

**Report to the Future Melbourne (Environment) Committee**

**Agenda item 6.4**

**Boyd Park Concept Plan**

**6 March 2018**

**Presenter:** Rob Adams, Director City Design and Projects

**Purpose and background**

1. The purpose of this report is to seek Future Melbourne Committee endorsement of the Boyd Park Concept Plan.
2. On 27 June, 2017, Council requested that the Administration announce Council's intention to retender the sale of land at 132 Kavanagh Street (at the Boyd site); and noted that the design and documentation of a new park at Boyd was underway.
3. Council also endorsed that any future development at 132 Kavanagh Street should not interfere with the new park to be designed and constructed by Council on the adjoining Boyd site.
4. The development footprint was reduced in size from 2356 to 1834 square metres to improve park access, the quality and street interfaces for the future park and Boyd School heritage building as well as the relationship between the heritage building and the future development site.
5. A notice advising Council's intention to sell the land was published in *The Age* on 27 September 2017. No objections were received.
6. A draft concept plan for the new park at Boyd was presented to the community from 23 November to 22 December 2017. A postcard illustrating the draft concept was sent out to the broader Southbank community and the plan featured on Participate Melbourne. A community workshop was held on 7 December 2018 followed by presentations to key stakeholders and the creation of a summer pop-up park.

**Key issues**

7. The Boyd Park Concept Plan (Attachment 2) aims to create a backyard for the thousands of residents living in Southbank and provide flexible and playful spaces that support a range of activities for the diverse population. The concept plan builds on Boyd's former use as a school and current function as a vibrant community hub.
8. Community consultation confirmed a high level of support for the draft concept plan. Four key themes emerged from the consultation (Attachment 3): a desire to see the new play space expanded with a focus on the 0 to 5 age group; support for basketball but at a different location; the need for a dog off-lead area; and community gardening. The concept plan has been updated to reflect this feedback.
9. Two key changes respond to feedback relating to basketball and dog off-lead requests:
  - 9.1. a proposal to provide basketball and multi-use court activities at the Kings Way undercroft in conjunction with City Road Master Plan Action 2 (Reimagine Kings Way undercroft as a community space) meeting the needs of both sites (Attachment 2)
  - 9.2. a proposal to investigate the creation of a designated dog off-lead area and landscaping at Moray Street Park (Attachment 2).
10. A communal garden is proposed at the City Road forecourt of Boyd Park to meet the needs of an existing community garden group based on existing styles of community gardens at Docklands and Kensington.

**Recommendation from management**

11. That the Future Melbourne Committee:
  - 11.1. Endorses the Boyd Park Concept Plan for display and construction.
  - 11.2. Authorises the Director City Design & Projects to make any further minor editorial changes to the Boyd Park Concept Plan prior to publication.
  - 11.3. Notes that demolition of the old classroom building to the rear of Boyd Hub will commence in May and construction on the park is expected to commence in July 2018.

**Attachments:**

1. Supporting Attachment (page 3 of 29)
2. Boyd Park Final Concept Plan (page 4 of 29)
3. Boyd Park Community Engagement Summary Nov – Dec 2017 (page 7 of 29)

## Supporting Attachment

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### Legal

1. There are no direct legal implications arising from the recommendation from management.

### Finance

2. There is \$1.7 million in the current budget to deliver the park concept, design development, tender documentation and commence construction of the park in 17/18.
3. A capital works bid forward plan of \$1.8 million is anticipated to complete the first stage of park construction outside of the commercial development construction footprint in 18/19.

### Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

### Stakeholder consultation

5. A project Steering Committee was established at the outset of the project as the key decision making group.
6. Meetings with key stakeholders and members of the community have been undertaken at key project milestones, including the Southbank Residents Group, Southbank Owners Corporation and Southbank Library.
7. Two phases of community consultation were undertaken in developing the concept plan. The first phase undertaken in 2014 asked the community what they would like to see and do in a new park at Boyd and their support for park expansion.
8. Community consultation on the draft concept plan during November to December 2017 aimed to seek feedback on the proposals within the concept plan. The community were invited to share their feedback on the interactive concept plan on Participate Melbourne and in person at a community workshop on 7 December 2018.

### Relation to Council policy

9. The concept plan is consistent with the Open Space Strategy and City Road Master Plan.

### Environmental sustainability

10. Boyd Park concept plan aims to improve the environmental sustainability of Southbank by increasing the amount of public open space, increasing tree canopy cover and species diversity and increasing permeability in an area that is subject to inundation. The concept plan will result in a net gain of trees and public open space through park expansion, meeting the objectives of the Open Space Strategy.



# BOYD PARK FINAL CONCEPT PLAN

CITY ROAD

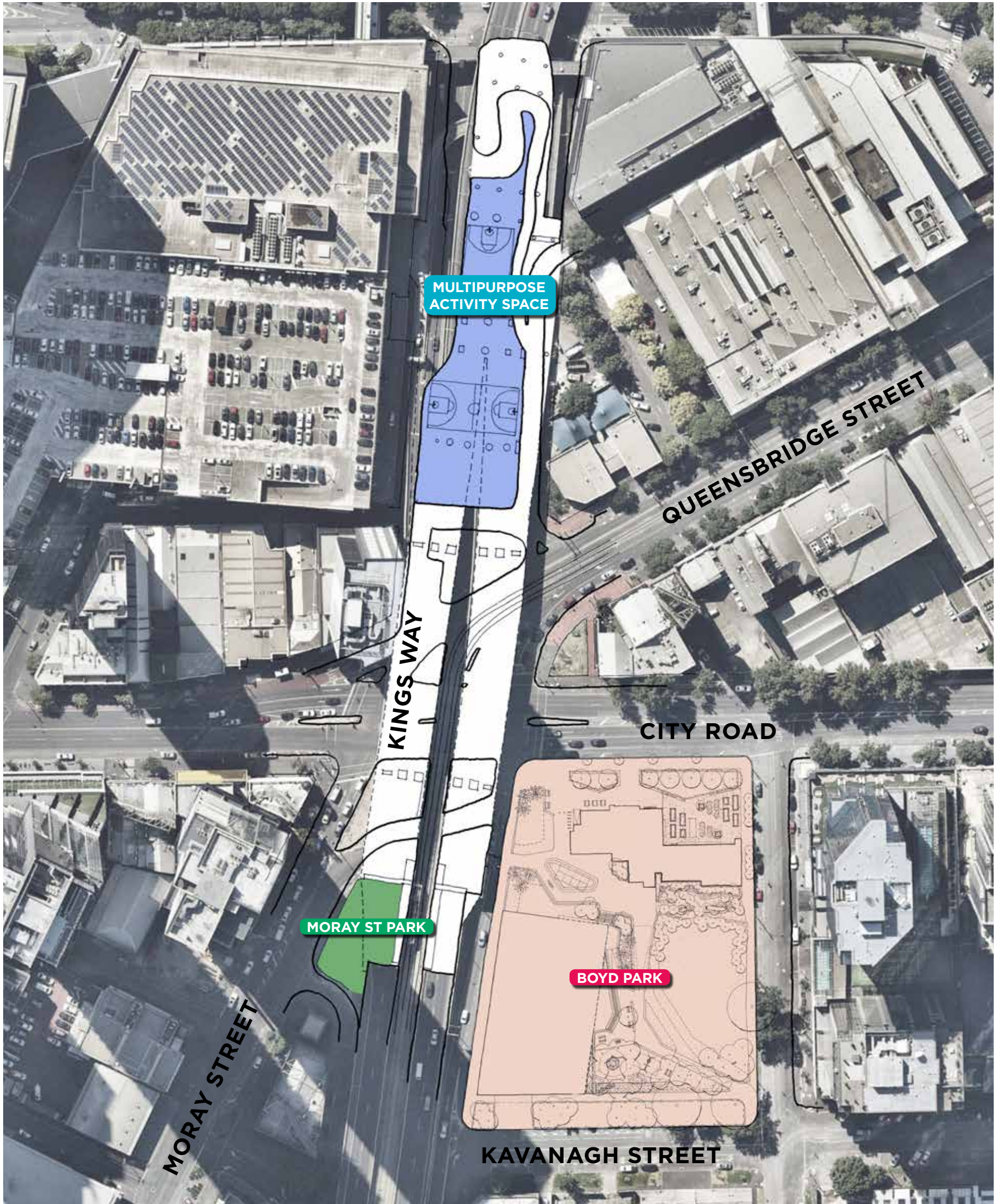


KAVANAGH STREET





# BOYD PARK SURROUNDING PRECINCT OPPORTUNITIES





# BOYD PARK

## DRAFT CONCEPT PLAN - NOV 2017

## FINAL CONCEPT PLAN - FEB 2018

CITY ROAD



KAVANAGH STREET

CITY ROAD



KAVANAGH STREET





# BOYD PARK

## DRAFT CONCEPT PLAN



### COMMUNITY ENGAGEMENT SUMMARY

November - December 2017





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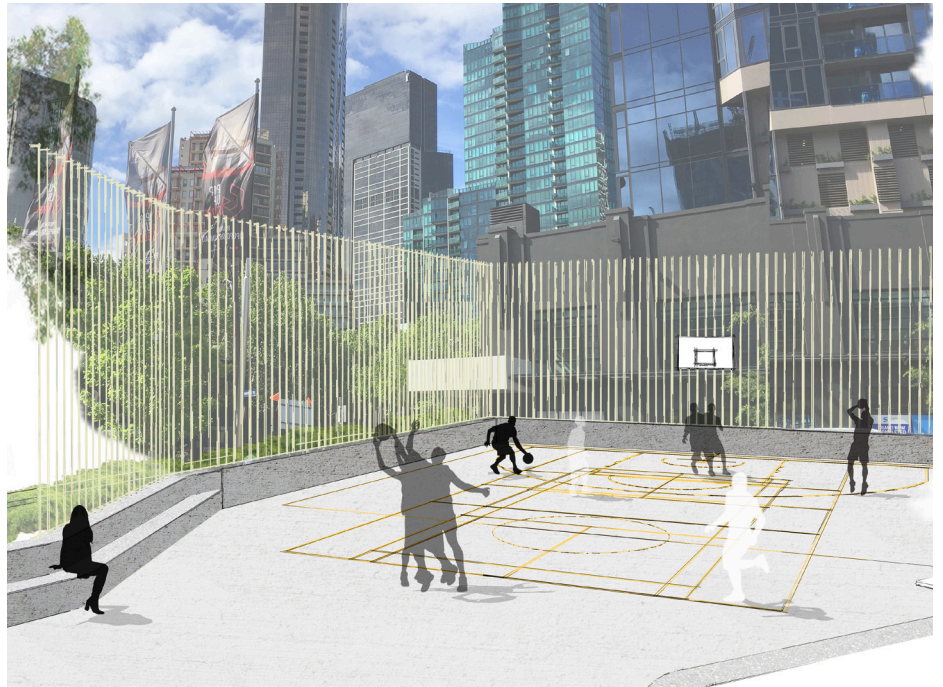
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# INTRODUCTION

This document has been prepared following the conclusion of Phase 2 community engagement on Boyd Park, Southbank. The engagement sought community feedback to support the Draft Concept Plan for establishing a new neighbourhood park adjacent to the Boyd Community Hub.

Running from late November into December 2017, the engagement generated 118 recommendations from 88 participants.

Underpinned by the City of Melbourne's Open Space Strategy, the Draft Concept Plan has been substantially informed by Phase One community engagement undertaken in 2014 and includes the following:

- A community park with trees, lawns and access to nature
- Areas for children's play
- Active areas including space for basketball
- Spaces for quiet relaxation
- Barbecue and picnic facilities
- Community and event gathering spaces
- Park expansion into adjacent roadways
- Improved park amenity with new seating, lighting and waste facilities.

This engagement summary has been commissioned by The City of Melbourne and completed by The Space Agency - an independent consultancy specialising in stakeholder engagement and placemaking.

The Space Agency was engaged, as an impartial, external consultant, to review and analyse community feedback in order to identify key themes and recommendations. Every effort has been made by the authors of this document to represent accurately participant feedback and insights.

***For recommendations or questions, Please contact: [citydesignstudio@melbourne.vic.gov.au](mailto:citydesignstudio@melbourne.vic.gov.au)***

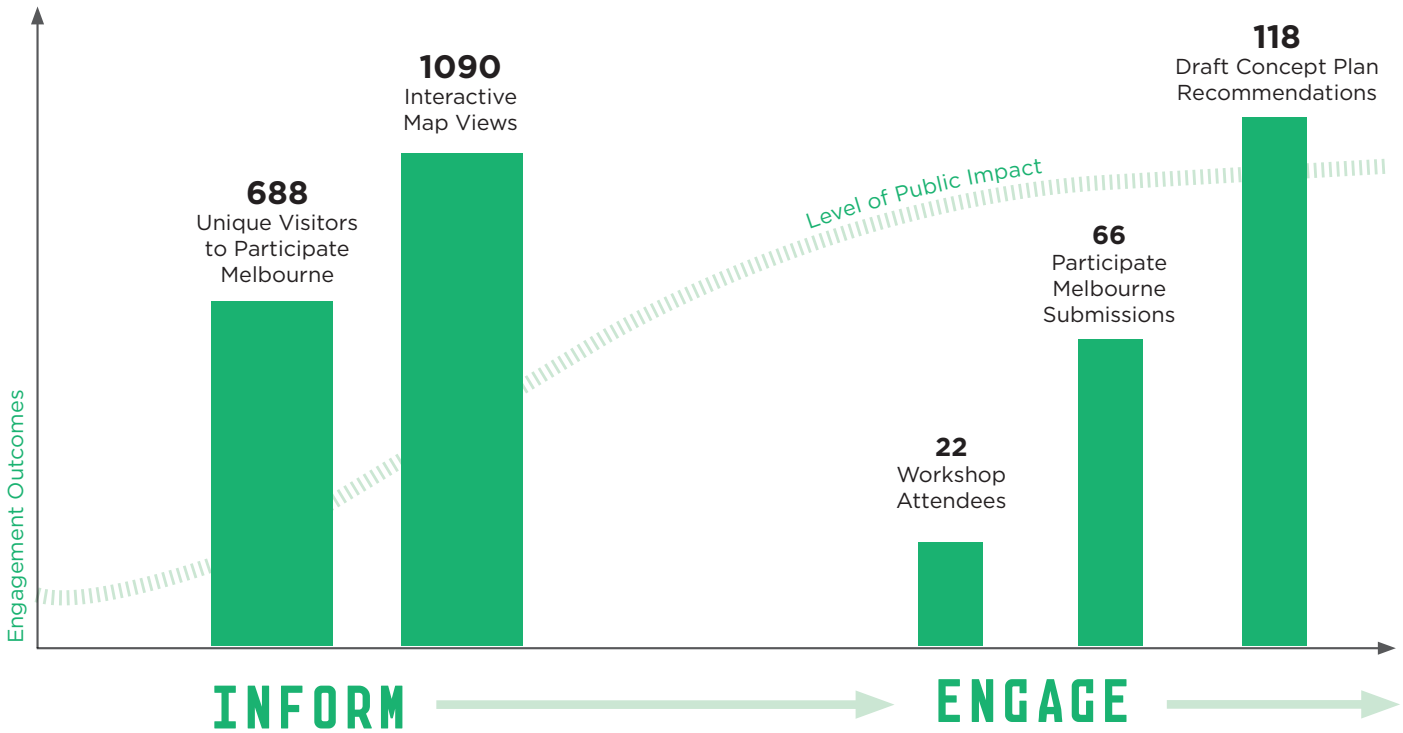




**PART A:**  
**ENGAGEMENT**  
**OUTCOMES**

# ENGAGEMENT SNAPSHOT

## PARTICIPATION OUTCOMES:



Participate Melbourne is the digital hub for all City of Melbourne engagements. Over the duration of the engagement, the platform attracted 720 unique visitors. In addition, the Boyd Park interactive map received 1131 views.

Through Participate Melbourne, participants were able to share their views on the Draft Concept Plan. A total of 66 submission were logged through Participate. A further 22 people attended a community information session and workshop.

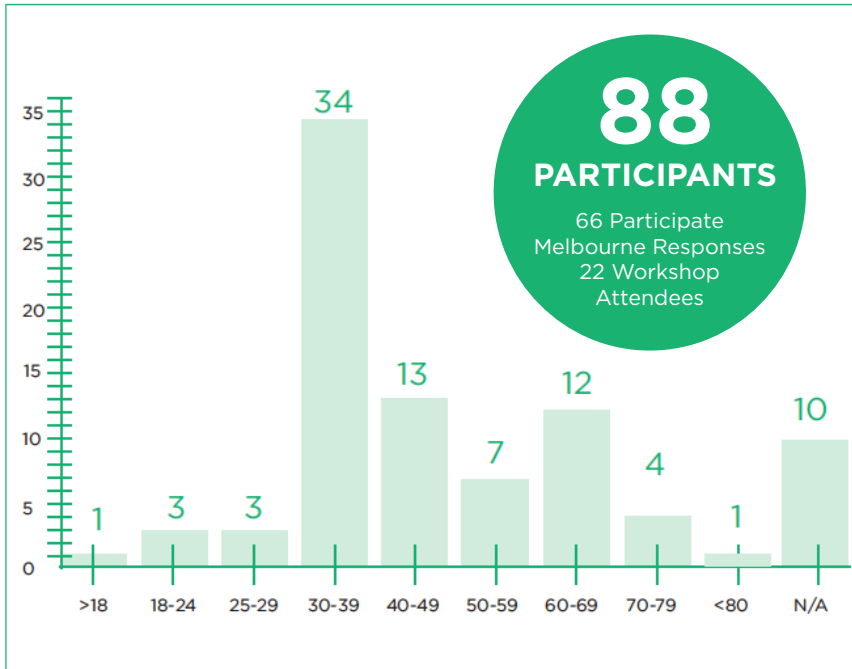
### WHAT HAPPENED?

- The City of Melbourne ran a community engagement campaign from Monday 27 November, 2017 to Friday 22 December (~4 weeks).
- During this period, the draft concept plan was presented to the public via an interactive plan on Participate Melbourne.
- A community information session was held at the Boyd Community Hub on Thursday 7 December at 5.30pm.
- In addition to Participate Melbourne, presentations to key stakeholders and a post card mail-out to 6000 Southbank residents were undertaken across the engagement period.

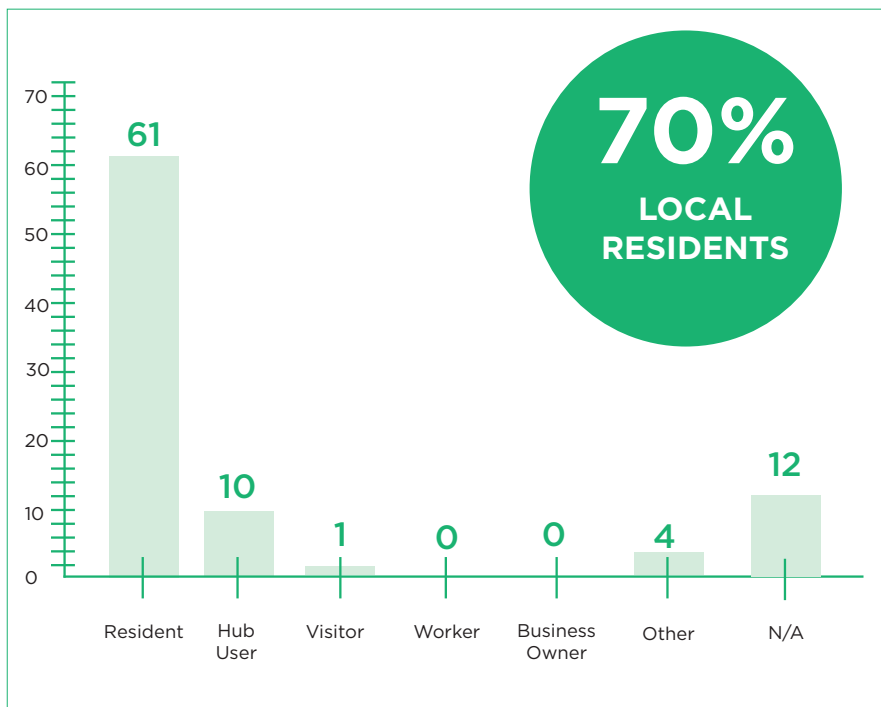
### WHAT'S NEXT?

- A temporary park has been created at the Boyd site this summer (2017/2018) as part of the ongoing consultation program.
- Community feedback will inform the final concept plan to be presented to the community in early 2018.

# PARTICIPANT PROFILE



Over half of the total number of participants were between the ages of 30 and 49. Only 8% of respondents were under the age of 30. Participants were not asked to nominate their gender identity.



Participants were overwhelmingly Southbank residents(70%). The consultation did not capture insights from local workers or business owners.



# ENGAGEMENT OUTCOMES



## RECOMMENDATIONS


The Phase 2 community engagement collected responses from **88 participants**. 66 participants submitted recommendations and considerations through Participate Melbourne in response to the question: “what do you think of the draft concept plan?”. A further 22 attended a community information session and workshop.

Community responses have been independently reviewed by an external consultant. Within these responses, a total of **118 separate recommendations** have been identified. These recommendations fall into 11 principle discussion areas of which a Play Area, Forecourt Design, and Dog Park were the top three - covering 53.4% of the total responses.

Theme	N	%
Play Area	25	21.2%
Forecourt Design / Multipurpose Court	23	19.5%
Dog Park	15	12.7%
Development Land	10	8.5%
Community Garden	9	7.6%
Placemaking	8	6.8%
Shade / Weather Protection	6	5.1%
Planting	5	4.2%
Connectivity	4	3.4%
Activation	3	2.5%
Other	10	8.5%
<b>Total</b>	<b>118</b>	<b>100%</b>

# KEY THEMES

Theme	N.	%	Recommendations
<b>Play Area</b>	25	21.2%	One in five participants wrote about the provision of a play space within the concept plan. Overall, most participants wanted a fenced play area for kids that included more play equipment - including equipment that is suitable for toddlers.
<b>Forecourt Design &amp; Multipurpose Court</b>	23	19.5%	Participants were unsure about the location of the multipurpose court in the forecourt. They did not want to see the existing planting removed and thought the court would be better suited behind the building. Participants thought the safety fence around the court would detract from the beauty of the building. Some participants were keen to ensure the court would be a proper basketball court and recommended using a higher quality surface material.
<b>Dog Park</b>	15	12.7%	A significant proportion of comments discussed the need to create a dedicated space for dogs. Participants were strongly in favour of a fenced dog park within the scheme, as well as increased amenity for dog owners - such as dog waste bags and more bins.
<b>Development Land</b>	10	8.5%	Participants disprove of the land allocated for future private development. They were concerned this new building would overshadow the park and reduce its appeal.
<b>Community Gardening</b>	9	7.6%	Participants were keen to continue the community garden and wanted to see a space included within the scheme.
<b>Comfort and Amenity</b>	8	6.8%	Participants wanted additional BBQ facilities, seating and a water fountain included within the concept plan.
<b>Shade / Weather</b>	6	5.1%	Participants were keen to have some shade / weather protection over the Village Green or included at another location in the scheme,
<b>Planting</b>	5	4.2%	Participants wanted to see more ground level planting including flowering plants and varieties that encourage biodiversity.
<b>Connectivity</b>	4	3.4%	Participants wanted to see improvements to help connect the space with the local area and attract visitors. One suggestion including adding a blue bike-share station.
<b>Activation</b>	3	2.5%	Participants suggested the park could be more activated if it included space for markets or outdoor gym equipment.
<b>Other</b>	10	8.5%	Other comments that did not fall neatly into the above categories included: incorporating learning experiences, indigenous knowledge and culture, as well as information on the history of the site. This section also included over-arching recommendations and general comments on the project.



**PART B:**  
**APPROACH**



# PROJECT CONTEXT

Southbank is Melbourne's most densely populated suburb with a population of 20,000 residents and 45,000 workers. The current residential population is forecast to rise by 175 per cent in the next 15 years.

The area has the least amount of public open space per person in Melbourne at just 2.5 square metres (compared to Melbourne's target of 21 square metres per person).

With over 96 per cent of Southbank's population living in apartments with little or no access to outdoor space, creating a new neighbourhood park is crucial.

The Boyd Park Draft Concept Plan outlines the vision for creating a new neighbourhood park for Southbank, adjacent to the Boyd Community Hub.

The plan aims to create a backyard for the thousands of residents living in apartments in Southbank and provides flexible and playful spaces that support a range of activities for the diverse population.

The draft plan builds on Boyd's former use as a school and its current function as a vibrant community hub in Melbourne's densest suburb.

Boyd Park is one of a suite of projects in Southbank, which aim to meet the needs of the growing population by improving access to open space and making it safer and easier to get around this inner city neighbourhood.

Other related projects in the area include the transformation of Southbank Boulevard to create new open space, a new bicycle connection along Kavanagh Street and street upgrades proposed under the City Road Master Plan.

# ENGAGEMENT PROCESS

In 2007 the City of Melbourne purchased the Boyd School Site. Following consultation with the community, Council determined the site should be divided into three areas:

- A community and cultural hub developed in the heritage listed school buildings;
- A portion of the site to be sold for a residential and commercial buildings;
- The remainder of the site to be transformed into a new park.

Since the Boyd Community Hub opening in mid-2012, it has attracted around 7000 visitors per month and offers a diverse range of community services.

## Phase 1: December 2014

Previous community engagement on the Boyd Park project was undertaken in 2014. During the Phase 1 engagement, the community was asked how they currently use the open space at Boyd and what features and activities they would like to see in a future park.

Participants told us they would like the new park to provide a range of different activities and landscape features:

- A green park with trees and access to nature;
- Areas for children's play;
- Space to sit for quiet relaxation;
- Areas in which to be active including basketball;
- Barbecue and picnic facilities;
- Space for dog walking;
- Space for markets, performances and events;
- Access to sun and shade;
- Inclusion of an art or water feature.

Overall, 79% of respondents were in favour of making the park bigger by decreasing the size of adjacent streets and removing car parking spaces.

## Phase 2: November - December 2017

In late November 2017, the community was invited to provide feedback and share recommendations on a Draft Concept Plan for Boyd Park. The Concept Plan was heavily informed by Phase 1 consultation outcomes.

Within the plan, five new spaces were proposed for the new park. These included:

- A multi-purpose court on the City Road and Balston Street corner
- A 'Village Green' lawn area of approximately 1300 square metres
- A play area with picnic and barbecue facilities
- A community event and gathering spaces with a 'Schoolyard' theme reflecting the historical context of the site
- A new entrance and lawn area on the City Road and Kingsway corner.
- The draft concept plan also includes provision for future park expansion on Kavanagh Street, the new Kavanagh Street bicycle lane and improved pedestrian connection to trams on Kings Way.


During the Phase 2 engagement, participants were asked what they thought of the draft concept plan, which resulted in a number of recommendations on how to improve the proposed new spaces.

To coincide with the engagement campaign, a temporary public park was installed at Boyd. This summer pop-up is intended to promote the concept plan and to create a space where stakeholders can imagine the future public space. The Boyd Summer Park will be in place until April 2018.

# BOYD SUMMER PARK

During the engagement period, a temporary park was created at Boyd to promote the draft concept plan and provide a space for the community to enjoy prior to the construction of the permanent park. The Boyd Summer Park is a short term initiative to activate the space behind the community hub, transforming it into a space for activity and relaxation. The park features temporary furniture, trees and planters for community gardening. The Summer Park will feature a diverse program of health and wellbeing activities and creative events for all ages, running from December 2017 until April 2018.





**PART C:**  
**RECOMMENDATIONS**



# OVERALL



## WHAT PARTICIPANTS SAID:

Overall, participants expressed strong support for the proposal to create a new public park at Boyd. Feedback centred on tweaks and small changes to improve the draft concept plan.

Two recommendations stood out from the consultation: the desire to include a fenced dog park as part of the plan, as well as a fenced play area for kids. The multipurpose court proposed for the forecourt generated the most discussion - with recommendations to move the court, change the design, or improve the functionality.

The play area attracted the most responses, with 21% of respondents commenting on it. 13% of responses discussed the needs and responsibilities of dog owners.

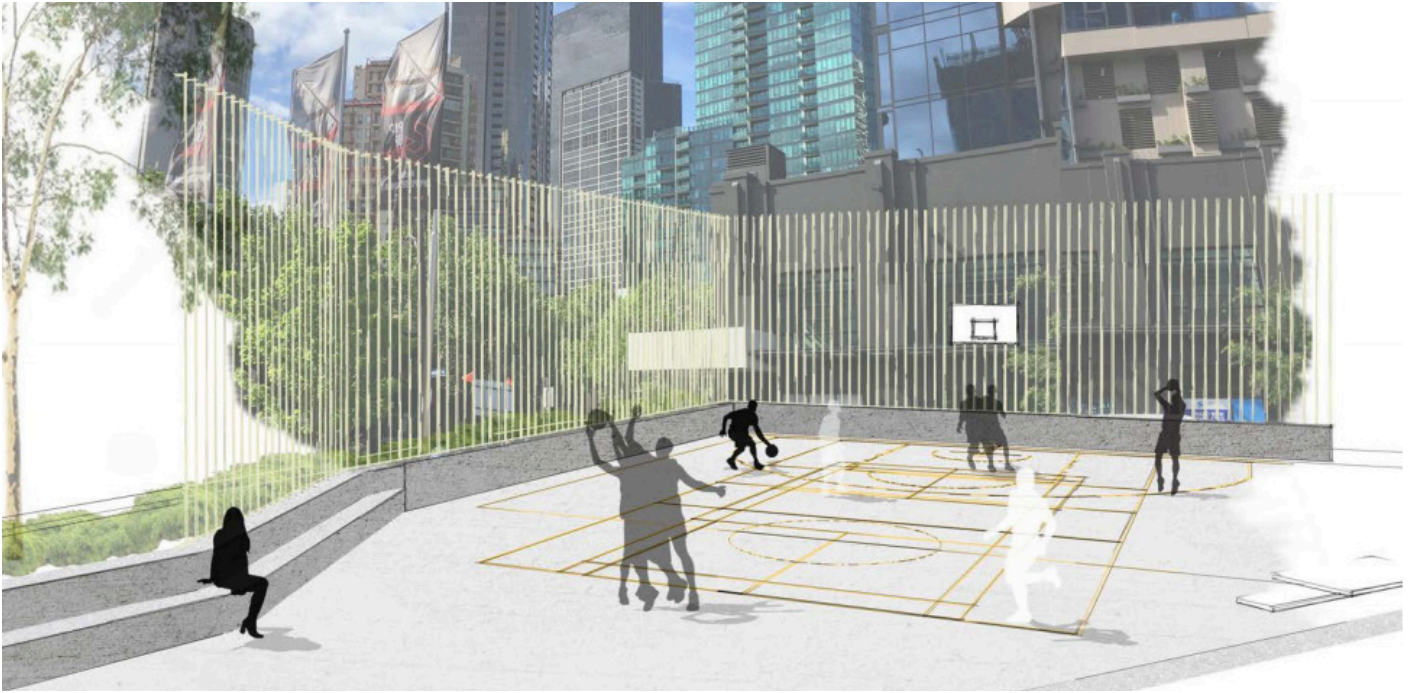
Other general suggestions made by participants included:

- More BBQ facilities
- A shade / weather protected area over the green
- More low level planting and flowers for bees
- A space for community gardeners
- Place activation - including markets and educational experiences.

Some participants were unhappy about the land slated for development. 8.5% of responses discussed this feature of the plan. Participants were concerned that the development would reduce the amenity of the park and block sunlight.



# MULTIPURPOSE COURT



## CONCEPT PLAN PROPOSAL:

The City Road frontage will be adapted to provide a multipurpose sports court to bring activity to the front of the Boyd site. This area will include:

- A new multipurpose court providing for informal court based activities
- Screening element to contain court activities and provide protection from surrounding streets
- Additional greening through new garden spaces and shade trees
- Edge of court seating and picnic tables for sitting, watching and socialising

## WHAT PARTICIPANTS SAID:

The proposal for the multipurpose court generated a broad discussion among participants. Overall, respondents thought this was a worthwhile inclusion, however they were not happy with the placement of the court in front of Boyd. A group of participants felt that the location of the court was not a safe place where kids could play ball - being too close to City Road. Others felt that the tall fence around the space would detract from the heritage facade of Boyd and that ball games in that area would disrupt the quiet of the Library. Many suggested that the court would be better placed behind the building.

Further suggestions included creating a full size court and ensuring that the surface of the court was made using a high quality material.

Southbank Resident, 30-39:

*"It'd be better to have the basketball court in the back of Boyd instead of the front. That way it wouldn't take away from the Hub's beautiful facade and make it more welcoming both for community members and people using the court."*

# NORTH LAWN



## CONCEPT PLAN PROPOSAL:

A sunny lawn space with seating areas and generous entry and gathering space at the corner of City Road and Kings Way. This area will include:

- Raised sunny lawn area with shade trees and seating for relaxation.
- Large outdoor space with tables and seating for outdoor dining outside the existing café.
- Generous site entry and gathering area at City Road frontage and improved access to the tram stop via new entry and future raised crossing point.

## WHAT PARTICIPANTS SAID:

Participants did not comment heavily on the proposal for North Lawn. One participant suggested that this would be a better location for the multipurpose court. Another two participant suggested that this space should continue to be used for community gardening.

Southbank Resident, 50-59:

*"I would also like to see a community garden (herbs and fruit/vegetables) in the proposed north lawn area, as already started by the Southbank Sustainability group. This is already a welcome addition to this space."*



# SCHOOLYARD



## CONCEPT PLAN PROPOSAL:

*A space for gathering, events and play, that relates to its former use as a school, extending from the Boyd Hub and integrated with the future development. This area will include:*

- Line markings for flexible child-friendly games
- Sloping lawn and amphitheatre seating opportunities for gatherings and events
- New garden spaces and shade trees

## WHAT PARTICIPANTS SAID:

Participants did not comment heavily on the proposal for the School Yard. Two participant suggested that this would be a better location for the multipurpose court.

User of the Community Hub, 40-49:

*“Will the new plan leave intact the fenced secure outdoor sandpit and playspace that adjoins the playroom at the front of the building? This space is used by many families attending playgroups within the community hub and is the only safe and secure outdoor area for babies and children under 5yo to play.”*

# FOREST GARDEN



## CONCEPT PLAN PROPOSAL:

*A tranquil seating area for gathering, reading and informal play that compliments the library, set amongst deciduous trees and garden beds. This area will include:*

- *Timber and rock seats and edges for gathering and reading*
- *Deciduous trees for shade in summer and access to sunlight in winter*
- *Sensory gardens and spaces that encourage informal nature-play*

## WHAT PARTICIPANTS SAID:

There were no comments or recommendations focusing on the proposal for the Forest Garden. Within the general comments, two participants suggested including productive fruit trees within the design. One participant suggested deciduous trees that change colours in autumn. A small group of participants wanted to see more lower level planting - including herbs and garden beds - that could be used by community gardeners.

User of the Community Hub, 18-24:

*"It is excellent to have a plan in place to provide more green space and facilities for a community which is largely deprived of green and recreational areas. Our ratio of green space to occupants is very poor according to recommendations."*

# PICNIC AND PLAY TERRACE



## CONCEPT PLAN PROPOSAL:

*An elevated picnic and play space near Kavanagh Street which integrates with the future development edge. This area will include:*

- Picnic tables and BBQ facilities for gathering and outdoor dining
- Informal play spaces amongst shade trees and places to sit.

## WHAT PARTICIPANTS SAID:

The picnic and play terrace attracted a large proportion of participant comments and recommendations. Overall, participants liked the idea of including tables and seating for picnics as well as a place for young kids to play. Regarding the picnic area, a number of participants requested more community BBQ facilities recognising that these would be very popular. Three participants requested a shade structure close to the BBQ area.

The play area was widely commented on by participants. A large group suggested that this space should include a fence to contain and protect children from surrounding streets. A large number of comments also highlighted the need for more and diverse play equipment. Five participants wanted to see equipment suitable for very young (toddler) children, and one participant recommended disability-friendly equipment for children in wheel-chairs.

Within the general comments, a small number of participants highlighted the need to think of the surface materials used in this area. As one suggested, too much asphalt can create a heat island. Overall, participants wanted to see less concrete and asphalt and more green space.

Community Hub User, 70-79:

*"It is difficult to see from the concepts if consideration has been given to fencing any play areas and open space where it bounds busy roads. Given the use of Boyd for playgroups etc, this would be a good addition to improve the safety of the area for small children."*



# VILLAGE GREEN



## CONCEPT PLAN PROPOSAL:

*A large flexible open lawn that responds to the lack of green open space in Southbank. This area will include:*

- Large open sunny lawn space for flexible activities
- Shade trees and seating walls around lawn edges for resting and shade
- Generous pathways and park lighting around the perimeter of the green to provide a strong link through Boyd park.

## WHAT PARTICIPANTS SAID:

While not specific to this section alone, participants commented on the need to provide for dog owners - namely: bins and bin bags to collect dog waste. Further suggestions included access to water or an outdoor doggy bowl. Within the comments, a large number of participants requested a fenced area for dogs. This was a particularly strong point for many - with some being concerned for kids safety and other highlighting that Southbank needs a proper off-leash dog area.

A small group of participants wanted to see a shade structure or additional tree planting on the green. Participants noted that it would be good to have a space to shelter from the rain if they were taking their dogs out.

Within the general comments, one participant suggested that a space should be made available to markets. Another suggested adding an outdoor gym to the space.

Southbank Resident, 30-39:

*“If a section of the village green could be fenced off with a dog friendly water fountain like they have at Albert park would be great. You’ll make a lot residents and their fur children very happy.”*

# APPENDIX A

# WORKSHOP FEEDBACK

Workshop participants were asked to complete a short evaluation form at the conclusion of the community information session. A total of 13 of the 22 workshop participants completed the feedback form. On each question, they were asked to rate their experience from 1-5 (one being the lowest, 5 being the highest) Their responses have been tabled below.

## AVERAGE SCORE

4.9 / 5

4.8 / 5

4.8 / 5

4.5 / 5

4.4 / 5

## QUESTION

1. Do you think that the community consultation session met the objective to inform community members about the draft Concept Plan?
2. Do you think that the community consultation session met the objective to give community members an opportunity to share views and ask questions?
3. Did you feel comfortable sharing your feedback?
4. Did you feel your feedback was listened to?
5. Overall, how would you rate the session?