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**FITZROY GARDENS AND LAWRENCE
HARGRAVE RESERVE – COMMUNITY
CONSULTATION REPORT**

18th August Workshop



Fitzroy Gardens and Lawrence Hargrave Reserve

Stage Three Report

- 18th August 2010 Workshop & "Day in the Park" 21st August 2010
- On-line Survey & other submissions

Day in the Park



September 2010

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and spaces



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Executive Summary

Executive Summary

Background to the project

As an outcome of the Local Action Plan consultation for City East in 2007, the community placed a high priority on upgrading Fitzroy Gardens and Lawrence Hargrave Reserve to create more useable and attractive green space for the area.

In response, Council subsequently resolved to undertake an upgrade of Fitzroy Gardens and Lawrence Hargrave Reserve at Kings Cross on the basis of an extensive community consultation process, which was designed to collaborate with local residents and stakeholders in a staged design and community consultation process to plan the upgrades for each park.

The People for Places and Spaces was appointed on the basis of a competitive tender, to undertake the community consultation processes to report the outcomes to Council and to brief its project team on the community issues and aspirations for the upgrades.

The consultation process so far

This report covers **Stage Three** of the upgrade, following two completed previous stages.

Stage One – completed

A Community Workshop on Tuesday 1st July 2008, hosted by The Lord Mayor, Clover Moore MP, was the first stage in planning for the upgrade of Fitzroy Gardens and Lawrence Hargrave Reserve.

This initial Stage One consultation workshop was designed to elicit initial ideas and aspirations from participants for the upgrade projects, which Council and the design team would consider in relation to its early design approaches for the upgrades.

The detailed report of Stage One findings is available on the City's website at:

<http://www.cityofsydney.nsw.gov.au/Development/CityImprovements/ParksAndReserves/FitzroyGardensLawrenceHargravesReserve.asp>

Stage Two – completed

A Community Workshop on 14 October 2008, hosted by The Lord Mayor, Clover Moore, MP was the second stage in planning for the upgrade of Fitzroy Gardens and Lawrence Hargrave Reserve.

At this workshop, participants were informed about the outcomes of the Stage One Community Meeting (1 July 2008), which were used by Council and the design team to develop a series of design approaches for both parks.

An Intercept Survey in Fitzroy Gardens took place on 15 November 2008.

The detailed reports of Stage Two findings is available on the City's website at:

<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/WorkshopStage2Report141008.pdf>

<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/CSFG-InterceptsSurvey.pdf>

Stage Three – This Report

This report presents the findings from the community consultation activities that took place during a three-week exhibition period from 18 August to 09 September 2010.

Explanation of the Consultation Activities in Stage Three

1. The Community Workshop at the Rex Centre on 18th August, 2010: 6.00-7.30pm

Councillor Di Tornai hosted this workshop, which was attended by 80 participants, although only 25 completed and returned a feedback sheet on the night.

Participants received a 30-minute briefing about the project and about the concept design for Fitzroy Gardens and about the proposed key design directions for Lawrence Hargrave Reserve from members of the design team.

Following this, participants were invited to review A1 wall panels and the 3D model of the proposed upgrades for both parks. Members of the design team and Council were on hand to provide additional information and answer participants' questions.

Although scheduled to finish at 7.30pm, the design team remained until 8.00pm until the last of the participants departed.

A debriefing was held at the end of the evening, where all members of the design and consultation teams reported the atmosphere throughout the entire evening was constructive and the majority of comments received during the event were either supportive or constructive in their suggestions for improvements.

A copy of the evening's agenda appears on the following page.

2. The 'Day in the Park' – Fitzroy Gardens Saturday 21st August, 2010 8.30am-2.00pm

This event was attended by over 110 persons, who came by to view the 3D model and information panels and to ask questions of members of the design team. 54 participants completed a feedback form at the park.

Members of the design and consultation teams reported the atmosphere was generally very constructive with a large majority of anecdotal comment supportive and constructive in making suggestions for improvements.

3. Online Survey and Neighbourhood Service Centre (NSC) responses

The Online Survey was hosted on Council's website from 19th August to 9th September, 2010. It generated 24 responses. A further 12 responses were left at the Kings Cross, Neighbourhood Service Centre (NSC).

The 3D model

The 3D model of the proposed upgrades of both parks was on view at Council's Neighbourhood Service Centre (NSC) at Kings Cross from 19th August to 9th September, 2010.



Sustainable Sydney

Stage Three Workshop Agenda



Fitzroy Gardens and Lawrence Hargraves Reserve Upgrade Community Consultation

Wednesday 18 August 2010, 6.00pm to 7.30pm

Rex Centre, Baroda St Kings Cross (adjacent to Fitzroy Gardens)

- Welcome and Introductions 6.00pm
Di Tornai, Councillor
- Introductions to the meeting 6.05pm
Tony O'Brien, The People for Places and Spaces
- Project background and overview 6.10pm
Adam Fowler, Senior Landscape Architect
- Where to from here – introduction to project manager 6.18pm
Adam Fowler
- Presentation of Concept Design 6.20pm
Philip Thalís - Director, Hill Thalís Architecture + Urban Projects
Sue Barnsley - Director, Sue Barnsley Design
- Community Review 6.40pm
Display board discussion and feedback
- **Close** 7.30pm

An important note about the report structure and overview of the findings

The three community consultation activities (1. Community Workshop, 2. 'Day in the Park' and 3. The Online Survey) comprised different methodologies, which is important to note from a qualitative research perspective. These differences mean that the findings must be presented with reference to the context of the different methods.

Accordingly, the findings are reported in two sections, discussed below:

The Community Workshop (18 August) and Market Day in the Park (21 August)

Both of these consultation methods were very interactive, and similar in that:

- Each activity presented participants with the opportunity to view A1 size information panels, as well as the 3D model of the proposed design for Fitzroy Gardens and Lawrence Hargrave Reserve
- In each activity participants interacted with members of the design team, who were there to answer their questions and provide additional information, if requested
- Following these clarifying discussions, participants had the opportunity to provide written feedback.

The Community Workshop provided an additional vehicle for explanation by way of a 30-minute presentation about the design process and the proposed designs for both parks.

Overview of these findings

Members of the design and consultation teams reported after both events that participants were appreciative of the opportunity to speak to members of the design team directly, to have their questions answered and to review the 3D model of the park.

The generally positive and constructive atmosphere at both the Community Workshop and the Day in the Park was reflected in the findings from each activity, where participants who responded expressed overwhelming support for the designs presented. (See summary tables on vi and vii.)

Aside from what they stated they liked about each design, their ideas for issues they *did not like* and *additional inclusions* were also presented in a constructive way.

As participant answers were generally short and succinct, we have reported the findings for each of the questions in simple comparative tables, using a theme analysis. (See pages 1 to 13).

Where individual comments could not be themed with any similar comments, these have been reported in full as *single comments*, and can be read following each comparative table.

An important note about the report structure and overview of the findings...cont'd

2. The Online Survey and NSC findings

The Online Survey was available live on Council's website between 19th August and 9th September, 2010. 24 responses were submitted, plus a further 12 that were left at the Kings Cross NSC.

The differences in the research context and method from the above two events is considerable. The virtual nature of an Online Survey means that online participants who did not also attend either of the above events, did not have the same interactive experience offered at each consultation event. For example, there was no 3D model, and the selected online design panels in PDF form were at screen size, rather than the much larger A1 size shown at the events. Nor were online participants, who did not also attend an event, able to ask questions of, or discuss their issues directly with, a member of the design team prior to completing their feedback.

We do not know what proportion of online participants completed an online questionnaire, without attending an event. This also applies to those who left responses at the Kings Cross NSC.

Overview of the Online Survey (24) and NSC (12) findings

By contrast to the two consultation events, a far greater level of dissatisfaction is apparent within these findings. Of the 36 responses received, 17 were totally opposed to the project. A further 9 had serious criticisms. 10 were fully supportive of the upgrade proposals. Additionally, some people raised unrelated aspects of Council's performance within other areas. We have not reported on these.

Many online respondents were very opposed to the entire upgrade project, rather than simply to one or both of the designs, or aspects of the designs, and have told Council clearly to 'leave us alone' or to 'stop the project'. Others have given very detailed reasons why the projects should be radically amended or curtailed.

For these reasons, as much as for the different methodology of the Online Survey, it is important to report the Online and NSC responses separately and in full.

We have therefore included all of these responses in their original form, word-for-word, so that members of the design team and Council staff can read them in their entirety. Some respondents provided their feedback in the form of a series of questions, to which Council will want to respond. (People's names and addresses do not appear in this report to preserve their privacy. But they do appear in the original online responses, where provided, which were submitted to Council.)

For the purposes of providing an overview of the Online findings, a summary table at the beginning of the Online Survey feedback (page 13) gives a simple collation of the number of positive, negative and 'other' responses – these being responses that were neutral, such as questions.

Comparing the two sets of findings

Fitzroy Gardens: Total support and opposition for the concept design

Activities	In support	Opposed	Total Participants
Workshop and Market Day	75	4	79
Online Survey & NSC Responses	10	26*	36
Total participants	85	30	115
Percentage	74%	26%	100%

The above table is constructed from each of the tables below, which show stark differences in levels of support between the various activities.

Workshop and Day in the Park – in support and opposed

Activities	In support	Opposed	Total Participants
Workshop	25	0	25
Day in the Park	50	4	54
Total participants	75	4	79
Percentage	95%	5%	100%

Online and NSC Responses – in support and opposed

Activities	In support	Opposed	Total Participants
Online Survey & NSC Responses	10	26*	36
Percentage	28%	72%	100%

*This includes participants both totally opposed to the upgrade project (17) and those with very strong objections to the concept design (9)

Comparing the two sets of findings...cont'd

Lawrence Hargrave Reserve Total support and opposition for the key design directions for

Activities	In support	Opposed	Did not say	Total Participants
Workshop and Market Day	74	5	0	79
Online Survey & NSC Responses	16	4	16	36
Total participants	90	9	16	115
Percentage	78%	8%	14%	100%

The above table is constructed from each of the two tables below, which show stark differences between levels of support between the various activities.

Workshop and Day in the Park Participants – in support and opposed

Activities	In support	Opposed	Did not say	Total Participants
Workshop	25	0	0	25
Day in the Park	49	5	0	54
Total	74	5	0	79
Percentage	94%	6%	0	100%

Online and NSC Responses – in support and opposed

Activities	In support	Opposed	Did not say	Total Participants
Online Survey & NSC Responses	16	4	16	36
Percentage	44%	12%	44%	100%

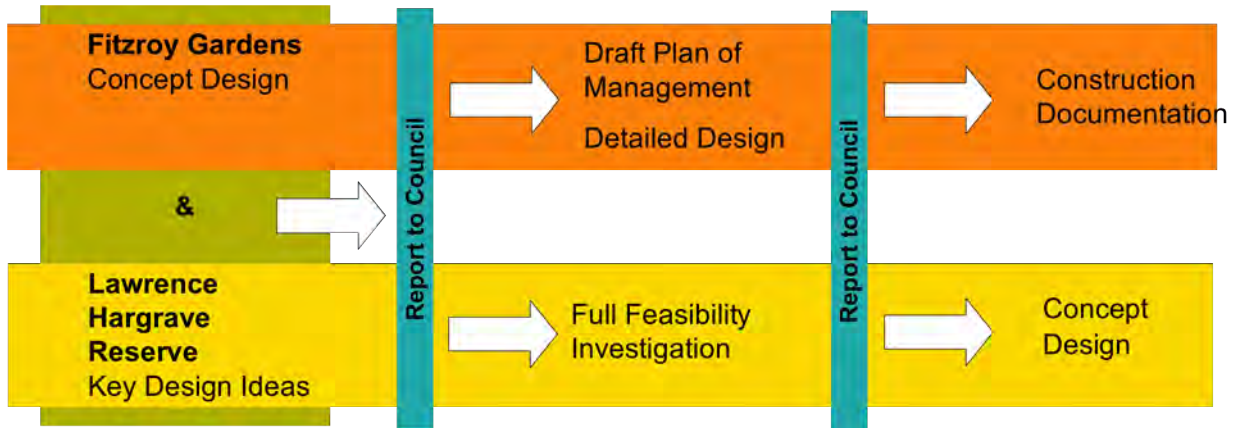
*This includes participants both totally opposed to the upgrade project (17) and those with very strong objections to the concept design (9)

A note about qualitative research

Readers are reminded that:

- All consultation methods used in Stage Three were qualitative in nature – that is, questions were open ended and participants could respond in any way they wished
- As qualitative research carries no statistical significance, we do not claim the data is representative of the views of any other persons or parties, other than those who chose to participate in a Stage Three consultation activity. We do confirm however, that the findings represent an accurate record of all the views of those who chose to participate in a Stage Three consultation activity.
- The themes in the responses from the Community Workshop and the Day in the Park have been constructed by grouping together similar individual comments for each question.
- The themes are presented from the strongest themes (those containing the largest number of related individual ideas) to the least strong (themes containing the least number of related ideas). This method of presenting themes does not imply that the stronger themes are more important than less strong themes or individual ideas. Readers should consider each theme and individual idea on its own merits.
- *Single comments* in the Workshop and Day in the Park findings represent individual ideas that could not be placed within any particular theme.
- All Online Survey results have been presented in full, without any form of text editing.

Where to from here in the upgrade process?



Fitzroy Gardens

Draft POM and Detailed Design will be on exhibition by end 2010.

Construction is scheduled from mid 2011 to mid 2012.

Lawrence Hargrave Reserve

Fitzroy Gardens will take priority. Dates for the completion of the Full Feasibility Investigation and Concept Design will be advised on Council's website when available.

Main Report:

Workshop
and
Market Open Day



Discussing the panels and the model at the Workshop on 18th August, 2010

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*At the Market Open Day
21st August, 2010*

Please tell us what you like about the proposed design for Fitzroy Gardens

Summary comment

The concept design was generally well received including a number of major features such as levelling and opening up the park, retention of most trees, the lawn area, Baroda Street and Police Station. Other comments noted a range of further positive aspects.

Themes and comments in rank order

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
Overall an excellent or attractive design, or great job	26	8	18
Smoothing out the levels/removal of steps and opening up the park to create better access and make it more useable and people-friendly	21	12	9
No response	18	3	15
The lawn area is much improved	14	6	8
The upgrade of the police station, including the café or commercial spaces (8), ie a book exchange (2)	10	6	4
Retaining the trees in their current locations	9	8	1
The proposed treatment of Baroda Street (4) edge seating (4)	8	6	2
A better crossing to Lawrence Hargrave Reserve	8	3	5
The new promenade to Elizabeth Bay Road	7	3	4
Retention of the playground, (3) but not too much expansion of it (2), more integrated with the park (1), tactile play elements (1)	7	2	5
Sustainable design with efficient water collection plus grey water use, and alternative energy	5	1	4
Removal of planter beds along Macleay Street	3	2	1

Please tell us what you like about the proposed design for Fitzroy Gardens...cont'd

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
Retention of the markets and space for future expansion	3	2	1
Retaining the El Alamein fountain and making it a focal point/main feature	3	2	1
The integration of both parks	3	-	3
Interesting and diverse areas	2	1	1
The spaces for people to sit	2	-	2
Retention of the paved areas	2	-	2
Gardens	2	-	2
Total themed comments	153	65	88

Single comments from Workshop and Market Day	
<ul style="list-style-type: none"> • A rain garden • The park will be sunnier • Games tables a good idea • Are the toilets safe & well designed? • Clean, more calm & modern • Dog friendly • Nothing • Is the paving ibis-poo proof? 	
Total single comments	8

Is there anything you don't like about the Fitzroy Gardens design?

Summary comment

There were no comments that opposed the overall concept design. The comments below are constructive suggestions about specific aspects of the design that people raised.

Themes and comments in rank order

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
Nothing or no response	36	7	29
The unfenced playground needs a rethink	6	4	2
Proposed seating design needs further thinking – too uncomfortable (3), or more functional seating please (1) – more seating (1)	5	3	2
Although location of new playground is good, it needs to be a larger playground with more equipment to better cater to the families moving to the area – and to make the park significantly more family friendly	5	2	3
Leave it alone (2), a complete waste of money (2)	4	-	4
No strategy for the Fountain Café proposed – it needs significant professional help to improve its look and service because its location next to fountain is so vital	3	2	1
Café pods are not required	3	2	1
Need more lawn area	3	2	1
Access to the Gazebo Building will be affected by changes proposed for Baroda Street – needs occasional hoist access from Baroda Street to Gazebo	2	2	-
Not clear what happens to the current artefacts – convict bricks and wall @ plaque near the playground. Where will they be retained on site?	2	2	-
Removal of street parking for residents, can some parking in Baroda Street be retained	2	2	-

Is there anything you don't like about the Fitzroy Gardens design?...cont'd

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
More shade required	2	2	-
Proposed removal of the fig trees adjacent to the cross walk. They hide the police station but do not block views to the fountain (contrary to what the previous designers said).	2	2	-
Tree issues – plant locally native trees (1) and no plane trees (1)	2	2	-
Safety concern on Baroda Street	2	1	1
Total themed comments	79	35	44

Single comments from Workshop and Market Day

Design detail, furniture, finishes

- Can we have more varied and interesting market tents and tables also?
- Grey paving is cold, unfriendly and awful
- Too much grass
- It reduces the small intimate spaces
- Palms have not been successful in CoS plaza developments

Markets

- Concern about insufficient space for Sunday markets, need room to grow to 60
- New design caters more for the markets and not for the local residents

Police Station

- The police station – how to make an ugly building worse. Please no more perforated screens! A waste of money. It is what it is – accept it and get on with the rest of the landscaping
- Could we have a planted, rather than a perforated screen on the Police Station?

Is there anything you don't like about the Fitzroy Gardens design?...cont'd

Single comments from Workshop and Market Day ... cont'd	
Traffic and access	
<ul style="list-style-type: none"> • No cycle bay • Traffic through the extended park • No easy wheelchair or pram route to Baroda St • The one level will encourage skateboards • Risk of conflict between pedestrian and cyclists on walkway 	
Playground	
<ul style="list-style-type: none"> • Playground should be moved to Lawrence Hargrave • Children's playground needs more sun 	
Other	
<ul style="list-style-type: none"> • Any change in pet status is unacceptable • Can it be sooner or quicker? • What is the cost? • Don't make it too sophisticated or less user-friendly 	
Total single comments	20

Would you like to include anything else in the Fitzroy Gardens upgrade?

Summary comment

Caution is called for in the re-design of the pedestrian crossing, which is perceived as currently quite dangerous. The other range of comments and suggestions appear below.

Themes and comments in rank order

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
Nothing else to add	26	6	20
The pedestrian crossing to Lawrence Hargrave needs very careful thought. This crossing is very dangerous. Speeding cars have mounted the footpath near the Gazebo trying to avoid pedestrians – remarkable no-one has been killed. Simply narrowing it may not solve the problem, but may increase it. Please take great care with this and have a proper pedestrian safety engineering solution, as well as an aesthetic one. Planting in median strip will help a lot.	11	9	2
A cycle bay/racks	4	1	3
No mention of market relocation during construction – this needs a plan	3	3	-
No mention of a place for retention of the convict bricks	2	2	-
The market stalls are very drab and may detract from the new park – can they be made more attractive with different shapes and colours	2	2	-
Removal or upgrade of the Fountain Café area and awning	3	2	1
Bubblers	3	-	3
More grass	3	-	3
No mention of bird control – how can the Ibis be removed? Add sign, don't feed birds	3	3	-
Water features (1), that kids can play in (1), a small fountain or water feature in the north east corner (1),	3	1	2
No-dog zone for the lawn area	2	-	2
Event opportunities, music/art festivals	2	1	1
Keep parks dog friendly/provide dog water	2	1	1
Wi-fi and power points for computer power up	2	-	2
Total themed comments	71	32	39

Would you like to include anything else in the Fitzroy Gardens upgrade?...cont'd

Single comments from Workshop and Market Day

Parking and access

- A tunnel under the road between the parks
- A tunnel from the Police Station to Greenknowe Avenue
- Car share spaces
- Disabled access drop kerb to the side entrance of 2a Elizabeth Bay Rd (on Baroda Lane)
- Need a pedestrian crossing between the Rex and the side entrance of the Gazebo
- Single sided parking in Baroda Lane

Maintenance

- Fix the leaking fountain
- What about the water shed from the fountain down to 1a Elizabeth Bay Road
- Fix the paving outside the Rex and Maggies – it is dangerous for older people
- No change to structure – just extra lighting and a general upgrade
- No mention of smell from the drunks and homeless

Design detail

- Absolutely no grey paving
- Change the pavement/ground surface
- Wooden surfaces for seating
- Keep it a bit messy – cosmopolitan and grungy
- More public space

Art & culture

- A rotating art space for local artists
- A competition for a new piece of artwork, sculpture or a mural to celebrate the rejuvenation
- Historic or contemporary public sculpture

Children

- Exciting and unexpected children's play area
- Play equipment
- Toy Library

Would you like to include anything else in the Fitzroy Gardens upgrade?...cont'd

Single comments from Workshop and Market Day ... cont'd

Sustainability

- Environmentally sustainable design
- Use solar power
- Use recyclable building materials

Recreational facilities

- Lap pool
- Chess table
- More seating
- Some cabanas to provide shelter from sun and rain

Other facilities

- Rubbish bins
- Digital notice boards
- Community compost drop-off
- A community garden

Other

- Respect for all the trees, not just those nearing the end of their life span
- Ban dogs from the markets due to food service areas
- Make sure works are staged

The process

- Thanks to everyone involved in the public meeting and design concepts

Total number of single comments

38

Lawrence Hargrave Reserve: Please provide your comments on the Key Design Directions

Summary comment

A strongly positive response to the key design directions. Many more responses welcomed removal of the top floor of the car park (53) than opposed it (7).

Some additional comments made about loss of parking, the addition of some play and recreational equipment, among others, which can be read below.

Themes and single comments in rank order

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
Support for removal of the top level of the car park and levelling of the reserve. It's is great (37) or very good (4), a very promising idea (7), or OK (3), 'Well done' (1). Less structure is required with the remaining piece (1)	53	18	35
The food garden and fruit trees are very welcome additions	19	6	13
No comments made	16	6	10
Play and recreational equipment – climbing equipment for older children not catered for in Fitzroy Gardens (1); basket ball rings (1); handball wall and small paved area (1)	6	4	2
Don't remove the top of the car park and reduce the parking spaces. A very bad idea – the problem is the wind. Lowering it will make the problem worse. It will also cause the loss of trees (casuarinas. flame, wheel of fire). A terrible place for a community garden because of the wind. A huge expensive mistake	7	-	7
Loss of parking is an issue (2). There is a constant loss of parking in the inner city in any case, and this is the reality (1). It needs an alternative strategy for parking if we are to lose places in this car park (1)	4	4	-
The integration and opening up of both parks will be much greater than the sum of the individual parts	4	2	2
Don't need a kiosk in the LH Reserve. We have plenty in the area	2	2	-

Lawrence Hargrave Reserve: Please provide your comments on the Key Design Directions...cont'd

Theme	Total comments	No. of comments Workshop 3	No. of comments Market Open Day
A Community Centre would be great especially with facilities for children (cf Holdsworth Centre and Woollahra Library)	3	-	3
Total number of themed comments	114	42	72

Single comments from Workshop and Market Day

Supportive or constructive comments

Access and safety and parking

- Retain the bollards and the large pedestrian crossing over Elizabeth Bay Road
- Concerned with traffic pedestrian safety
- But need more public transport and bike racks
- More access from Ward Ave to Roslyn Gardens
- Car share spaces in the car park
- More effort needed to provide connections through to other public parks – eg to be able to walk from the fountain to Rushcutters via a series of parks, stairs and streets

Design details

- Take care with the mechanical structures that remain of the car park, once top level is removed. Move them back from Elizabeth Bay Road to reduce their visual impact
- More open to street frontage

Other facilities

- Free wi-fi in LHR would attract a constant stream of people, as per similar places in France and Denmark

Dogs

- Can it become *the* dog zone (for the two parks)
- Retain as an off-leash dog park
- Dog (and child) friendly as possible

Lawrence Hargrave Reserve: Please provide your comments on the Key Design Directions...cont'd

Single comments from Workshop and Market Day ... cont'd

The process

- Thanks for making this area nicer to live in and also for asking our opinion

Children & family friendly

- Kids and families
- (Dog) and child friendly as possible

Facilities

- BBQs
- Need a café/bar that is cheap and will attract local crowd

Other

- Don't waste more space on 'community spaces' – there are plenty of kiosks and food outlets. Give over the space to real support buildings for kids to grow, tend and cook or market their produce (eg Brooklyn Botanical Gardens)
- Reserve as many trees and as much grassed area as possible

Opposed comments

- Leave the gardens alone and spend the money on replacing the plane trees
- Why is this Council so anti-car?
- The edible garden is a stupid idea

Total number of single comments

Main Report:
On line survey
and
submissions left at
The Neighbourhood Service Centre

On line survey and submissions left at the Neighbourhood Service Centre (NSC)

24 on line submissions were received, including a very detailed submission from the Potts Point and Kings Cross Heritage Conservation Society; 12 submissions were left at the NSC.

Were the respondents in favour of, or opposed to, the Concept Design?

Respondents not in favour of the entire project (17) and/or not in favour of particular aspects of the concept design (9)	26
Respondents generally in favour of the design and/or providing constructive comments	10

The following summarises the comments from the submissions. We have not attempted to include in this summary the very detailed comments from the Potts Point and Kings Cross Heritage Conservation Society, which has provided a very comprehensive response to many aspects of the design. These have to be read in their entirety as they cannot be summarised.

Please tell us what you like about the proposed design for Fitzroy Gardens

Summary comment

Apart from 'nothing' or 'no response', there were also a number of single comments in support of the design – see next page.

Themes and comments in rank order

Theme	No. of comments
Like nothing or very little	15
No response	7
Like the overall design	6
The linkage with Laurence Hargrave Reserve	2
Total themed comments	30

Please tell us what you like about the proposed design for Fitzroy Gardens ... cont'd

Single comments	
<p>Design details:</p> <ul style="list-style-type: none"> • A strong yet permeable edge • The emphasis on the fig tree and framing it with seating areas • Thinning out the palm trees • Better than the last set of designs • De-cluttering • Location of the seating <p>Traffic and access</p> <ul style="list-style-type: none"> • Narrowing of Elizabeth Bay Road • Baroda St • Walkway expansion is good <p>Other</p> <ul style="list-style-type: none"> • Police station better integrated and less intrusive • Community gardens • The aim to use less water • Proposed art work 	
Total single comments	13

Is there anything you don't like about the Fitzroy Gardens design?

Summary comment

In addition to absolute opposition to the project (17), there were negative comments about particular design issues (23). The perceived removal of the existing 'special' atmosphere received five comments.

Themes and comments in rank order.

Theme	No. of comments
Design issues: <ul style="list-style-type: none"> • straight lines of paths and trees (4) • bland grey slate (4) • seating and games installation (3) • El Alamein fountain as a separate element (1) • design vocabulary overdone (1) • "concrety" (1) • removal of benches and brick fences (4) • removal of sculpture (1) • removal of hexagonal designs (1) • sloping grades (2) • raising of centre garden (1), 	23
Absolute opposition to the project: <ul style="list-style-type: none"> • leave it alone (6) • the great majority of residents love the park the way it is (1) • appalling, profligate, waste of \$20m of our rates (1) • the whole idea (1) • don't want it changed (1) • most of it (1) • current design is wonderful (1) • only needs an upgrade (1) • proposed changes are excessive, both in cost and 'disruption' (1) • only thing needed is better cleaning (1) • cost (1) • repair loose pavers (that's all you need to do) (1) 	17
Atmosphere/general look and feel: <ul style="list-style-type: none"> • uniqueness destroyed (1) • cold, clinical, generic, sterile, ugly, no heart and soul (3) • removes nooks and crannies (1) 	5
No response	4
Issues with trees	4
Inconvenience and noise	3
Total themed comments	56

Is there anything you don't like about the Fitzroy Gardens design?...cont'd

Single comments	
<p>Design details</p> <ul style="list-style-type: none"> • Treatment is pretty superficial • Too complex • Needs new, more level tiles • Needs permanent shelters for markets <p>Playground</p> <ul style="list-style-type: none"> • Playground is too small • Kids' playground is ugly <p>Other</p> <ul style="list-style-type: none"> • More open to drunken visitors • Market stalls should stay messy and not be neatened up • Do not allow the Police Station to expand 	
Total single comments	9

Would you like to include anything else in the Fitzroy Gardens upgrade?

Summary comment

A majority of submissions did not respond to this question. Some took the opportunity to express negativity about the whole project. There other single suggestions (13).

Themes and comments in rank order

Theme	No. of comments
No response	16
Leave it alone, do not upgrade	6
Total themed comments	22

Single comments	
Design details <ul style="list-style-type: none"> • New paving • Retain the sandstone walls • Strengthen connections and boundaries • Ensure finishes are of high quality 	
Facilities <ul style="list-style-type: none"> • Better toilet facilities • A chess set 	
Playground <ul style="list-style-type: none"> • Children's play area must be fenced • Ensure the play area has equipment for older kids 	
Other <ul style="list-style-type: none"> • Clear out undergrowth • More native trees • No dogs • Prohibit motor bikes from passing in Macleay St and Baroda St • Is it possible to have a look at the Fountain Café? It is shabby and dirty, particularly the awnings and tables. 	
Total single comments	13

Lawrence Hargrave Reserve: Please provide your comments on the Key Design Directions

Summary comment

Most submissions did not respond to this question. Those that did were generally positive or neutral.

Themes and single comments in rank order

Theme	No. of comments
Positive comments on the design and constructive suggestions	
No response	16
Does need an upgrade	5
Community garden	4
Overall design	2
Open it out and make it more attractive and accessible	2
Total themed positive comments	29

Single positive comments	
<ul style="list-style-type: none"> • A mini-farm • OK – not sure • Removal of air conditioning units is essential • Café at far end overlooking Rushcutters Bay • Make sure it's dog friendly 	
Total single positive comments	5

Theme	No. of comments
Negative comments	
Loss of 26 car spaces	2
Total themed negative comments	2

Single negative comments	
<ul style="list-style-type: none"> • I think this Park is perfect as it is • Open level is difficult to imagine – could become a home for the homeless 	
Total single negative comments	2

Main Report:

Submissions in detail

On line survey and submissions in detail

26 Submissions not in favour of the project and/or the design

Submission 1

Fitzroy Gardens - like

There is nothing here that adds to the park or the area.

Fitzroy Gardens – don't like

The only thing that needs to be done is better cleaning of the area.

Fitzroy Gardens – anything else

Please leave it alone. The Rushcutters bay makeover has shown how heavy handed and how the council simply cannot leave a successful park alone.

Lawrence Hargrave Reserve - comments

No response

Submission 2

Fitzroy Gardens - like

Very little. The only thing that is positive is the aim to use less water. If the toilets under the police station are less smelly that is also a plus.

Fitzroy Gardens – don't like

The great majority of residents love the park THE WAY IT IS. The look of the park at present is unassuming, organic, and bears interesting traces of both the old Macleay Estate and Maramanah mansion gardens. The new designs destroy the uniqueness and make the park look like every other park in the City of Sydney's master plan. The new palms are inappropriate, very "Brisvegas". The kerbing and landscaping are overwhelmingly concrete. There is no fence around the children's playground: an important safety issue. Worst of all, the straight lines of paths and trees destroy the sense of relaxation and instead give what is one of the few oases a very "busy" feeling; as does the planned "walkway". What a dopey concept. Most residents use this thoroughfare unassumingly and happily, without needing it to scream "WALKWAY". All residents wanted was for ibis to be controlled. This is an appalling, profligate waste of \$20 million dollars of our rates.

Fitzroy Gardens – anything else

Better toilet facilities that don't smell, and simple securing of some loose pavers are all that are required. Beyond that, please LEAVE IT ALONE. Spend our rates responsibly, look to the needs of local residences and businesses, who have already suffered through months and months of your ill-conceived and unnecessary changes to other local parks.

Tourists and visitors come to the Cross for a reason, and that is its localness: in part, that localness comes from its raffishness, and its difference from the city. Sydney City Council does not seem to regard parks as local spaces, with their own organic histories, and histories of affection and use among local residents -- instead it simply acts as if it "knows best", even when almost 90% of locals (as in the case of Beare Park) say that what they most want is for spaces to just be maintained and not redesigned. In retrospect, we see now how ridiculous the destruction of our built heritage was in the 60s and 70s, in the name of the new and modern, and yet Sydney City Council is doing the same thing, with its over-designed, concrete-ridden and homogenous steamrolling of our parks, but in the name of a smug "green" mandate. This is not progress. It is arrogance.

Lawrence Hargrave Reserve - comments

No response

Submission 3

Fitzroy Gardens - like

LEAVE OUR GARDENS ALONE!!! Imagine that you've hired a range of staff for your household and that you pay them very well. Say, you have chef, a gardener, and a chauffer. As a boss, you communicate well: you make it clear to the chef that you're a vegetarian, yet every night he serves up either chops or steak; you emphasise to the gardener that you want Japanese-style landscaping, yet he fills the yard with palms and poison ivy; and each morning you direct the chauffer to drive you to the CBD, but for some inexplicable reason he prefers to transport you to Penrith. If the above scenario seems far-fetched, consider the antics of our local council, whose wages we pay in return for providing services that we—the community—require. Yes, "the hired help" is running rampant again, overspending their household budget on the civic equivalent of chops and poison ivy. Their latest brilliant idea is to dig up the Fitzroy Gardens in Kings Cross next year, citing "community consultation" as one of their motivations. Yet it has since come to light that the budget had already been allocated and the designers hired before the first meeting with the residents. The locals at that meeting listed a raft of features that they "liked" about the present gardens and a couple of aspects that they thought could be improved, like the Ibis droppings on the ground and the horrid building on the south east corner that houses the Kings Cross police. This feedback could be interpreted as a clear sign that the locals didn't think it necessary to spend six million dollars digging up the epicentre of the Cross, especially since the Ibis's will continue to defecate on the ground—no matter how expensive the repaving—and the current plans leave the hideous police station intact. Most of us up here enjoy the terracotta paving, which compliments the convict wall on the east side of the park. We enjoy the hexagonal seating around the plants, which echoes the shape of the El Alamein Fountain, a war memorial dedicated to the World War Two diggers of the Australian Ninth Division. We enjoy open grassy spaces where our dogs can safely frolic; and we enjoy the children's play area, with a security gate and entirely fenced.

If the council has its way, the earthy terracotta will be replaced by bland grey slate; all the trees will be dug up and the ones that remain alive will be replanted into neat straight lines; the hexagonal wooden benches will be replaced tiny back-to-back fibreglass seats; and the fencing will be removed from the children's play area so that the kiddies can have direct access to the passing traffic on Baroda Street. Add to this the inconvenience, noise and disruption of a redevelopment that will take up to a year, the harsh impact upon surrounding businesses and restaurants, the ire of hundreds of residents who live within earshot of the site, and the fate of the hugely popular weekend garden markets. Twice the people have spoken in meetings about this expensive and unnecessary redevelopment, and twice the council has failed to listen. Sometimes I think we should just sack the lot of them. But then again, it's so hard to get good help these days, even with a spare six million.

Fitzroy Gardens – don't like

YES, THE WHOLE IDEA. OUR COMMUNITY DOES NOT WANT BLAND GREY SLATE, STRAIGHT LINES OF TREES, AND THE INCONVENIENCE AND NOISE. THE ENTIRE AREA WAS ONLY DUG UP A FEW YEARS AGO AND WE'RE SICK OF IT.

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 4

Fitzroy Gardens - like

nothing. This is design by committee without any understanding of the Kings Cross area and how the dynamics of the Fitzroy gardens work. I have lived here for over twenty years and have written much about Kings Cross, so I do know what I'm talking about.

Fitzroy Gardens – don't like

it's cold, clinical, generic and totally at odds with the space.

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 5

Fitzroy Gardens - like

Nothing

Fitzroy Gardens – don't like

do not want it changed, council has a history of destroying the much loved area of this area ie Rushcutters bay Park. Poor standard of "new footpaths" The cementing and removal of tree(contractor killed the tree) from the Roslyn St Park are a few examples

Fitzroy Gardens – anything else

do not "upgrade"

Lawrence Hargrave Reserve - comments

No response

Submission 6

Fitzroy Gardens - like

absolutely nothing.It's short sighted and meaningless.

Fitzroy Gardens – don't like

I do not like any details of the new design .

Fitzroy Gardens – anything else

please no upgrade.

Lawrence Hargrave Reserve - comments

No response

Submission 7

Fitzroy Gardens - like

Nothing. It's pointless.

Fitzroy Gardens – don't like

The design is sterile, ugly and user-unfriendly. It removes the many lovely and beloved places, the nooks and the planter and other walls (with their historic and warm, welcoming bricks) where people sit and enjoy sun or shade, a coffee and a chat with friends. The trees currently have a natural presence; the new design turns them into stiff little arboreal soldiers in the service of an idea. The paving sounds hideous (save us from 'sparkly!'). The proposed seating seems certain to result in the users of the park having to struggle for either sociability or privacy. The design removes all sense of tradition and history and mitigates against community. It seems to be designed with nothing in mind but easy policing and sweeping. It's got no heart, no soul from the look of it. Additionally, the park stands between Kings Cross' grog precinct and the residential area of Elizabeth Bay, where I live. It's a basic principle of urban planning that if you can create breaks to the sightlines between areas, as the park with its trees and architecture does at present, then people treat the districts as separate spaces.

The new proposal takes away the big sculpture by the police station, and opens it up, inviting spillover and leaves us even more vulnerable to the moronic depredations and harassment by the masses of drunken idiots who have multiplied along with the number of all-night or late night drinking venues in the Cross (not to mention drug-related psychotic episodes such as the one in which an amphetamine-crazed man first broke off branches from a grevillea that I planted in front of our building on Roslyn Gardens and then pulled down his pants and set his pubes on fire. I'm a novelist but I couldn't make that up.) I cannot see how the design does anything it's supposed to, ie respects the character of the park, is family friendly, preserves the trees or contributes to the flourishing and much-loved weekend markets. After having seen how the city ignored residents' concerns in the ongoing and risibly termed 'upgrade' of Rushcutters Bay Park as well as that of Beare Park, I have no faith that they will listen to us on the subject of Fitzroy Gardens. I don't understand how community sentiment can be ignored time and again. Please listen this time.

Fitzroy Gardens – anything else

If it goes ahead, perhaps a 'sparkly' obelisk celebrating the victory of obtuse and unresponsive local government over community, aesthetics and good sense.

Lawrence Hargrave Reserve - comments

This is a space that really does need an upgrade: it'd be good if this could be turned into a friendly and community space. I would hope that some of it could be dedicated to a community herb and vegetable garden.

Submission 8

Fitzroy Gardens - like

I consider the upgrade to the gardens to be unnecessarily disrupting to the community for the price of grizzly gentrification. Give us a break from yet more noise - where I live and work is already in for months and months of daily jackhammering.

Fitzroy Gardens – don't like

No response

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 9

Fitzroy Gardens - like

No response

Fitzroy Gardens – don't like

No response

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

I wish to object to the loss of at LEAST 26 CAR SPACES in the parking station under Lawrence Hargrave Reserve if the top level of the parking station is removed. As a rate payer living in Australia's most built up area I JUST DO NOT UNDERSTAND the logic of removing them. Sydney will always have cars we live in the 21 century, There is no where on the information sheets that says about the LOSS of car spaces.

Submission 10

Fitzroy Gardens - like

I don't think we need any more palm trees: it would be good to see more reintroduction of native trees and plants. Elizabeth Bay House and the University of Sydney would be able to help with this. What is the timeline if the council goes ahead?

Fitzroy Gardens – don't like

I am not sure why there is this huge redesign and what has been the impetus behind it. Would like to know more.

Fitzroy Gardens – anything else

No dogs - only children -so that the small grass area is clear and clean.

Lawrence Hargrave Reserve - comments

I think this park is perfect at present and just needs to be maintained. If this is not possible can I please have justification.

Submission 11

Fitzroy Gardens - like

Very little. Please cancel this project. We like the Gardens as they are, maybe with minor improvements such as to the robot toilet, and a proper cleanup of the existing paving. We think the heritage value of the existing park far outweighs any benefits of a complete redesign. If you observe the way the park is used during the day, you will see it works very well by providing enclaves people can inhabit in peace. The present layout achieves its purpose very cleverly. It also works very well for the markets and for larger events which put the sound stage down on the lawn. Even outdoor cinema events have worked well there. The money would be better spent on affordable housing, something this area REALLY needs. Thank you

Fitzroy Gardens – don't like

Most of it. See above

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

Seems OK, not sure.

Submission 12

Unfortunately the request for input on SCC site only leaves information if one agrees with the update.

Will this be put into stats for council justification for the project? Where can one find stats against the project? The palm trees that have been a highlight for Sydney Council for Ruscutters and Bear Park and were very expensive as they were full grown trees and do not provide shade (as is often the request of residents - viz Bear Park original meetings with residents).

My question: why can't you use natives and why these expensive full grown palm trees that do not seem from the area?

What has been the research for native plant varieties for this area? Elizabeth Bay House and USYD have data of flora for this area and can be accessed easily.

What will be the guaranteed timeline and lack of access for the area? Both Bear Park and Ruscutters went way over what residents were told was the timeline - after more than one year we are still waiting for tennis courts in what was originally a lovely village atmosphere in Ruscutters.

What has been the brief and budget for this upgrade? Will the project stick to budget and if not where will we find final accounts?

Submission 13

As far as the Fitzroy Garden proposed design goes, my major problem is that it has not been compared to a moderate change approach, with the changes finessed to the problem.

That is, to fix up the paving, otherwise leaving its form as present, and hire someone to regularly clean the paving. It seems strange that large amounts of money for capital work can be found, but not small amounts of money for much more practical ongoing solutions. There seems to be a blindness to practical solutions and a desire for activities that look impressive without actually being solutions.

I'm concerned that the feedback structure is in terms of the proposals as given, without the opportunity to comment on alternatives or the context in which these proposals came about.

I really don't like anything about the proposed design, in the sense that there's no real improvement on the current situation, and I don't like it being a large expense for little return.

I'm more positive about the changes to the Lawrence Hargreaves Reserve. They seem to open it out, making it more attractive and accessible. My concerns are the amount of money for the outcome, and the fact that it is attached to another project which does seem to be wasting money, making it more difficult to be objective and positive about it.

Submission 14

Fitzroy Gardens - like

There is nothing to like about destroying something we love!

Fitzroy Gardens design – don't like?

For heavens sake leave it alone. This is nothing but institutionalised vandalism.

Fitzroy Gardens – anything else

We do not want your so-called upgrade. You cannot imagine the misery caused by the almost never-ending upgrade of our footpaths in recent times. DO NOT START THIS ATTACK ON OUR COMMUNITY AGAIN!

Lawrence Hargrave Reserve - comments

No response

Submission 15

Fitzroy Gardens - like

Because I have to look at a PDF on the web, it is difficult to tell you anything that I like about it. But what I don't like is in the box below.

Fitzroy Gardens design – don't like?

removes old trees - neatens up a historical garden - removes the benches & brick fences around the trees - removes the sculpture - kids' playground is ugly - the market stalls should not be neatened. They are a weekend event only. Leave them messy. The plan destroys an old garden, meeting place, and seems to try to 'tart up' a community area. I live at The Rex (moved in April 2010) and overlook the park. One of the reasons we bought the apartment was to look at the old trees, days and nights, and see the movement of a city. Because we are overseas at the moment, we were not aware of this plan.

Fitzroy Gardens – anything else

Prohibit motor bikes from passing in Macleay Street or Baroda Street.

Lawrence Hargrave Reserve - comments

No response

Submission 16

Re: Objection to Fitzroy Gardens/Lawrence Hargrave Reserve proposed re-development

I wish to object to this proposal. I attended the first "information session". It was clear that an overwhelming majority of those present could not see a pressing need for a redevelopment. However, there was no "leave it alone" option. This meeting and all subsequent 'consultations and surveys' make it clear this was a pre-determined decision. It is my view and I believe remains the commonly held view, that the park works well and that most users are quite charmed by it as a space for contemplation or social interaction. Council just needs to increase maintenance especially cleaning of bird poo. This is a minor matter.

As to the reserve: do people even know you propose to halve the number of car parking spaces in Kings Cross Parking Station? I think not. The information is not written on your plans. It is only there in the drawings which show exactly half the number of vehicles. Council has already caused chaos in our local streets and damaged local business by closing down the backpackers car mart. Now it has to run an expensive "tow away" operation impounding cars and vans owned by tourists. Do you think this will enhance our tourism industry and Sydney's 'global' reputation?

Spending \$10M on digging up and re-laying a perfectly good park and \$10M on the demolishing one floor of the much needed council car park is an unjustifiable misuse of municipal funds. Why isn't there a questionnaire about how we would like to see our rates spent? My preference is to see these funds spent on "invisible" social infrastructure such as better toilet and shower facilities in and around Matthew Talbot lodge for the homeless or to be used to acquire affordable housing or even just to maintain council's own senior citizens centres and services. Such services are core business for councils. Not more conspicuous spending on concrete.

Many residents now hold the view that responding to Council on issues is futile. I hold the view that Council must take into consideration the clear views of the majority and retain the charm of this precinct. In fact, keeping the garden's aesthetic integrity would seem to be a clear priority now that Bob Woodward's El Alamein Fountain (1961) has been nominated for listing by the NSW Heritage Branch.

Submission 17

Fitzroy Gardens - like

No to upgrade.

Fitzroy Gardens design – don't like?

Please leave it alone – attend to the inferior paving of the colonnade

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

A community garden would bring some life to the reserve.

Submission 18

Fitzroy Gardens - like

Nothing.

Fitzroy Gardens design – don't like?

I don't like any of the new design. Please leave the gardens as they are.

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

I have no objection to the upgrading of the reserve.

Submission 19

Fitzroy Gardens - like

I don't like anything about the proposed design.

Fitzroy Gardens design – don't like?

The current design of the Fitzroy Garden (dating from the 1960s) is wonderful. Your new design will destroy all the above. Please leave Fitzroy Gardens alone!!!

Fitzroy Gardens – anything else

No upgrade necessary. I like it as it is.

Lawrence Hargrave Reserve - comments

This reserve can do with a little upgrading (some plants, trees, seats).

Submission 20

Fitzroy Gardens - like

Good to know that the area is 'under consideration'; however do consider the changes proposed are excessive, - both in cost and 'disruption' o the area (especially after the Rushcutters Park upgrade).

Fitzroy Gardens design – don't like?

Too complex – basically in my opinion, Fitzroy Gardens only need an 'upgrade'. ie new, more level tiles, permanent shelters (for markets and ibises!), upgrade of children's area (which must be fenced to stop children running out and dogs getting).

Fitzroy Gardens – anything else

Children's play area must be fenced.

Lawrence Hargrave Reserve - comments

Agree this area needs an upgrade – but removal of top floor of parking area seems unnecessary and very disruptive plus reducing parking on Friday and Saturday nights. However removal of massive air conditioning units would appear to be essential in order to 'open up' the park so that it is more accessible. A café at the far end of the park, overlooking Rushcutters Bay would be good.

Submission NSC 21

Fitzroy Gardens - like

I do not like anything about the proposed design. Leave Fitzroy Gardens alone!. It is already a perfect place and just needs to be maintained.

Fitzroy Gardens design – don't like?

I do not like:

- the removal of the brick walls (where people lean against to have their lunch)
- the removal of the convict bricks

- the removal of the hexagonal designs which mirror the El Alamein fountain's hexagonal design
- the sloping gardens (replacing steps) – this will encourage drinkers from local brasseries etc to enter this currently marked off area – there is already good wheelchair access
- the moving around of all the plants/trees and put them in straight lines (!!)
- the removal of the excellent seating and replacing it by dinky-di 3 piece seating arrangements with people facing away from each other
- the replacement of the current warm browning pavers by more cold granite

I do not like \$6(?) million being spent and the park shut down for a year – just for another disaster like Rushcutters Bay Park in the end.

Fitzroy Gardens – anything else

No 'upgrade' at all is necessary. Just maintain the park – replacing breakages etc.

Lawrence Hargrave Reserve - comments

Yes, some wwork (eg a few extra trees + seats) needs to be done on the reserve.

Submission 22

Fitzroy Gardens - like

No response.

Fitzroy Gardens design – don't like?

Concern about the cost, time and noise of the changes. Apart from an upgrade of the children's area and some form of clean up, I would prefer the park left as it is..

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

The idea of opening up the park is a good one, but if the proposal is to 'green' Sydney, what about the land fill and pollution the enormous changes would make?.

Submission 23

Fitzroy Gardens - like

No response.

Fitzroy Gardens design – don't like?

No grey tiles – dreary, mark easily, slippery in light rain.

No tree removal

Plant native flowering shrubs in the raised beds.

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

No response

Submission 24

Fitzroy Gardens - like

No response.

Fitzroy Gardens design – don't like?

Pod like seating not suitable for older people – no back to lean on.

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

No response.

Submission 25

Fitzroy Gardens - like

Not much. The walkway expansion is good but the rest of the treatment is pretty superficial. Playground area is too small.

Fitzroy Gardens design – don't like?

Yes, the removal of the heritage brick wall – which contains elements of the original Macleay Estate and convict bricks.

Fitzroy Gardens – anything else

A chess set.

Lawrence Hargrave Reserve - comments

A lot of these ideas were present in earlier plans for the site under South Sydney – the open level is difficult to imagine, could well become a home for homeless if left open. Also a dangerous area in the past as little pedestrian flow.

Submission 26

Fitzroy Gardens - like

No response.

Fitzroy Gardens design – don't like?

Centre garden of fountain in model seems to be raised, which myself and others cannot walk up or access. Camber on footpath walkups is also far too steep – I use the road in lieu thereof!!.

Fitzroy Gardens – anything else

No response.

Lawrence Hargrave Reserve - comments

No response

10 Submissions in favour of design and/or providing constructive comments

Submission 27

Fitzroy Gardens - like

overall the design is excellent and should improve access and usability of the gardens.

Fitzroy Gardens – don't like

I believe it is very important to preserve the line of mature she-oak trees on the southern side of the police station (between the police station and the residential building 'Kingsley Hall'). As a local resident these trees provide a natural habitat for birdlife as well as as well as natural privacy for residents from activities in the gardens. They are mature trees, over thirty metres tall and their presence also gives a sense of environmental continuity and botanical history to the area which is important in the context of a redevelopment.

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 28

Fitzroy Gardens - like

I like the decluttering and the attempt to make the police station less of an intrusion and more integrated. Also the linkage with Hargrave park, the narrowing of Eliz Bay road and the shareway on Baroda.

Fitzroy Gardens – don't like

Not convinced by the seating and games installations. Keep it simple and uncluttered.

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 29

Fitzroy Gardens - like

I Love the design and overall proposal. I really like the community gardens.

Fitzroy Gardens – don't like

No response

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

No response

Submission 30

Fitzroy Gardens - like

No response

Fitzroy Gardens – don't like

No response

Fitzroy Gardens – anything else

No response

Lawrence Hargrave Reserve - comments

I really like the community gardens on Lawrence Hargrave Reserve. But can we also have a mini farm like a chicken pen or an aviary with quails and native birds. Maybe they could go in sectioned stalls under the raised pavillion area instead of an art studio. We could have a chicken coop/aviary maybe a temporary holding barn for other animals to visit like cows and horses. I often go to visit the fish pond out front of elizabeth bay house, its a great attraction, so something like this in the gardens would be great.

Submission 31

Fitzroy Gardens - like

The things that I like about the design are: 1 Making a strong and yet permeable edge ie. you can walk through it but it still is visually a definite boundary, along Baroda Street. 2 Emphasizing the main fig tree and framing it with seating areas. 3 Thinning ou the palm trees along Macleay St. 4 Making stronger links between Fitzroy gardens and Lawrence Hargreaves Reserve.

Fitzroy Gardens – don't like

What I don't like are: 1 The approach that the El Alamein fountain is a separate element with its' own mini water features leading up to it - I don't think this will work either to complement and reinforce it - it's too strong an element in its' own right. 2 The design vocabulary is overdone and trying to hard ie. it's out of character with what's there. It's like the designers want to leave a statement and they're forgetting about what's important to the place and the local community. 3

The place doesn't need such a heavy handed approach nor does it need to be completely revamped - I like the approach that Spackman and Mossop took to Redfern park - it was a lot more sensitive.

Fitzroy Gardens – anything else

1 Just some new paving, clean out some of the undergrowth for visibility, retain the old sandstone walls, strengthen the connections and boundaries.

Lawrence Hargrave Reserve - comments

I think the overall approach to creating a safe and friendly place that involves the community is fantastic.

Submission 32

Fitzroy Gardens - like

The concept plan appears to be a good design response to enhance and unify elements of the existing public space.

Fitzroy Gardens – don't like

No response

Fitzroy Gardens – anything else

Please ensure that finishes are of high quality, in keeping with the character of the area and recent upgrades to the streetscape and parklands. The upgrade commissioned by the City of the reservoir park in Paddington is exemplary. Please ensure improvements to Kings Cross are more like this and less like those at Taylor Square - where some of the initial changes did not respond well to existing patterns of use/character of the area, and some finishes aged very quickly. Keep up the great work!

Lawrence Hargrave Reserve - comments

No response

Submission 33

The following are some responses to the proposed plans on display on the ground floor of the Kings Cross library: It is worth acknowledging the plan layout (Sue Barnsley Designs) presents a neat but a rather vague, unclear plan.

- The style used for the Lillian Fowler Reserve at least provides a numbering of items which are easy to locate (for the items that *were* numbered).
- It is mentioned that the LHR will have a "community garden" -please define what you mean by this?
 As the CoS has listed on their web site community gardens which are either on residential (private) land, for special interest groups &/or outside of the CoS's LGA, the definition of this term has been misused/manipulated. (As it happens, the ASPG is in the LGA and *is* a genuine community garden ...)
 Will this be a demonstration-style community garden or a fully functioning community garden with composting bays ON the soil? -looking at the CoS Guide to Community Gardens PDF, the need for composting bays as an element was conspicuously absent.
 Composting availability in the area is greatly needed and composting on the ground is true zero waste!
- The choice of seating, referencing the Park Guell, in Barcelona. -how does this reflect this particular community? Or does this reflect a lack of context.
 The image used would look more at home at Bondi Beach, of which they do have a similar tiled feature. It looks great in Barcelona and Gaudi IS from Barcelona. Along Darlinghurst Rd., and Macleay St., we already have some footpath features which touch on the 'iconic' history - which is tasteful and unobtrusive.
 Rosaleen Norton would have more cultural context than Gaudi.
 Lets not forget the fact: Potts Point/Kings Cross/Elizabeth Bay is a rich, diverse and densely populated area -please provide some alternative seating arrangements.
- The suggested use for the "Retail Pods" sound promising. I have to say, there are so many coffee shops around and the more booth-style ones, the more takeaway coffee cup rubbish ... the artist studio use is most refreshing and commendable.

Thank you for your time and hope this is "petalled and open to conversation".

Submission 34

Fitzroy Gardens - like

I like the general layout, the proposed art work and the respect for the existing trees. I love the idea of ensuring that the seating will be situated so that we can sit peacefully in the sun in winter. The park is frequented by both local and tourists..

Fitzroy Gardens design – don't like?

Not really – please do not allow the police station to expand. I’m pleased to hear that you will attempt to hide its ugly visual impact.

Overall I’m in full support of the proposed design.

Fitzroy Gardens – anything else

Is it possible to have a look at the café near the fountain and see if you can assist to improve its appearance? It’s in a great location but is shabby/dirty – particularly the awnings and tables..

Lawrence Hargrave Reserve - comments

I have a dog and make use of the reserve every day. I love the openness of it and hope that dogs will still be welcome and will be able to play with the ball and run around.

The key design directions look terrific – and I hope that seating will be provided with an outlook of Rushcutters Bay in mind. Lots of people use this park, many choose to sit on the grass – and although I see some anti-social behaviour from time to time, I have never felt threatened.

Please could you contact me when you wish to commence plans for the community garden as my husband and I would be happy to be involved. A community garden is a great idea.

Submission 35

Fitzroy Gardens - like

Looks good.

Fitzroy Gardens design – don’t like?

Aslong as it blends in and is friendly and easy to use + markets can be accommodated – I’ll be happy..

Fitzroy Gardens – anything else

Please make sure there is enough play equipment for a mixture of ages. At the moment it is quite limited and would be good to have some equipment for older kids as well as young ones..

Lawrence Hargrave Reserve - comments

They look good. Look forward to the community garden..

Submission 36 (Kings Cross and Potts Point Heritage Society

Fitzroy Gardens [FG] and Lawrence Hargrave Reserve [LHR] design proposal

1 Preliminary comments

We have perused illustrations and the model supplied and previous submission and studies. We note there are no detailed plans or elevations provided, only indicative sketches.

Additionally, there are no plans, sketches or illustrations or notices on-site on display boards or adjacent to the childrens playground, a casual-use zone.

<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>
<<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>>

We recommend improved on-site notices for such a major project.

2 Overall summary

Our preliminary comments are that this design is better than the last set of designs proposed.

It takes into account a number of our suggestions including a more open and accessible Macleay Street frontage [see image DSCN0463 attached of model looking southeast] and landscaping of the site on its northern side facing the Rex Apartment building, and incorporates water views from the LHR.

We believe there is still room for improvement in this current concept plan and request that changes be implemented before any final design is approved.

We submit that a number of important elements have been overlooked which, if implemented, will enhance both these parks for all users.



DSCN0463

3 The Fitzroy Gardens [FG]

3.1 Childrens playground

The current, fenced, playground occupies a site with immediate, level, stroller and pram-friendly access at the Boroda Street end of FG. It includes sun shading, a seat for parental supervision, an enclosed fenced-off area separated from stray dogs and bikes and with direct line-of-site supervision for parents. It is close to the Community Centre in case of emergencies and public toilet facilities within the Rex Centre. It is described as sidelined by the design team.

Yet the new, proposed area includes none of these current features and is equally sidelined in our view.

It exposes young children to increased risk of sun cancer [no sun shades], animal attacks in a general off-leash area, exposure to dog faeces and has a direct line of access to heavy Macleay Street traffic. There is a loss of direct line-of-sight supervision because of the two oval design shapes and lack of direct-view parental benign [seated] supervision. Its site is on the northern side periphery of the park.

The design proposal includes two, inter-linked areas which appear to be deeply sloped, running north-south. This will lead to more accidents, increasing councils legal liability.

Surprisingly, the design appears to illustrate three pond-like water features [in blue] within the playground. This is extremely dangerous: toddlers can drown in 2 cm of water.

We **recommend** council appoint a playground consultant, or at least ensure the proposal meets *all* safety and environment international standards, for example, see:

<http://www.cpsc.gov/cpsc/pub/pubs/325.pdf>

<<http://www.cpsc.gov/cpsc/pub/pubs/325.pdf>> and

<http://www.wbdg.org/resources/playground.php>

<<http://www.wbdg.org/resources/playground.php>>

A professional consultant can be obtained. See:

http://aplay.rtrk.com.au/?scid=62990&kw=4394168&pub_cr_id=5881636539

<http://aplay.rtrk.com.au/?scid=62990&kw=4394168&pub_cr_id=5881636539>

<http://www.playgroupaustralia.com.au/index.cfm?objectid=0695A737-E7F2-2F96-3B2B82BA38AF31AD>

<<http://www.playgroupaustralia.com.au/index.cfm?objectid=0695A737-E7F2-2F96-3B2B82BA38AF31AD>>

In the event that any proposed new design is inconsistent with any aesthetic design we **recommend** that a pragmatic approach overrule all other considerations: a child's safety is paramount in our view, and such an approach will reduce councils exposure to further legal liability.

The design team may also reconsider repositioning a larger playground within LHG instead, well away from an area that has vehicle traffic on two sides.

The current design breaches safety and environment parameters for this use in our view and is unsustainable in its current format.

3.2 Seating

There is current seating for 137 within FG. This includes armchair and back support benches, some with a 1930s heritage design with councils crest incorporated in the outer arm rests. Some other benches have a central arm rest to discourage sleep outs by the homeless, who may otherwise be collected and provided with sheltered emergency accommodation.

The proposal reduces seating to a maximum of 40-50, as far as can be ascertained from sketches provided. There are seating balconies and a low seating wall on the eastern side, but no design provided of what these are. The plans are inadequate.

All current, curved, heritage designed benches will be removed. These are all heritage-listed elements. See further under heritage below.

In their place generally will be plain, white, clover-leaf or ovular-shaped, designed benches. White reflects heat in summer causing burns. These proposed seats have no arm rests or backrests and are designed to offer limited orthopaedic support: they discourage any lounging or lingering enjoyment in the park, especially by the elderly, and can be used as divans by the homeless, encouraging sleep-outs, and for anti-social activities.

We doubt they are made of sustainable materials, and even if they are winged like butterflies or petalled and open to conversation, they are not something expected in an open air lounge-room a concept suggested by designers in public meetings. Lounge rooms are comfort-driven, not aesthete-driven.

We **recommend** the proposed seat design be re-worked.

Our suggested seating numbers are for a minimum of 150, a small number considering the gardens are in the densest urban area in Australia with a population of over 22,000 within a 1.5km radius.

A more appropriate design response for heritage-listed gardens would be use of spotted gum seating in combination with the current heritagedesigned benches, for example:

<http://www.ausgum.com/#home> <<http://www.ausgum.com/#home>>

3.3 Pedestrian use patterns

A previous stage two pedestrian study showed foot traffic patterns including serious usage by pedestrians heading west into FG from Boroda Street, and uses along Ward Avenue behind the police station.

These uses seem to have now been ignored, according to information received from planners.

There is a small set of secret steps on the Boroda Street side.

The current footpath in Ward Avenue behind the police station is to be eliminated we are told, leaving pedestrians into a dead-end. At this point there is a road intersection and double lines on the road with cars travelling at speed into a corner. Where are pedestrians to go or cross? This is a safety hazard.

We **recommend** pathway changes that design-in *all* current major pedestrian flow patterns. People are like water: they take the path of least resistance.

3.4 Lippage

This refers to the height above ground of any change in surface elements, such as a garden bed or lawn surrounds and are also known as lips.

Such examples are shown in this sketch, view 2:

<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>

<<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>>

Lippage points prevent uses and form a physical and psychological barrier between a potential user and the space: they are an alienating feature that has no place in public parks in our view. A pertinent example of their inappropriateness is the green square outside the Surry Hills Library: we have never seen it used because it requires a hefty step up to get onto it. Lippages are often seen as a fine feature on a desktop-driven plan, but in reality don't work on-the-ground in our view.

There are extensive wall lippages facing Boroda Street see image DSCN0464 attached and on the former Elizabeth Bay Road side see image DSCN0465 attached showing model looking northeast. A wall facing the Rex Apartments should likewise be eliminated or ameliorated with sloping, hanging-garden style foliage.

There should be *no blank walls* facing the public domain on any side.

Softer green space approaches using slopes enhance and entice usage in our view **our recommendation is to eliminate all lippages.**



DSCN0464



DSCN0465

3.5 Green spaces

There will be less lawn than the current park has. This reduces open air lounging and is considered a negative design element.

Open, green lawn provides visual relief from paving and a space to pic-nic and relax in groups. There should be more lawn, not less, in our view.

We **recommend** including additional lawn triangles on the southern edge where foliage is proposed.

3.6 Sustainability

We understand council intends to harvest water for this site from an underground tank on-site. In both Beare Park and Rushcutters Bay Park, both reclaimed land with high water tables, such tanks have proved difficult, if not problematic, to install; and certainly expensive.

FG has an underground stream we believe, based on a former geo-tech study provided for the Rex Centre building. It may also have a high water table, preventing use of such tanks.

The final design needs to allow for this and be based on an adequate geo-tech survey report.

We **recommend** no plans be approved until such a report is analysed.

We would also **recommend** that solar panel-driven lighting be used, perhaps using panels located on the top of the police station, to minimise visual intrusions, and that seating be made of natural, not plastic or synthetic, materials.

3.7 Trees and landscape layout

The proposal includes removing some palm trees, currently in a group, to a line formation of about 8 palms. We disagree with this approach for the following reasons:

Lines do not provide a canopy of shade.

Lines do not provide any micro-climate: protection from rain.

Lines of palm trees may provide a Hollywood Boulevard aesthete but are otherwise otiose. ref: <http://www.panoramio.com/photo/934083>
<<http://www.panoramio.com/photo/934083>>

Also, see proposal view 1:

<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>
<<http://www.cityofsydney.nsw.gov.au/Development/documents/CityImprovements/FitzroyGardens/FitzroyGardensConceptDesigns.pdf>>

We therefore favour and **recommend** clumps of palms as are currently provided.

3.8 Paving

The design favours a differentiated paving material from the footpath. We agree with this approach which will provide a sense of entrance to the park and demarcation. High quality paving should not provide glare in summer or be too dark so as to absorb and dispense latent heat underfoot in summer.

Good examples of public domain paving include:

Paving on Oxford Street, Paddington; a freckled stone

Parramatta near the heritage centre, a lighter-coloured stone

Mosman, outside Town Hall

Splats, as used by Geelong Council. See feature 31 ref:

<http://www.geelongcity.vic.gov.au/common/Public/Documents/8cbe95a3dc5b07f-Central%20Geelong%20Walking%20Trail%202009.pdf>
<<http://www.geelongcity.vic.gov.au/common/Public/Documents/8cbe95a3dc5b07f-Central%20Geelong%20Walking%20Trail%202009.pdf>>

We favour splats because they provide visual relief and trigger an intellectual curiosity that makes people linger longer: they can be used as heritage markers - see heritage below and would be a point of interest providing increased retail trade for market stall holders.

3.9 Lighting

We do not favour high-stemmed arc lighting, Long Bay Goal - style as currently exists.

Lighting needs to provide security and accentuate daytime sight-lines at a low, knee-high level. Additional lighting needs to provide visual delight, especially in summer when the Gardens become an outdoor cinema.

Up-lighting needs to be sensitive and visually inspiring. For example, feature 33: <http://www.geelongcity.vic.gov.au/common/Public/Documents/8cbe95a3dc5b07f-Central%20Geelong%20Walking%20Trail%202009.pdf>
<<http://www.geelongcity.vic.gov.au/common/Public/Documents/8cbe95a3dc5b07f-Central%20Geelong%20Walking%20Trail%202009.pdf>>

We **recommend** appointing an *experienced* landscape lighting specialist with any proposal subject to public exhibition. Currently, council intends to appoint someone with no previous experience we are told.

3.10 Boroda Street

We recommend elimination of this street from the intersection with Elizabeth Bay Road to a line in parallel with the Rex Centre. This road is currently used essentially for five-six car spaces for police as free on-street parking. Police should walk to work, catch public transport, park in the Council car park opposite or seek a transfer to another station nearer to their residence in our view, as every other worker generally does.

The current usage is unsustainable and an exorbitant waste of public space.

We **recommend** expanding FG further eastwards, subject to a modified design.

3.11 Heritage

The whole site is heritage-listed on Councils Heritage Schedule and the NSW Heritage Council Inventory. This includes all foliage and landscape elements.

ref:

http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2420948
<http://www.heritage.nsw.gov.au/07_subnav_01_2.cfm?itemid=2420948>

Councils recommended management for this site states:

A Heritage Assessment and Heritage Impact Statement, or a Conservation Management Plan, should be prepared for the building prior to any major works being undertaken.

We agree with this **recommendation**.

We also **recommend** and request that an Arborist complete an assessment of all trees and shrubs on-site with a view to recommending listing on Councils Significant Tree Register.

Councils Heritage Development Control Plan therefore applies to any final design approval.

Individual items of heritage significance on site include:

- El Alamein Fountain, a war memorial
- Wall of 1834 Macleay Estate remnant garden features - see image attached
- Convict-hewn bricks in current garden bed surrounds, some thumb-printed to identify individual brick makers - see image attached

The Fountain is being conserved separately to this project.

The Wall is under threat of demolition: it is not shown as part of the current plans. See image DSCN0450 below



DSCN0450

We **recommend** this wall including its plaques, be kept on-site and included in the passeggiata on the eastern side of the park *at all costs* - it should *not* be demolished.

Bricks in the garden bed surrounds, about 5,000 in total, should not be discarded. See image DSCN0448 attached. These are not 1970s-style bricks. This is a naive suggestion of convenience attempting to justify demolition.

Their provenance is more readily understood with closer analysis. They:

- Are of individual sizes, rough-hewn and hand-made, a trait particularly evident around brick edges
- Have individual thumb prints in them: the individual brick-maker used their sign to identify of any monies due to them as convict brick-makers, standard practice
- Are of mixed clays, indicating pre-1900s provenance
- Are kiln-baked, and lack even firing, and are often over-cooked with black spots indicating burn marks: they have not been manufactured in the 1970s but are indicative of much earlier, probably early 19th century kiln firings, such as those used at Brick Hill, an area near to where Central Station is now
- Are said to originate from the Elizabeth Bay House garden estate, where Mr Macleays use of convicts is well documented and which migrated to this site along with the wall of garden remnants
- Have recently been reported in the media as examples identical to those convict bricks on display in the Powerhouse Museum

Councils Heritage DCP applies to any consent and refers to the Burra Charter principles of heritage conservation. These principles allow for adaptive reuses, on-site.

We therefore **recommend** all these bricks be re-incorporated on-site: they can be used in either the FG or LHG, either as feature walls or supporting walls or as part of some other structures or in-ground features.

Other current features include:

- Mosaic wall near current childrens playground
- Bust of Bernie Houghton by a well-known local artist, Tony Johansson
- Money wheel sculpture

These should not be discarded but can be incorporated within the proposed passeggiata: they represent some of the more quirky elements of the area and are well-recognised by locals.

We also **recommend** use of splats see paving above for in-ground interpretive markers and colour differentiation to mark out the ground floor plan of the former Maramanah building once on site, similar in design concept to that on the forecourt of the former First Government House site, Bridge Street, CBD.

Heritage is an intrinsic part of the design and not an add-on feature.

3.12 Summary: The Fitzroy Gardens

The Fitzroy Gardens are not a plaza or Euro-village-style town square or piazza: they are gardens proper, and so-named. Their principle delight lies in their refuge capacity, providing a sense of place and space within a dense noisy urban area.

We request they be referred to by their correct name, Fitzroy Garden , and not Fitzroy Park or any other name or designation.

We oppose any name change.

The FG should not become a vast blank canvas of minimalistic nihilism on which people wander, directionless.

Any design should ensure the gardens element remains in the design, not just in terms of foliage and shrubbery coverage but in providing a sense of discovery and delight, as visitors loiter.

There's no point going there if there's no there there, as American commentator, Gertrude Stein has said.

Fitzroy Gardens therefore need to have a sense of destination and a point. They need to contain elements of inchoate interest, not just featurism. Heritage elements provide this sense of place and point of interest for all stakeholders and should be retained.

Changes to palm tree layout, childrens playground design, seating configuration and style, up-lighting clarification, paving definition, use of heritage elements, increased sustainability, reduced lippage and better understanding of pedestrian patterns are all things for reconsideration and re-design, we suggest.

The gardens in Fitzroy Gardens need to be retained and enhanced.

We do not support the current proposals.

4 The Lawrence Hargrave Reserve (LHG)

We are presented with a preliminary design concept only at this stage. There are no detailed designs or elevations provided. No information is available in LHG for users or passers-by.

We **recommend** large notices and displays be erected on-site seeking public input.

4.1 FG & LHG links

We **recommend** a much wider pedestrian crossing from FG to LHG with in-ground lighting. We also suggest in-street approach ripples and blisters to reduce vehicle speeds to this crossing.

We suggest a green belt link; a pathway from FG to LHG with a visual green axis from FG to LHG.

We agree with the proposed terrace and new vistas this concept affords, and agree with the concept to eliminate one level of car park to create an orchard or community garden and enhance Amos Lane.

However, it should be noted the new, proposed, four-five-storey building on the northern edge of LHG is massive and will possibly adversely impact on neighbours light and views. This is not acceptable.

See image DSCN0468 attached, looking south along Elizabeth Bay Road to new structure and LHG on left.

4.2 Heritage

Lawrence Hargrave lived locally and has a plaque outside his former home in Roslyn Gardens nearby. He has numerous public areas named after him.

See:

http://www.google.com.au/images?hl=en&q=lawrence+hargrave&um=1&ie=UTF-8&source=univ&ei=H0WATN-XGcbRcaWrvLIL&sa=X&oi=image_result_group&ct=title&resnum=4&ved=0CDgQsAQwAw&biw=1659&bih=877

<http://www.google.com.au/images?hl=en&q=lawrence+hargrave&um=1&ie=UTF-8&source=univ&ei=HOWATN-XGcbRcaWrvLIL&sa=X&oi=image_result_group&ct=title&resnum=4&ved=0CDgQsAQwAw&biw=1659&bih=877

>

http://en.wikipedia.org/wiki/Lawrence_Hargrave

<http://adbonline.anu.edu.au/biogs/A090194b.htm>

Nevertheless, we **recommend** an interesting public sculpture in LHG, with a sculpture design competition encouraged by public input: this will generate ownership of this area, which is generally alienated from public use and enjoyment.

4.3 Summary: The Lawrence Hargrave Reserve

We reserve the right to comment more on this aspect of the overall design when detailed plans become available

We cannot support any design which is incomplete, unclear or lacking sufficient details.

5.0 Further studies

For such a major public domain project in a dense urban area, we would have expected to see the following studies *before* any design can be finalised for FG and LHG, for the following:

1. Heritage impacts
2. Traffic impacts
3. Social impacts
4. Pedestrian impacts
5. Commercial impacts
6. Environmental impacts

Not to undertake these initially can too easily lead to an outcome which may look good on-screen but which fail on-street, and/or which exacerbate anti-social or criminal activities.

We **recommend** these studies be undertaken *before* plans are progressed, in order to save costs later on.

6.0 Costs and architectural criteria

We have been advised the FG proposal alone will cost about \$9.75 million and that the LHG will cost about the same [sources: planners at public meeting and on-site]. We believe the LHG will cost more: car park demolition and building a community spaces structure the length of the east-west Rex Centre facade in LHG are expensive, pushing the overall total costing above \$20 million.

Council needs to ensure this once-in-a-generation opportunity is not wasted on design frippery.

It needs to distinguish between design and architecture: the difference between an aesthete and a workable, socially-functioning landscape structure.

Commonly-accepted, best-practice, Vitruvian principles should apply, which we recommend.

See: <http://en.wikipedia.org/wiki/Vitruvius>

with the Design Quality Indicator tool used. See:

http://en.wikipedia.org/wiki/Design_Quality_Indicator

7.0 Further participation

We welcome this opportunity to contribute and look forward to seeing further plans as the concept evolves.

Thank you

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Saving our past for the future

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