

Item 4.

Project Scope - North Rosebery Park and Green Link (Licorice Allsorts Park and Honeykiss Park)

File No: X022419.003

Summary

This report outlines the proposed scope of works for the new Park and Green Link upgrade at North Rosebery. The names 'Licorice Allsorts Park' and 'Honeykiss Park' for the new Park and Green Link upgrade at North Rosebery were endorsed by Council on 20 September 2021.

The objective of the design is to provide an improved Park and Green Link with a range of recreation settings and a strong green landscape character which supports the needs of a diverse range of local users in an area of rapidly increasing urban development and resident numbers.

The concept plans were presented to the community on 27 March 2021 and exhibited on the City's website between 5 March 2021 and 6 April 2021. The proposed works were broadly supported by the community and the responses highlighted that an upgrade to this park would increase the current use. Community suggestions have been incorporated into a developed concept plan and will be further refined during project documentation.

Recommendation

It is resolved that Council:

- (A) endorse the scope of work for upgrades to the Park and Green Link at North Rosebery (Licorice Allsorts Park and Honeykiss Park), as described in the subject report and shown in the Developed Concept Plan at Attachment B to the subject report, for progression to relevant approvals, preparation of construction documentation, tendering 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.** Developed Concept Plan (Gallagher Studios)
- Attachment C.** Original Concept Plan (JILA) and Engagement Report
- Attachment D.** Financial Implications (Confidential)

Background

1. The delivery of the North Rosebery Park and Green Link (Licorice Allsorts Park and Honeykiss Park) was linked under the Voluntary Planning Agreement associated with the redevelopment of the adjacent sites by Meriton.
2. In lieu of completing the Park and Green Link, Meriton elected to hand back to the City for delivery with a cash contribution.
3. The new parks are on the site of the former Sweetacres factory of James Stedman Henderson Ltd, which opened in 1918 on Rothschild Avenue, Rosebery.
4. North Rosebery Park is a rectangular piece of land (approximately 5,750m²) dedicated for park use under the voluntary planning agreement and developed by Meriton. The Park is bound to the west by Confectioners Way, to the north by medium density residential apartments, to the east by Rosebery Avenue and to the south by Crewe Place.
5. The Green Link is a through site link (approximately 4,200m²) dedicated for park use and public access under the voluntary planning agreement and developed by Meriton. The Green Link has two parts - running north south from Confectioners Way to Stedman Street, and east west from Rosebery Avenue to Stedman Street.
6. The area that includes North Rosebery Park and Green Link (Licorice Allsorts Park and Honeykiss Park) is within the traditional homeland of the Gadigal people, one of the 29 clan groups of the Sydney metropolitan area that are collectively referred to as the Eora Nation.
7. An Indigenous Cultural Consultant, Old Ways, New, 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.
8. The existing park site is predominantly a flat turf area, which forms the temporary park delivered by Meriton. There are a range of trees of different ages and species on the perimeter near adjacent roads. Temporary seating and garbage bins have been installed within the park.
9. The existing north south Green Link site has been temporarily upgraded, including lighting, by the City to provide safe passage for pedestrians and residents accessing building lobbies. A temporary planted area was delivered to provide a pleasant outlook for residents.
10. The east west Green Link has been temporarily upgraded (including lighting, by the City) to provide safe passage for pedestrians and residents accessing their courtyard apartments. The east west Green Link contains a number of mature fig trees, to be retained and protected in the future upgrade.
11. Consideration has been given to the provision of play equipment in surrounding parks within a 500-metre radius, to ensure a coordinated network of facilities that caters for a broad range of park users.
12. Consideration has been given to the provision of off leash dog areas in surrounding parks within a 500-metre radius, to ensure a coordinated network of facilities that caters for a broad range of park users.

Design Development

13. As part of the Planning Agreement, a concept design report was developed for the Park and Green Link by JILA in 2016 (Attachment C).
14. Following the handing back of the project to the City, the project team engaged Gallagher Studios as Head Design Consultant to deliver the design for the project.
15. The concept design report sets the overall layout and key principles, including:
 - (a) provide an accessible, welcoming and safe Park and Green Link for the community and visitors;
 - (b) retain the eclectic tree mix and mature trees, and maintain the enclosed central open lawn space in the park;
 - (c) increase the large shade tree plantings to improve the park amenity, provide native habitat and meet the Greening Sydney canopy targets;
 - (d) increase the recreation opportunities and improve usability for all park users;
 - (e) provide an inclusive playground;
 - (f) improve park amenity and encourage social interaction with a range of seating opportunities, tables and park furniture; and
 - (g) use simple, robust, high quality materials which reflect the local neighbourhood character.
16. The following works are proposed:
 - (a) a larger open lawn area for passive recreation and informal ball games;
 - (b) a range of seating in both sun and shade, including low seating walls and new bench seats with backs and arm-rests;
 - (c) new playground and play equipment;
 - (d) new accessible public toilets as part of the new street furniture suite;
 - (e) new tree planting;
 - (f) new planted areas;
 - (g) extension of the existing habitat planting;
 - (h) improved access to the adjacent residential apartments; and
 - (i) upgrade of access and amenity of the Green Link.
17. Public consultation was undertaken (between 5 March 2021 and 6 April 2021) on the concept design report prepared by JILA to determine community responses and any refinements required.

18. In response to the public consultation, the developed concept plan (Attachment B) has incorporated a number of refinements. These will be further developed during the design process and include:
 - (a) separation between the open turf and playground area - to minimise any dog conflicts;
 - (b) additional trees;
 - (c) provision of shade;
 - (d) provision of play opportunities for younger and older age groups;
 - (e) nature play, imaginative and accessible play;
 - (f) deletion of skate court and half-court basketball court considering the potential noise impacts;
 - (g) suitability of minor 'skateable moments' for younger children to be investigated;
 - (h) investigate and eliminate any potential pedestrian/ vehicle conflicts at Confectioners Way, to the west of the park;
 - (i) a lighting design will be prepared as part of the detailed design and will reflect the City's Lighting Code requirements for park lighting; and
 - (j) shade modelling will be undertaken for the site, with the final equipment and seating location to reflect this analysis.
19. The developed design will include elements that reflect the industrial history of the area in relation to the naming of the park.
20. An Indigenous Cultural Consultant, Old Ways, New, was engaged as part of this upgrade process to undertake Indigenous community engagement and institution/organisational consultation. In addition, the consultant has produced a 'Narratives' report, which broadly identifies project opportunities for the integration of Indigenous themes and narratives within the project.
21. The indigenous engagement process highlighted that stakeholders were interested in seeing the demonstration of culture in the design of the park and this will be explored further in the Narratives Report produced by Old Ways, New.
22. The following tree management and planting is proposed as part of the park works:
 - (a) retain and protect all existing trees;
 - (b) additional trees to be planted across the site; and
 - (c) review of existing Aboricultural Impact Assessment and Tree Protection Plans by Meriton to inform the detailed design and ensure appropriate construction methodology.
23. A Review of Environmental Factors (REF) will be lodged for the works in accordance with the Environmental Planning Assessment Act 1979 and the State Environmental Planning Policy (Infrastructure) 2007.

Key implications

Strategic Alignment - Sustainable Sydney 2030

24. 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.
25. The draft Green Sydney Strategy establishes targets to increase greening and tree canopy in the City. It includes strategic directions to ensure we distribute quality greening fairly across the city so that everyone shares the benefits provided by greening. This project aligns with the following directions and objectives:
- (a) Direction 3 – Cool and calm spaces. Two key issues facing most of the city's residents relate to high urban heat and impacts on physical and mental health.

Greening for All

- (b) Action 4 – Distribute greening equitably. The strategy target is to establish 30 per cent canopy cover, within an area of around 1.6 kilometres to provide key heat and health benefits. The target percentage cover for neighbourhood parks is 55 percent and the existing tree canopy coverage is about 40 percent. The proposal includes the installation of 11 additional shade canopy trees to contribute to meeting the draft Greening Sydney Strategy canopy targets.
- (c) Action 5 – Provide fair access to quality green space. This project will improve access in the park and provides an improved open space infrastructure to meets the needs of a wide variety of users.
- (d) Action 6 – Adapt for climate. This project will provide additional landscape planting and increase water infiltration. Furniture and materials will be refurbished or recycled where possible.

Cool Calm Spaces

- (e) Action 8 – Cool the hot spots. Cool streets improve the walkability and liveability of our city. The project will enhance and improve the amenity and usability of an important and well used park. The tree canopy and planting has been maintained or increased.
- (f) Action 9 – Calm green spaces. The proposed refurbishment provides a range of spaces including an open turf grass area for passive recreation, bench seats and social gatherings.

Organisational Impact

26. This upgrade will provide improved park amenity for the local residents.

Social / Cultural / Community

27. North Rosebery Park and Green Link will form part of the new parks and open space with the Green Square development.

28. Improving the amenity and play offering within the park and green link represents an investment in this community, providing opportunities for people of different ages and abilities to use the park alongside each other.
29. 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.

Environmental

30. The proposed tree and plant mix will provide habitat and feed trees for fauna as well as increasing canopy cover in the Local Government Area..

Financial Implication

31. The Voluntary Planning Agreement funds are sufficient for the park and Green Link upgrades.
32. There are sufficient funds in the current year capital budget and future year forward estimate. Current cost estimates and financial implications are detailed in Confidential Attachment D.

Relevant Legislation

33. Local Government Act 1993 - Section 10A provides that a Council may close to the public so much of its meeting as comprises information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
34. Attachment D to the subject report 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.
35. 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 rate payers.
36. Environmental Planning and Assessment Act 1979.
37. State Environmental Planning Policy (Infrastructure) 2007.
38. Sydney Local Environmental Plan 2012.
39. Disability Discrimination Act 1992.
40. Companion Animals Act 1998.

Critical Dates / Time Frames

41. Current Program Dates:
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| (a) Detailed design | August-November 2021 |
| (b) Tender | December 2021-February 2022 |
| (c) Construction Start | March 2022 |
| (d) Project Completion | end 2022 |

Options

42. Proceed with progression of improvement works as outlined in this subject report including relevant approvals, preparation of construction documentation, tender and construction.
43. Project does not proceed - this option is not recommended as the current condition of the Park and Green Link is lacking the required amenity for the growing neighbourhood.

Public Consultation

44. Community consultation was undertaken from 5 March to 6 April 2021. For a detailed description of the consultation process and findings refer to Attachment C.
45. The public consultation included a Sydney Your Say webpage, an interactive map, notification letter to 4,485 properties, an email notification to key stakeholders, on-site signage was displayed throughout the consultation and a pop-up information stall was held in the park on Saturday 27 March 2021.
46. A children's activity was created for the consultation and provided to four local early learning centres in the area.
47. Over 500 pieces of feedback were received during the consultation. One hundred and twenty-three people left a total of 194 comments on the interactive map, 12 naming proposal quick surveys were completed, 5 park design quick surveys were completed, 5 email submissions were received and approximately 80 people attended the pop-up information stall.
48. One submission was received from Meriton and submissions were received from children at two local early learning centres.
49. Key issues raised during consultation included:
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| (a) Debate over whether the park should be an on-leash park or off-leash park and concern over potential conflict between dog areas and playground areas. |
| (b) Concern that the multipurpose court, table tennis and skateable elements would increase noise levels to an unacceptable level in such a dense area with apartments surrounding the site. |

- (c) Feedback on the playground included requests for shade, and support for plenty of swings that accommodate a range of ages. There was support for the provision of play opportunities for younger and older age groups. Nature play, imaginative and accessible play were also supported.
50. Responses to issues raised during consultation are summarised below:
- (a) Design responses are detailed above in Design Development.
 - (b) In response to feedback received during consultation, it was recommended that 'Allsorts Park' be amended to 'Licorice Allsorts Park' to clarify the meaning of the name and strengthen the link with the historic sweet making industry on the site. Numerous elements of the park design reflect aspects of the former land use as a sweet making factory.
 - (c) The names 'Honeykiss Park' and 'Licorice Allsorts Park' were endorsed by Council on 20 September 2021. An application will now be made to the Geographical Names Board for the naming of the parks in accordance with the Geographical Names Act 1996.
51. For more detailed responses to issues raised during consultation, refer to Attachment C.

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