adversely impact the City's planned scope of work.

Social / Cultural / Community

8. The Surry Hill's community will greatly benefit from an expanded recreation area with improved facilities and connections in this high density area.
9. The existing mural and sandstone birdbath will be retained and relocated within the new park area.

Environmental

10. The project aims to maximise environmental performance by:
 - (a) use of low embodied energy materials where possible;
 - (b) incorporating water sensitive urban design features to reduce stormwater pollutant loads to the catchment;
 - (c) minimising potable water use by specifying native plants which do not require irrigation; and
 - (d) increased vegetation coverage to reduce the urban heat island effect for the immediate area.

Economic

11. The development of the concept has incorporated consultation with local community and businesses as well as the Surry Hills Creative Precinct. As such, the design includes features to support the desired working habits of nearby professional enterprises, customer behaviour for local food and beverage venues, as well as compensate for some of the negative impacts of the light rail infrastructure.

BUDGET IMPLICATIONS

12. There are sufficient funds in the current year capital budget and future year forward estimate to proceed with the recommended scope. Current cost estimates and financial implications are detailed in confidential Attachment F.

RELEVANT LEGISLATION

13. *Contaminated Land Management Act 1997* – TfNSW are responsible for ensuring all requirements under the *Contaminated Land Management Act 1997* are met before dedication of the lands to the City for community use.
14. *Environmental Planning and Assessment Act 1979*.
15. *Local Government Act 1993* – land to be categorised as Community Lands.
16. Attachment F is confidential as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Discussion of the contents of Attachment F 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

17. Current programme dates are:

Key Project Milestones	Estimated Start Date	Estimated Completion Date
Design Development & Documentation	Mar 2017	Nov 2017
Planning Approvals	July 2017	Nov 2017
Construction Documentation	July 2017	Jan 2018
Tender / Tender Approval	Jan 2018	May 2018
Construction (see item 18)	June 2018	Aug 2019

18. It is important to note that construction delivery timeframes are subject to the delivery programme of the CBD and South East Light Rail project.

PUBLIC CONSULTATION**Public Consultation - November 2015**

19. Prior to the start of any design work, the City sought early input from local residents and businesses to understand how they would like to use the new open space (see Attachment D for detailed consultation report).
20. The communications and engagement activities undertaken included:
- (a) four stakeholder meetings with surrounding businesses and local chamber of commerce – Surry Hills Creative Precinct;
 - (b) a community consultation event on Saturday 7 November 2015, where people were encouraged to give their feedback via written submissions;
 - (c) a letter distributed to 3,800 residents and businesses in Surry Hills announcing the consultation and inviting them to the consultation event. This letter was provided to Transport for NSW to be distributed to the Surry Hills Light Rail Community and Business Forum members;
 - (d) stakeholder emails sent to local business and community groups to advise of the consultation;
 - (e) advertisements placed in Central and Wentworth Courier to publicise the consultation;
 - (f) a number of social media posts via Sydney Your Say online channels; and
 - (g) a project page on sydneyyoursay.com.au, including an online survey for people to have their say electronically.
21. Their input has largely informed the brief for the landscape concept design.

Public Consultation - November 2016

22. The City ran a community engagement process to inform the community about this proposal, to invite them to a face-to-face discussion, and to provide feedback on the draft landscape concept design. Overall, people who participated in this process indicated general support for the park design (see Attachment E for detailed consultation report).
23. The communications and engagement activities undertaken included:
 - (a) a notification letter explaining the proposal, distributed to 10,250 properties in the Surry Hills area;
 - (b) display advertisements placed in local media outlets “Central” and “Wentworth Courier” in November 2016;
 - (c) direct notification to key stakeholders including Bourke Street Public School, Surry Hills Creative Precinct, and local businesses;
 - (d) information, consultation materials and feedback form available on SydneyYourSay.com.au, the City’s online engagement hub;
 - (e) the consultation was listed in Sydney Your Say in November and December 2016 reaching a combined 4,000 registered users;
 - (f) the City tweeted four times during the consultation. The tweets had a potential reach of 37,587 people;
 - (g) hard copies of the concept design were available at the Surry Hills Library and Town Hall House; and
 - (h) face-to-face information was provided at a consultation event held at Wimbo Park on Saturday 19 November 2016.
24. Some aspects of the concept design have since been amended to address specific concerns surrounding child safety and increasing the area of planting.

Design Advisory Panel - November 2016

25. The Panel was presented with a concept design for the site and, overall, the concept design for the park was supported. It was recommended by the Panel, noting its inspiring design, simplicity and fine grain detail.

Future Planning Approvals

26. Statutory notification periods and public exhibition will be undertaken as part of the relevant planning approval process.

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