



2nd August 2018

Davies Park Improvement Plan – Feedback and Comments

The Kurilpa Futures Green Group have met to discuss the park improvements and offer the following feedback.

Summary

Council's plan makes some good suggestions at a broad level, but lacks any detail for large areas of the park.

A summary of the key points to address in developing a concept plan further:

- 1) The Jane Street Community Garden relocation is a poor outcome for many reasons, outlined in detail below.
- 2) The Montague Road ideas only address half of the open space available and lack park facilities.
- 3) The toilet should be retained and a further toilet built more proximate to the new park works to Montague Road.
- 4) The multi-use court should be a public space and not fenced off.
- 5) Funds should focus on provision of park facilities, not to fix other infrastructure such as poor drainage, toilets, roads and road lighting. Funds for these items should come from road and repair of facilities budgets.
- 6) There appears to be no particular theme, concept or idea driving the improvement plan, which reads like a scattered number of infrastructure improvements.

Detailed Feedback

Attached is a marked up plan with comments in red. These comments are further outlined as follows:

- **Positive elements in the plan include** – A relocation of lease boundaries to allow a park space on Montague Road, recognition of need for hardcourt and multi-use/skate/play facilities, recognition of need for play element, consideration of

toilets, consideration of Jane Street Community Gardens. The form and location of these facilities require more work.

- **The round grassy open space** – Without seating or other functions, this space may appear as the entry to a football club, like the spaces around Suncorp Stadium. The space requires plentiful seating, a drink fountain, litter bins and some kind of design theme or apparent activity planning, which raises it above just being grass and concrete.
- **The multi-use games area** – In the visualisation, the area appears as a large, flat slab of concrete with a fence behind it. The multi-use games area requires shade, seating and design which considers what games may occur there, and what these games may require. A large, flat slab would be a poor outcome. This multi-use area should accommodate a skatepark and a small stage space for events and gatherings.
- **Jane Street Community Garden** – The proposed location is a poor outcome for the Jane Street Community Garden. It provides poor access to northern light, overshadowing across its whole length from mature trees and a long frontage facing the goal post of the soccer pitch. Plants will be substantially shaded and then constantly impacted by soccer balls and players looking for soccer balls. After hours there is no street surveillance and the site may become a problem area. The current gardens have a quiet atmosphere. The proposed site will place them at the entry to the busy markets, which may impact the gardens with unmanned visitation. The Northey Street Community Gardens were rehabilitated without relocation. The Jane Street Community Garden could also be rehabilitated on site, by capping soil areas and raised planter beds through an incremental improvement process. The gardens do not have to be relocated to be made functional or safe. The Jane Street Community Garden is one of West End’s most loved public spaces and its improvement should be a priority in the immediate funding of works. There is no substantial evidence presented that the community gardens are impacting large trees nearby and this is not a reason to prevent ongoing activity.
- **Multi-use court** – The single court is simply a conversion of a sand court into a hard court within the existing football grounds, which are fenced off. The multi-use court should be in a fully public space and not fenced. The balance of the lease area implies there will be two more courts, but this is not defined or certain. Is it to be a public, freely accessible court? The plan should make clear the intention of this large leased area.
- **New toilet block** – The location of a new toilet block would be better in a more central place which is proximate to the proposed Montague Road park

improvements, as well as to the markets, sports area and Jane Street Community Garden. A much better and central location would be where the shared roadway turns toward Montague Road, or near the multi-use games area. The existing toilet block should be refurbished and retained, since there is an under provision of toilet facilities in this busy park and two toilet blocks would better serve the improved park facilities and the markets. An alternative is to rebuild a smaller toilet block in a nearby location and a second smaller toilet nearer the new grassy space.

- **Mound reshaping area** – The existing avenue of trees provide a pleasant green corridor. Mound reshaping can occur without removal of the perimeter trees. There is no value in removing the trees.
- **Mound removal area** – This large area is large enough to be a pocket park in its own right. The relationship to the multi-use court area could be strengthened by moving the hard mixed-use court adjacent, and by making the court part of the public park. The fence/lease boundary would be between the court and the football grounds.
- **Playspace** – The playspace is located near the mature trees which have suffered from heavy trampling and have had serious health issues in the past. The playspace should be located on the flat area, not on the banks near the trees, since this will only encourage more trampling. Play facilities for small children should more importantly be provided adjacent to the new grassy open space on Montague Road, since there is plenty of set-back area and the space needs facilities and activities to activate it.
- **Area adjacent to Montague Road (south)** – There are no proposed upgrades for this large, open area of land that fronts Montague Road. This space currently houses fig trees which provide good levels of shade and amenity, and has a high level of visibility from both Montague Road and the internal shared roadway. This area can be viewed as another pocket park within the overall Davies Park precinct. Activation of this space is required to accommodate the open nature of the area, the high level of street appeal it affords and its use as a thoroughfare for people accessing the Saturday markets.
- **Soccer pitch** – The pitch is poor in quality and the space is insufficient. A new pitch should be laid and the pitch widened and lengthened.
- **Engagement** – Council have collected a lot of feedback up to date, but have not shared that detailed feedback on specific preferences and facilities the community want. This feedback should be reviewed, made transparent to the community, and the improvement plan adjusted to reflect the park-related needs of residents.

Ongoing engagement should continue and the concept plan emerging from this current call for feedback should return to the community for further feedback.

- **Funding** – There is a dramatic undersupply of park facilities in the Kurilpa Precinct. The \$2.1 million allocated is insufficient for current users, let alone the thousands coming shortly in the apartments under construction. It is stated that the \$2.1 million won't build all the coloured and annotated elements shown on the plan. The \$2.1 million should be funding green open space/parkland: The green/soft landscape comprising of Montague Road park areas and the Jane Street Community Garden. Roads, drainage and toilets should come from other budgets. Fully public park facilities should be the priority.