

Project Scope - Park on Lyons Road, Camperdown (Western Block) Upgrade

File No: X025409

Summary

This report outlines the proposed works for the upgrade of Park on Lyons Road (Western Block), Camperdown. This site has been identified as part of the Stage 15 small parks and playgrounds improvement program.

The project brief is to complete a whole park upgrade for the site following on from the temporary works completed by the City in 2012. The proposal responds to the evolving nature of the surrounding neighbourhood and community. The proposal provides a clear and flexible framework which will allow the park to continue to develop into the future. The proposed works include improved circulation, park edges and entries, turf areas, new trees and habitat landscape, additional seating, provision of fitness equipment and associated landscape improvements. Space for a Community Garden has been allocated.

Draft concept plans were presented to the community between 20 July and 24 August 2020 and exhibited on the City's website. The proposed works were well supported by the community and the responses highlighted that the community recognises the importance of this park as a key open space for local residents.

The project principles are to develop a welcoming and functional park with a strong landscape character, to provide a park framework which is flexible, containing a variety of park spaces and settings, useable turf areas, a range seating opportunities which encourage social interaction and use simple, robust, high quality materials which reflect the local neighbourhood character and facilities to provide a rich recreation facility for local residents.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work improvements to the Park on Lyons Road, Camperdown, as described in the subject report and shown in the Revised Concept Plan as Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation, tender and construction; and
- (B) note the estimated project forecast as outlined in Confidential Attachment D to the subject report.

Attachments

- Attachment A.** Location Plan and Site Photos
- Attachment B.** Concept Plan
- Attachment C.** Engagement Report
- Attachment D.** Financial Implications (Confidential)

Background

1. The City has an ongoing small parks and playgrounds improvement program. This program is for parks which need upgrade or enhancement works, the replacement of end-of-life equipment, and to generally provide appropriate facilities for local residents.
2. The name of the site is currently documented as Western Block. For the purposes of community consultation and this report, the site is referred to as the Park on Lyons Road, noting the park name will be developed in parallel to this project.
3. The Park on Lyons Road, Camperdown, is an L-shape piece of land bound by Lyons Road to the east, Purkis Street to the south, Lambert Street to the north and the Booter Community Centre to the west. The site is approximately 1,745 square metres. The site is owned by the City of Sydney.
4. The area that includes the Park on Lyons Road is within the traditional homelands of the Gadigal and Wangal people, two of the 29 clan groups of the Sydney metropolitan area collectively referred to as the Eora Nation.
5. An Indigenous Cultural Consultant has been engaged as part of this upgrade process, to ensure the project contributes to recognising the City's Indigenous heritage, celebrating Aboriginal and Torres Strait Islander cultures in the public domain, and enriching local knowledge about the cultural landscape.
6. The Park on Lyons Road was established as a park in 2012, when the land was dedicated to the City as part of an adjacent planning agreement. This work transformed the site from a carpark, which was associated with a car workshop (1950s-2000s) and to the biscuit manufacturing of the area prior.
7. The existing site is predominately turf with a slight fall towards the corner of Lambert and Lyons Road. The temporary works included park tree planting and bench seats. A clear desire line is marked diagonally through the park.
8. The surrounding development is made up of residential warehouse conversions, new residential development, several public housing blocks, and a series of shops and cafes. No formal play equipment is being installed as part of this stage of works. This is a mitigation measure to address safety concerns.
9. The Park on Lyons Road was identified for upgrade as a phase two development of the site. These works aim to develop a clear park identity and character, a functional path network, clear and flexible programming of the site and general improvements to landscape amenity. Consultation undertaken by both the City and the University of Sydney identified interest in provision of a community garden, fitness equipment, playground and additional seating and picnic facilities.
10. The park is currently used by a range of residents for passive recreation including informal fitness and dog walking. The park has also been used for community events facilitated by the City and other community organisations including the Glebe Community Development Project such as tenant barbecues.

Draft Concept Plan

11. A concept plan was developed for the works and community consultation was undertaken (refer to Attachment B).
12. The concept plan sets the overall layout. The key principles are:
 - (a) develop a legible, functional and welcoming park;
 - (b) provide a park framework which is flexible so the site can continue to develop into the future;
 - (c) provide a useable turf area and fixed fitness equipment which improves the passive recreation facilities for local residents;
 - (d) provide a variety of park settings and a range of seating opportunities which encourage social interaction; and
 - (e) use simple, robust, high quality materials which reflect the local neighbourhood character.
13. The proposal includes the following works:
 - (a) open and clear entries to the park;
 - (b) a new central path connecting Lyons Road to Lambert Street;
 - (c) new seating area on the Lyons Road edge to create a buffer to the park, and a variety of other seating areas;
 - (d) two distinct turf areas;
 - (e) widened footpaths on Lambert Street and Lyons Road;
 - (f) a new fitness area with fixed equipment such as chin-up bars and bench press;
 - (g) new bins and bubbler with dog bowl;
 - (h) improvements to the site drainage through grading and rain gardens/swales;
 - (i) new tree planting and mass planting; and
 - (j) an area allocated for a future community garden.
14. This concept plan (Attachment B) identifies the site for a future community garden. The area allocated is approximately 300 square metres. Consultation to date has confirmed individual community interest and of a number of organisations already working locally with community gardens in the area including Community Greening - Royal Botanic Gardens and Mission Australia. The design and delivery of the community garden is not part of this scope of works.
15. An Indigenous Cultural Consultant has been engaged as part of this upgrade process to undertake Indigenous community engagement and institution/organisational consultation. The consultant has produced a 'Narratives' report, broadly identifies project opportunities for the integration of Indigenous themes and narratives.

16. The themes and narratives which were raised include:
 - (a) The park on Lyons Road is located between two known cultural landscapes of the Kangaroo grounds at Camperdown and the Johnstons Creek tributaries.
 - (b) Pathways as a development from the existing use of the site and the opportunity to express stories of movement, trade and meeting.
 - (c) Stories of the Cadi plant - grass trees.
 - (d) Indigenous Food Gardens which link to the proposed community garden.
 - (e) Naming of the site to consider referencing contemporary people and stories rather than traditional.
17. The engagement process highlighted that stakeholders were interested in seeing the demonstration of culture in the design of the parks. This was predominantly expressed through a desire to see Aboriginal themed inclusions in the design such as artwork, language, and native plants.
18. As part of the next stage of the upgrade, the consultant will review how the key themes and narratives should be implemented into the project design and delivery.
19. In response to community feedback, the following will be investigated and where possible incorporated into a detailed design as noted on Attachment B:
 - (a) The extent of turf will be reviewed to ensure it is maximised across the site.
 - (b) Further consultation with community members will be undertaken with reference to the community garden works.
 - (c) The provision of services such as power and water within the park will be reviewed.
20. The following tree management and planting is proposed as part of the park works:
 - (a) removal and replacement of three trees (2 *Angophora costata* and 1 *Argyrodendron actinophyllum*) to maximise open turf areas;
 - (b) retain and protect nine existing trees;
 - (c) eleven additional trees to be planted across the site; and
 - (d) preparation of an Aboricultural Impact Assessment and Tree Protection Plan to inform the detailed design and ensure appropriate construction methodology.
21. A Review of Environmental Factors (REF) will be lodged for the works in accordance with the Environmental Planning Assessment 1979 and the State Environmental Planning Policy Infrastructure 2007.

Key Implications

Strategic Alignment - Sustainable Sydney 2030

22. 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 6 - Vibrant Local Communities and Economies - this project will provide an improved open space infrastructure which meets the needs of a wide variety of user groups and provides opportunities for social interaction.
 - (b) Direction 9 - Sustainable Development, Renewal and Design - this project is part of wider program of ongoing renewal of small parks across the local government area; it will provide improved quality of open space infrastructure.

Organisational Impact

23. This upgrade will provide an improved park amenity and facilities for all community members visiting the park. The assets will require ongoing maintenance.

Risks

24. Risk of ongoing anti-social behaviour within the park. This includes potential vandalism of any works undertaken, drug-use and related paraphernalia and general anti-social behaviour. Crime Prevention through Environmental Design (CPTED) principles will be applied during the detailed design including ensuring passive surveillance is achieved and appropriate lighting levels are provided.
25. Risks of not implementing this scope of works could result in failure to meet community expectations.

Social / Cultural / Community

26. The site is an important open space within an increasingly dense residential area where people have limited private open space. The site provides a place for people to meet, walk their dogs, drink a take-away coffee, and access services from local community organisations. The Park is co-located with the Booter Community Centre. Improving the amenity and function of the park represents an important investment in this community, providing opportunities for people of different ages and abilities to use the park alongside each other.
27. An Indigenous Cultural Consultant has been engaged as part of this upgrade process, to ensure that the project contributes to recognising the City's Indigenous heritage, celebrating Aboriginal and Torres Strait Islander cultures in the public domain, and enriching local knowledge about the cultural landscape.
28. The proposed future Community Garden is supported by a number of local residents and a range of other organisations including The Growers at Mission Australia, Wildflower - Gardens for Good, Community Greening (Royal Botanic Garden). These organisations are interested in partnering with the City for the purposes of connecting people to each other, to food and place and increasing community resilience in these times of pandemic/environmental degradation.

Options

40. Proceed with progression of improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender and construction.
41. Proceed with progression of improvement works including the community garden as outlined in this subject report including relevant approvals, preparation of construction documentation, tender and construction. Noting additional funds will be sought.
42. Project does not proceed - this option is not recommended due to the current condition of the park and anti-social behaviour within the site as previously outlined in this report.

Public Consultation

43. Public consultation was undertaken as a two-part process: pre-consultation/early engagement and public consultation/exhibition. For a detailed description of the consultation process and findings refer to Attachment C.
44. A pre-consultation notification letter/email was issued to a number of local stakeholders and 48 residents to notify them of the project, provide a link to a pre-consultation survey and offer to meet on site to discuss the proposed upgrade.
45. There were 14 submissions during the pre-consultation period.
46. The public consultation / exhibition involved the following:
 - (a) a letter sent to 617 residents about the concept design and inviting them to provide feedback;
 - (b) a stakeholder email sent to local stakeholders, inviting them to give feedback on the proposal. The email was sent to:
 - (i) Mission Australia - Common Ground;
 - (ii) Joanna O'Dea Court - NSW Family and Community Services;
 - (iii) Pocket City Farms, Camperdown;
 - (iv) Forest Lodge Public School;
 - (v) Glebe Public School; and
 - (vi) Glebe Community Development Project;
 - (c) a webpage on SydneyYourSay showing the plans for the consultation from 20 July to 24 August 2020;
 - (d) Two Have Your Say A2 panels were installed in the park notifying the park users of the proposed works, providing contact details of the Design Manager and a web address to the SydneyYourSay page;

- (e) an online briefing was scheduled for 28 July. Six people attended; and
 - (f) attendance at two of the weekly barbecues arranged by the Glebe Community Development Project to directly connect with residents who may not have access to online platforms. Fifteen to twenty people attended each.
47. There were 25 submissions received during the consultation feedback. This included submissions via email and the online feedback form.
48. The proposed works were well supported by the community and the responses highlighted that the community recognises the importance of this park as a key piece of open space for local residents.
49. There were two main areas of comments including: broader comments on the park amenity, its layout and specific comments about the community garden.
50. Key feedback included:
- (a) Four submissions requested a play element or playground. No formal play equipment is being installed as part of this stage of works. This is a mitigation measure to address safety concerns associated with the current high level of anti-social behaviour within the area.
 - (b) Support for maximising the turf area.
 - (c) 60 per cent of respondents supported or strongly supported the fitness equipment.
 - (d) 70 per cent of respondents supported or strongly supported the community garden.
 - (e) A number of respondents raised concern around the anti-social behaviour in the park.
 - (f) Two submissions requested lighting to be provided. Lighting will be provided on the main path through the park.
 - (g) Four submissions requested bins were installed, including two requests for dog litter bins. Bins will be installed as part of the upgrade.
 - (h) Three submissions were concerned with having an improved edge/boundary, including one submission suggesting the park was fenced. A clear boundary to the park is proposed through planting and paving. No fencing is proposed as part of these works.
 - (i) One submission requested provision of access to power and water within the reserve for community events. This will be reviewed as part of the detailed design.
51. There was one submission made on behalf of Mission Australia and the following affiliated organisations; Wildflower – Gardens for Good, The Growers at Mission Australia and Community Greening – The Royal Botanic Garden. The project team is working with the Community Garden Coordinator to respond to this submission.

52. In response to community feedback, the following will be investigated and where possible incorporated into a detailed design as noted on Attachment B:
- (a) The extent of turf will be reviewed to ensure it is maximised across the site.
 - (b) Further consultation with community members will be undertaken with reference to the community garden works.
 - (c) The provision of services such as power and water within the park will be reviewed.
53. Indigenous community engagement and institution/organisational consultation was lead by the Indigenous Cultural Consultant engaged as part of this upgrade process.
54. As part of the next stage of the upgrade, the Indigenous Cultural Consultant will work with the project team to identify how the key themes and narratives identified from the consultation should be implemented into the project design and delivery.

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