KENRICK STREET PARK AND FISHER ROAD PARK IMPROVEMENT PLAN, GORDONVALE - DIVISION 1

Luke Jackson | 73/2/21 | #5918301

RECOMMENDATION:

That Council approves Kenrick Street Park and Fisher Road Park Improvement Plan for public display and requests a subsequent report on the outcomes of this engagement.

EXECUTIVE SUMMARY:

Kenrick Street Park and the adjacent Fisher Road Park (‘the Park’) form a very large portion of public open space on the western side of the Bruce Highway within Gordonvale. There are many issues, opportunities and constraints associated with the Park such as:

- Poor access to and through the site;
- Safety and security issues due to low activation and surveillance, which is impacting the quiet enjoyment of surrounding residents;
- Poor design and location of services (such as drains) has resulted in inefficient and underutilised land use;
- Aging embellishments are nearing the end of their serviceable life; and
- Infrastructure provision is not in line with community expectation or commensurate with the hierarchy of the park.

This site is highly strategic, being the only significant parkland on the western side of the highway between the Sugarworld Gardens and Babinda Boulders and is well positioned to service the expanding population of the surrounding area. Given population within the catchment will continue to grow over the next decade, a staged improvement plan for the site has been developed to achieve many urban, social, recreational and economic outcomes.

The overall intention of the plan is to provide over a number of stages a significant destination type attraction with a wide range of recreation opportunities and experiences. Key improvements in the plan include:

- new car parks
- arbororetum (a botanical collection composed exclusively of trees)
- pathways
- toilets
- attractive landscaping
- activity areas including large play space
- new BMX and skate park spaces,
The project in its conceptual form is proposed to be developed over three stages at a total cost of $8.7 million. Funding has been provisioned in the current 10 year capital budget for the years 2022/2023 – 2024/2025. During detailed design serious consideration will be given to contingency allocations for each of the stages based on their varying complexity and site constraints.

Operational costs will also increase as the plan is implemented over time. These will also be considered in each of the PLA’s for the component parts.

It is recommended that Council endorses public display of the draft plan for the proposes of community feedback and seek submissions to determine an overall name for the Park. A report on the outcomes of this engagement will be prepared for future Council consideration.

BACKGROUND:

Kenrick Street Park/Fisher Road Park is a large 5.7ha future “destination” park located within close proximity to the Gordonvale town centre. The park is located west of the Bruce Highway and is centrally within a rapidly expanding urban residential area. The site contains three lots that are collectively known as Kenrick Street Park (located over the northern side of the site) and Fisher Road Park (located on the southern side of the park). The space is bounded by Dempsey Street to the west, Fisher Road and Knowlton Crescent to the east, Kenrick Street and dwellings to the north and dwellings to the south. The park has limited improvements for its size and designation. The park contains a large stormwater drain that partly divides the site, has pathways, some landscaping, shelters, a skate park and BMX jumps.

To cater for the recreational needs of the rapidly increasing population in the area, it is appropriate to develop an improvement plan for the site that provides plans, staging and costs. The park is listed in the Local Government Infrastructure Plan (LGIP) and the first three stages are in the ten year capital forecast for improvements in the early to mid 2020’s. The fourth stage is currently not considered in the rolling ten year capital program.

An aerial map of the park and a wider location perspective of the site is provided in Attachments 1.
COMMENT:

The draft improvement plan (refer Attachment 2) has been developed following extensive external and internal consultation as well as site analysis and assessment of issues, constraints and opportunities. The key elements proposed are as follows:

- general improvements including seating, shelters, toilets, BBQs, water bubblers, picnic tables and signage;
- central pathway spine linking Dempsey Street with Fisher Road;
- a loop pathway and boardwalk around the park;
- high level of landscaping to create a regional arboretum (further information on this feature can be found in Attachment 3);
- landscaping defined into the shape of leaf pods that creates several different areas or glades that can be used for different purposes such as play, parties, and hire for celebrations;
- a large community common for events;
- two car parks, one fronting Dempsey Street and one fronting Fisher Road/Knowlton Crescent;
- a skate bowl and BMX track on the eastern side of the park;
- a neighbourhood centre at the western side of the park;
- an artificial lake to cool the site down and better manage drainage; and
- a large tower play structure allowing views to Gordonvale, the mill and the Pyramid.

The intention is over several years to develop a unique and attractive regional destination park for the growing southern suburbs that is embellished to a high standard and enables a wide range of recreational activities for all age groups and abilities.

Once developed, the Park will not only enhance the lifestyle and wellbeing of local residents, it will also provide an attractor for the local area encouraging people to visit and stay longer. In a similar fashion to the Northern Beaches, Catanna Wetlands, Redlynch Sport and Recreational Parklands or the Sugarworld Gardens, this future ‘destination’ park will add to the appeal of the region. The unique arboretum will take many years to mature but the vision and foresight adopted today will pay dividends for many generations to come. It is noted that one of the key reasons for an arboretum rather than normal landscaping is over time to create shade whilst maintaining critical CPTED sight lines.

It is proposed that the Plan be staged in accordance with the current Capital Works Budget as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Stage 1 2022/2023</th>
<th>Stage 2 2023/2024</th>
<th>Stage 3 2024/2025</th>
<th>Stage 4 Outside 10 year program</th>
</tr>
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<tbody>
<tr>
<td>Earthworks</td>
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<tr>
<td>Driveway</td>
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<td>Carpark</td>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Stage 1 2022/2023</th>
<th>Stage 2 2023/2024</th>
<th>Stage 3 2024/2025</th>
<th>Stage 4 Outside 10 year program</th>
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</thead>
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<tr>
<td>BMX</td>
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<td>Skate</td>
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<tr>
<td>Lake</td>
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<td>-</td>
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<tr>
<td>Boardwalk and Bridges</td>
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**OPTIONS:**

**Option 1:** (Recommended)

That Council approves Kenrick Street Park and Fisher Road Park Improvement Plan for public display and requests a subsequent report on the outcomes of this engagement.

**Option 2:**

That Council does not approve the public display of the Kenrick Street Park and Fisher Road Park Improvement Plan and considers an alternative action.

**CONSIDERATIONS:**

**Risk Management:**

Risks with the project largely revolve around community opinion and cost (particularly increased ongoing operational costs).

The proposed plan has been developed in response to community consultation. The intention now is to go to the public with the draft plan to determine the public's
response to the proposal. This may result in modifications to the plan to ensure that the public support the proposal.

If formally endorsed by Council, it will be implemented in stages and risk relating to capital and operational impacts will be fully considered and addressed at each stage.

**Council Finance and the Local Economy:**

The total project indicative cost (at concept stage) is $8.7 million. The proposal contains three stages to be constructed over three years. The capital and operational costs for this are provided below. All costs are cited as current at the time of this report and do not account for escalations. As indicated above Stage 4 components are not included in the overall ten year capital program.

**Operational Cost**

The current total annual operational cost to maintain the park is $60k. The estimated cost to maintain the park in its ultimate form upon finalisation of the improvement plan is estimated at $335k annually, a difference of approximately $275k over the current cost. The operating budget will need to be reviewed as stages are delivered.

**Capital Cost**

The total project indicative capital cost (at concept stage) is $8.7 million which for stages 1 – 3 is allocated in the ten year capital works plan as shown in the table below:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Financial Year</th>
<th>Cost</th>
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<tbody>
<tr>
<td>1</td>
<td>2022/2023</td>
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</tr>
<tr>
<td>2</td>
<td>2023/2024</td>
<td>$3.5 million</td>
</tr>
<tr>
<td>3</td>
<td>2024/2025</td>
<td>$2.5 million</td>
</tr>
</tbody>
</table>

$200,000 is allocated in the 2021/2022 financial year for detailed design of the project.

There is an opportunity that part of this project may be able to be funded via State and Federal Grant streams.

**Community and Cultural Heritage**

The proposal will result in a vastly improved recreation and community space by providing all abilities access across the park as well as recreational improvements for the community to enjoy, including a walking riding circuit/loop, large play area and tower, BMX and skate park elements, BBQs, passive recreation spaces with landscaping and water features. An important long term feature of the proposal is the addition of a community centre. This would act as a hub for the community and being located within the park, would provide opportunities for both indoor and outdoor community activities.
Traditional owners are included throughout the engagement process to ensure considerations are made in response to their representations.

Natural Environment

The site is located over what was originally a cane farm. The park has been landscaped by Council staff to a minimal extent. There is very little native vegetation at the site. The proposed improvements will greatly increase native vegetation at the site through the proposed arboretum. This will lift the appearance of the site, provide additional shade and improve habitat for local wildlife. As indicated above species selection will also focus on sight lines and CPTED objectives. The proposed lake will provide a new aquatic habitat.

CONSULTATION:

Council undertook significant community consultation to determine the community’s aspirations for the park. The consultation included the following:

- student leadership ‘Stop, Start, Continue, Change’ forum
- ‘Pop Up Parkour’ event and surveys
- sketch interviews
- Councillor workshop
- agencies and identified reference groups.

The major concerns identified by the public included:

- safety and security
- motorbikes using the park, including the BMX jumps
- lack of toilet facilities
- no playground facilities for younger children
- skate park ‘doesn’t function’
- lack of public transport connectivity with the site.

The general aspirations identified by the community included:

- retained and improved skate park
- retain BMX jumps
- creation of more shade
- facilities and play opportunities inclusive of all age groups
- spaces for unstructured games
- better access to the park
- the development of a neighbourhood centre (rather than at Draper Road).

The improvement plan has been developed in consideration of the comments made in the initial public consultation. It is now proposed that Council undertake further community engagement of the draft plan to garner the community’s response to the recommendations and determine if the public feel a more appropriate name for the park is necessary.
An appropriate community and stakeholder engagement plan will be developed for implementation in early 2019.

**ATTACHMENTS:**

Attachment 1: Location plan of Kenrick Street Park  
Attachment 2: Kenrick Street and Fisher Road Park Concept Plan  
Attachment 3: Kenrick Street and Fisher Road Park Explanatory/Inspiration Images

Brett Spencer  
Manager Community Development

Linda Kirchner  
General Manager Community, Sport and Cultural Services
Attachment 1: Location plan of Kenrick Street Park
Attachment 2: Kenrick Street and Fisher Road Park Concept Plan

Initial Concept Sketch Plan
Attachment 3: Kenrick Street and Fisher Road Park Explanatory/Inspiration Images

arboretum

noun

Borrowing from Latin arborētum ("place with trees growing")

The Arboretum

What is an arboretum?

An arboretum is not a botanic garden. Rather, it is a display of trees that are grown as specimens in ideal conditions which allow them to maximise their full potential in cultivation.

It is our vision to create a uniquely "tropical" arboretum that is distinctly different to others throughout Australia. It will take advantage of our distinctive monsoonal climate and growing conditions to grow species that will create a sensory experience that will not be seen elsewhere, and will consequently draw "lovers of trees, horticulture and botany from across the country.

At 5.7Ha, the proposed arboretum will be quite modest, but by careful manipulation of the ground plane, a sinuous suite of sculptural landforms will result in a truly unique landmark for the region.

Although on a different scale, the associated images of the National Arboretum in Canberra are an example of what is achievable by a synergy of sculptural earthworks and structured tree planting.

The arboretum will become the setting for a host of activities, from weddings to children's birthday parties, and a variety of community events.

As an additional element we are proposing the construction of a lake. The shape of this lake will work in harmony with the proposed landforms to create a cooling element in the centre of the park.

Kauri Pines- planted World Forestry Day 1925
The Glades

Glades will be formed to provide district town areas that will be defined by the mono-specific planting of a tapered ring of trees that will create a sense of enclosure. They will be approximately 80m wide and 35m wide, and will reduce the presence of public paths.

The range of trees that these multi-purpose passive recreation spaces may be used is almost endless, with the only limitation being aesthetics.

Lagerstroemia speciosa
The role of this parkland in the suite of open space activities in Gordonvale is to be a community cultural facility. To this end, a larger multi-purpose area is proposed.

The Community Common will be composed of a gently sloping grassed amphitheatre, with the lake as the focal point. A boardwalk will traverse the lake, with a modest stage seemingly "floating" on the water. In reality, the stage will be on a small island, which will assist with the hydrology of the lake.

The stage will be available for community events, and complimentary activities already being held in Norman Park.

The timing of the construction of this facility would be in a future construction stage.
community facilities

Also in a future stage of construction will be a neighbourhood centre.

Themed on the leaf of the Red Cedar, the building consists of a multi-use open space, with an office and toilets at one end, and a possible concession at the other for a low key commercial activity such as a coffee shop or community bookstore.

The large overhang covers an outdoor space that will break out to the adjacent glade.

Two options are shown: a concave, and a convex leaf form. The convex leaf form incorporates a series of sky-lights which will provide ample natural light and ventilation into the building. The shape of the convex roofline allows more direct light into the interior, creating an alternate ambience.

The toilet building will be cantilevered out over the water to create a “loo with a view”.

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responsive
Gordonvale water tower
unique
design
park...
community
scale