

Consultation Response
 Transport for NSW
 PO Box K659
 Haymarket NSW 1240
Projects@transport.nsw.gov.au

We the undersigned are concerned about the impact of the proposed access road though Tiggers Honeypot Garden (the Garden).

The Garden, located on Lot 1 DP330632 (western section of garden) and Lot 1 DP60283 (eastern section of garden and building), was originally a community garden and was gifted to the UNSW childcare centres in 2006 to *'ensure that the garden space will remain for the benefit of the children and assist in their early childhood environmental learning.'* (Letter dated 4 August 2006 and signed by Alan Egan, Director of Facilities Management)

Since then the staff, parents and children of Tiggers Honeypot have, and continue to, **develop, maintain and enjoy the garden in all weather – rain or shine**. The garden and work by Tiggers community has been recognised officially in garden awards by Randwick Council and plays a substantial role in the attraction of the centre to current and prospect parents (Staff of UNSW) and their children.

So although the space is *'is not currently part of the formally licenced area for the childcare centre'* (Page 51 MODIFICATION REPORT: SSI-6042 MOD 4, Stop changes – High Street, Randwick) **the Garden is an integral part of Tiggers DNA**, and is very important to us as part of the Tiggers Honeypot greater community.

It is important to us, the undersigned, that impact the garden is minimised as much as possible.

1. We would like to submit the following concerns about the proposed access road:
 - 1.1 Loss of Tiggers Honeypot Community garden and its impact on the learning and development which is enhanced by access to this space.
 - 1.2 Proposed design dissects Tiggers Honeypot community garden in half rendering the remaining garden in Lot 1 DP330632 (western section of the garden space) inaccessible for the children due to safety concerns.
 - 1.3 Uses too much of Lot 1 DP 60283 (Tiggers Honeypot community garden space and facility) and is too close to the facility (building) – particularly the babies (6 weeks to 18 months) room.
 - 1.4 The proposed design doesn't reflect an understanding of the surrounding property's and residences needs, including Tiggers Honeypot as a childcare facility
 - 1.5 That the construction and operation of the proposed access road will impact the childcare facility and amenity in the following areas: Noise, Dust, Vibration and Contamination

2. We formally request the following:


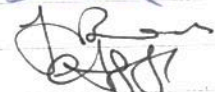

- 2.1 **None to minimal impact to Lot 1 DP 60283** (eastern section of the Garden and building) and that the land to be maintained for use by Tiggers Honeypot as a garden space.
- 2.2 **Minimal impact to Lot 1 DP330632** (western section of the Garden)
 - 2.2.1 The proposed access road on Lot 1 DP330632 does not connect to Lot 100 DP836801 (36-38 High Street - Kenvale College) but via Lot 1 DP546495

- (currently access driveway to Tiggers Honeypot community garden). See point 2.3.
- 2.2.2 The proposed access road on this land needs to only connect SP 9261 and SP 22052 (Residential properties 42 & 44 High Street) to Arthur Street.
 - 2.2.3 The proposed access road on this property, currently identified to be designed to a local road standard, be downgraded to a driveway.
 - 2.2.4 The proposed road moves as far as possible to the western section of the property leaving as much of Lot 1 DP330632 connected to Lot 1 60283 – to maintain the usability of the space for the community of Tiggers Honeypot.
- 2.3 The proposed access road using Lot 1 DP 546495 (existing UNSW access road) meets the requirements for commercial vehicles and links into Lot 100 DP 836801 (Kenvale College) at the junction of the two properties accessing the Kenvale College site via the parking lot at the northern section of the property.
- 2.4 Lot 1 DP15324 (26 Botany Street) be used for the access requirements for Lot 2 DP234000 (46 High Street) and remaining space on the land be used as UNSW parking facility.
- 2.5 **Any impact to the Garden be replaced with like for like or better** in the remaining garden space and within the licenced childcare area (rooms and attached outdoor spaces) and that Tiggers Honeypot are consulted during this process.
- 2.5.1 Do note: that focus of the centre has to be develop and maintain the community garden space over the need of the outdoor areas attached to the rooms. These attached outdoor areas will need to be upgraded as part of this process.
- 2.6 Tiggers Honeypot Parent committee be considered a major stakeholder and consulted at the concept and detail design and at the construction stage.
- 2.7 All impacts resulting from construction and operation of the access road, including contamination (lead, asbestos), noise, dust, vibration impacts to the building and loss of amenity be **addressed specific to the specialised needs of a childcare facility**.
- 2.8 We sincerely request a **one month notice** is provided to the Director of Tigger's Honeypot Childcare Centre (Sylvia Turner) and the Tiggers Honeypot Parent Committee before either construction of the proposed access road or the relocation and upgrading the of current garden assets start (whatever occurs first) to enable Tiggers Honeypot to document and celebrate the garden. This will help the children and those attending Tiggers Honeypot understand what is going to happen, as they are the ones who will be most impacted by the proposed access road, regardless how small the impact. A month, though small, will help Tiggers Honeypot do this.

Please refer to **Attachment 1** which show the Property boundary with constraints and **Attachment 2** with the Alternate Design proposed by Tiggers Honeypot Parents' Committee

We respectfully request that all our concerns and requests are addressed and resolved.

Kind regards,

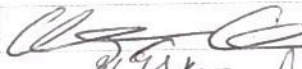
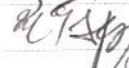

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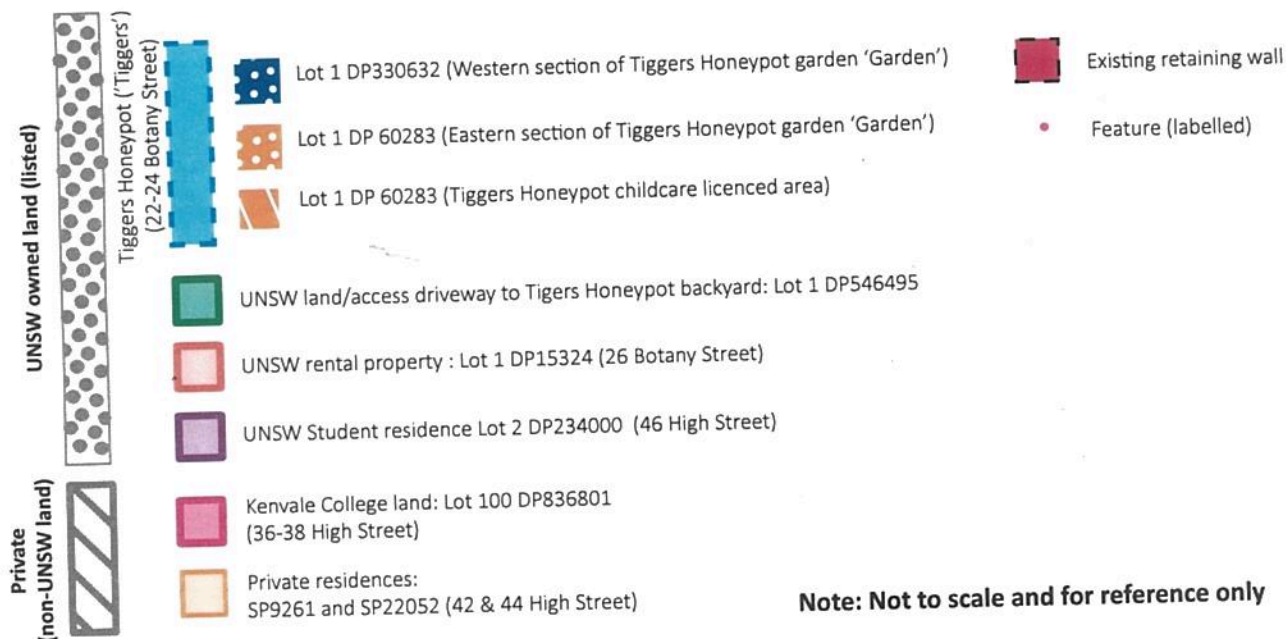
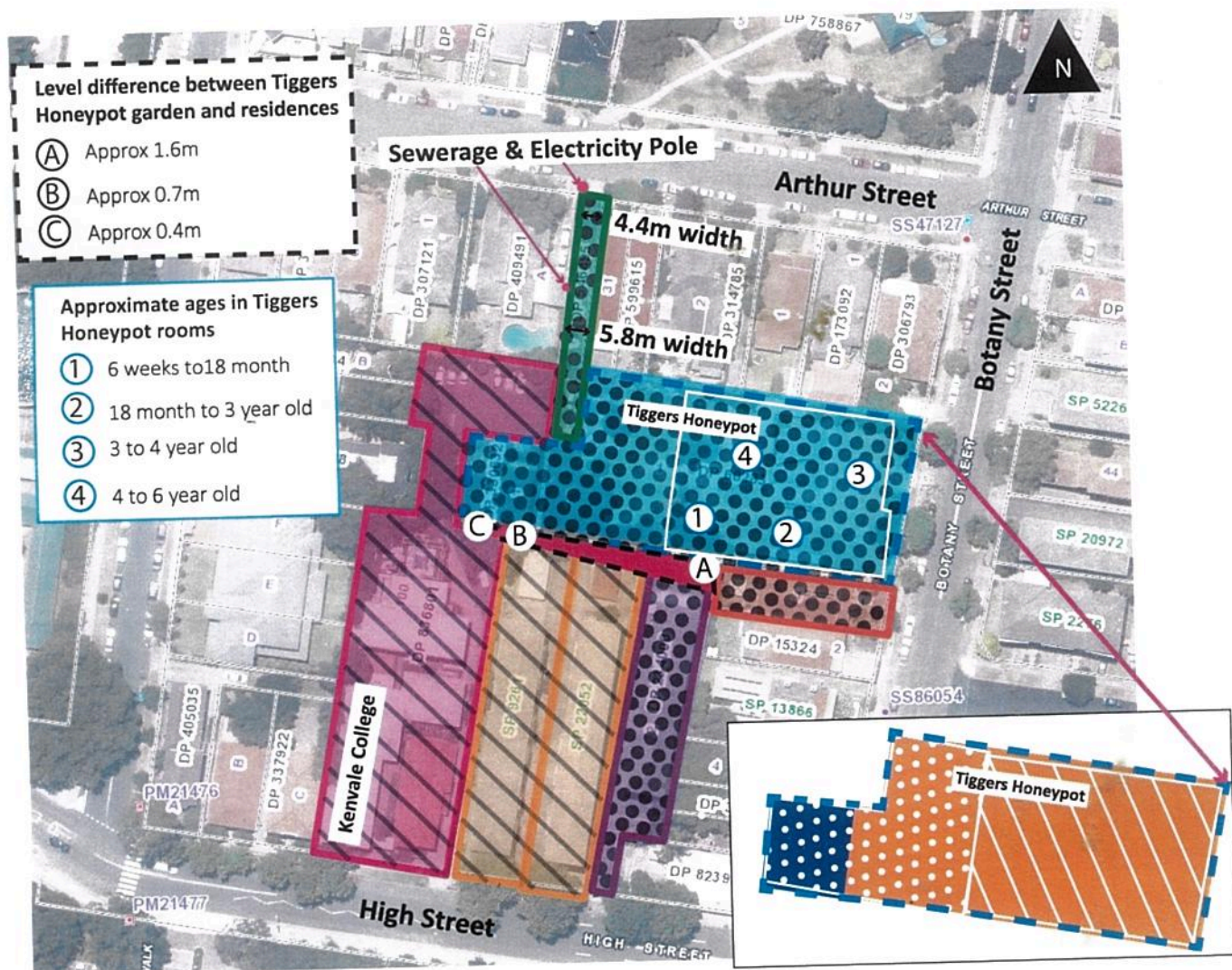
Kind regards,

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Attachment 1: Property boundary with constraints

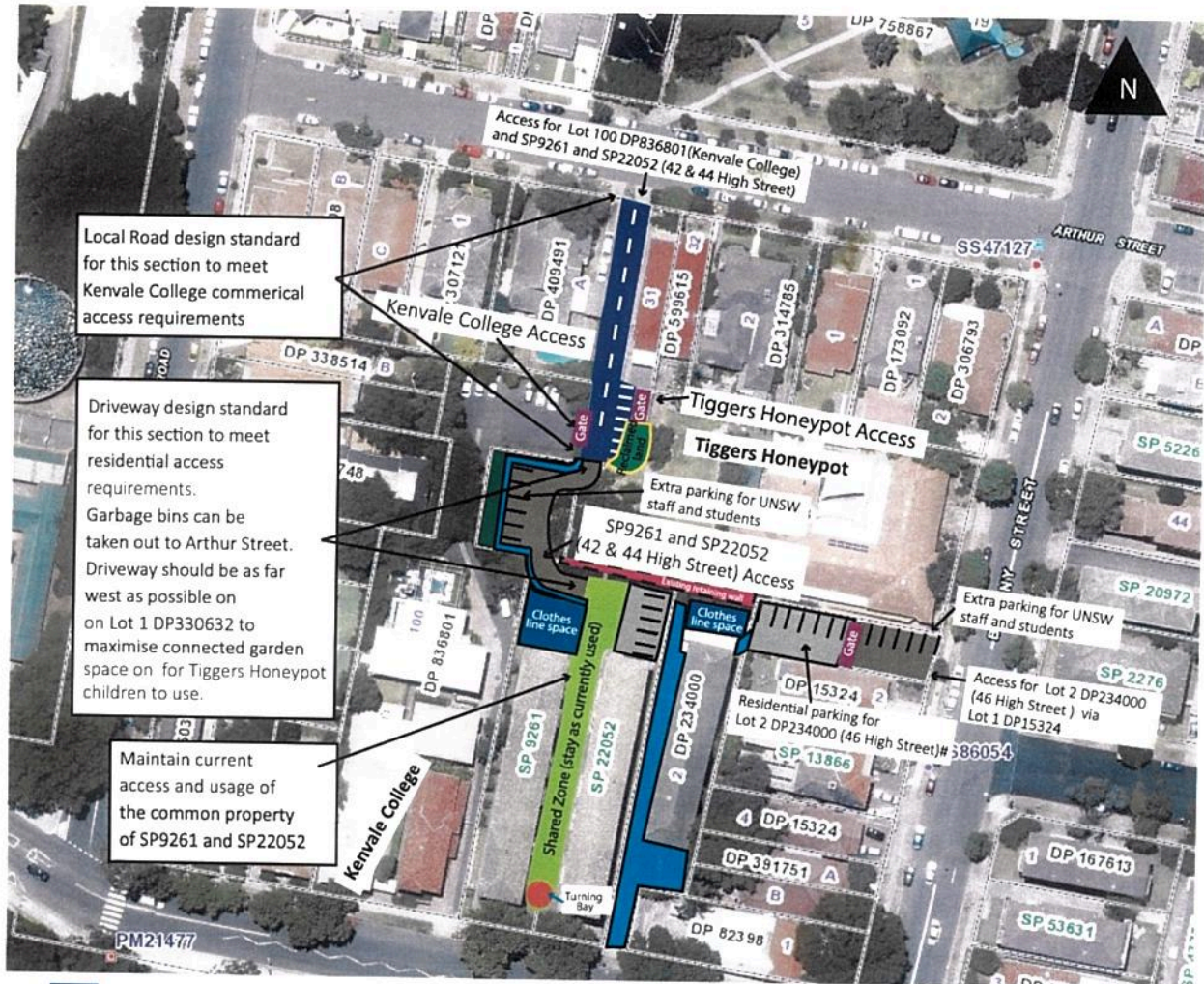


Note: Not to scale and for reference only

Attachment 2: Alternate Design proposed by Parents' Committee

Key features

- > UNSW owned Lot 1 DP15324 to provide parking for Lot 2 DP234000 (46 High Street)
- > UNSW owned Lot 1 DP546495 to provide local road standard access for to Lot 100 DP836801 (Kenvale College),
- > UNSW owned Lot 1 DP330632 (Western section of Tiggers Honeypot Garden) for access driveway to Lot SP9261 and SP22052 (42 & 44 High Street)



- | | | | |
|--|--|--|--|
| | Local road standard to support commercial property access requirements | | Gate |
| | Driveway and parking lot standard road | | Proposed clothes line/drying area |
| | Shared zone- pedestrian and car - existing and proposed use. | | Existing retaining wall |
| | NEW UNSW and student parking spaces | | Garden/compost site |
| | Residential parking spaces | | Reclaimed land- converted to garden from gravel. |
| | Pedestrian path | | |
| | Pull over bay/passing space | | |
| | Turning bay | | |

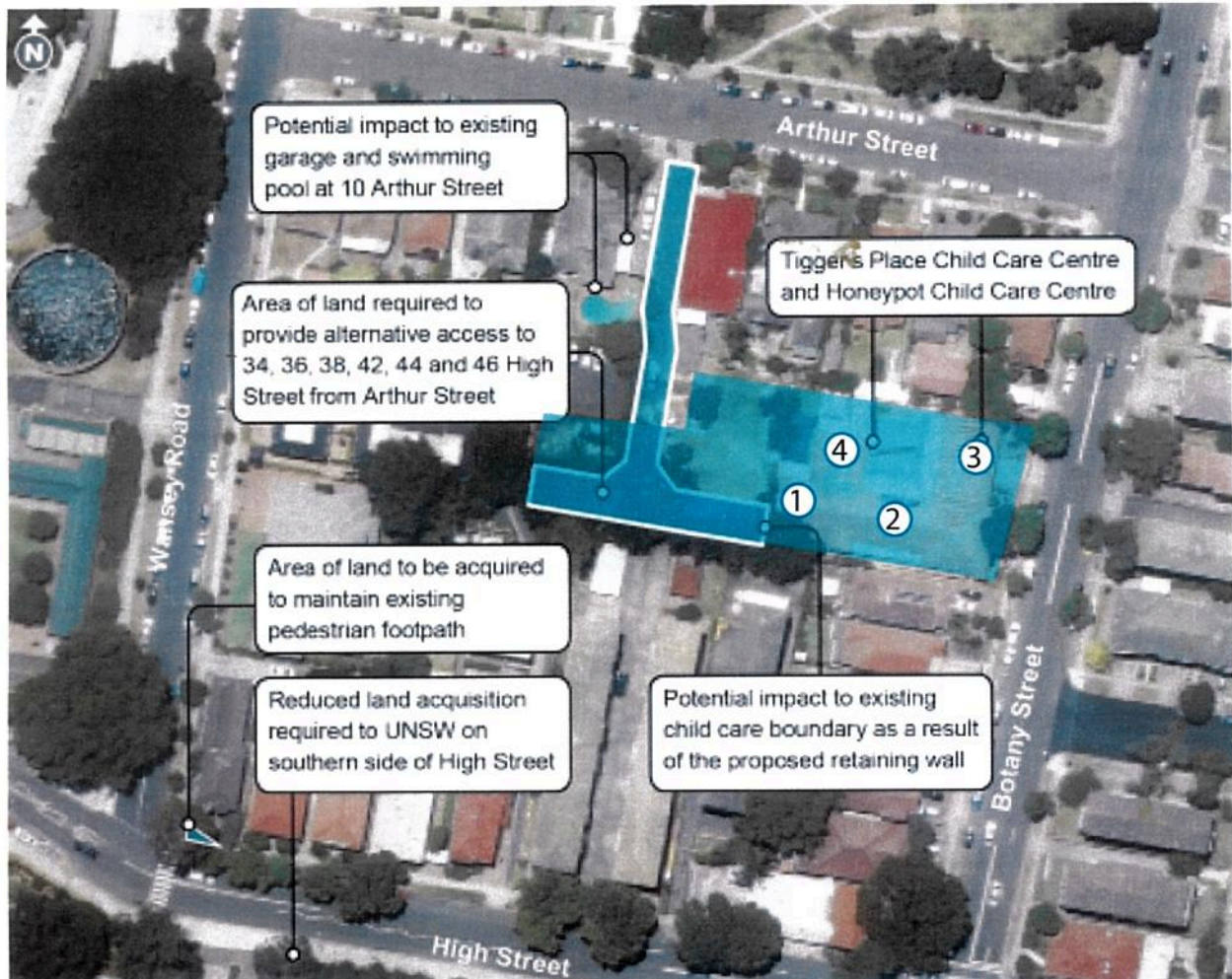
Currently parking is under the building with poor access. Propose to relocate the parking to Lot 1 DP15324 which eliminates risk to the building structure OR remove parking from Lot 2 DP234000 UNSW student tenants and replace with secure bicycle and motorbike parking.

Note: Not to scale and for reference only

Proposal from Transport for New South Wales (TfNSW)

Key features

- > Design provides access to High Street properties (SP9261, SP22052, Lot 2 DP234000 and Lot 100 DP836801) through Lot 1 DP330632 and Lot 1 DP 60283 (Tiggers Honeypot Community Garden)
- > Design dissects Tiggers Honeypot community garden in half - creating inaccessible land for Tiggers (western section of the garden)
- > Design is for a local road standard



Note: Indicative only. Subject to detailed design

Figure 5.4 Land use impacts resulting from the modification

You can review the *MODIFICATION REPORT: SSI-6042 MOD 4, Stop changes – High Street, Randwick* which outlines the changes to the design and proposed access road which is proposed to dissect Tiggers Honeypot Garden in half.

- Page 30-31 covers the current consultation and issues raised.
- Page 50-52 covers the impact on Tiggers Honeypot with graphic illustrating the proposed design (above).

This information can be found here: https://majorprojects.affinitylive.com/public/4e786c069206ee4a58cfc35d06735a0f/01_CSELR_Modification%204%20-%20Main%20Report.pdf

 Tiggers Honeypot ('Tiggers') (reference)

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Page 1: Proposal from Transport for New South Wales
Page 2: Property boundary with constraints
Page 3: Proposal from Tiggers Honeypot Parent Committee

Approximate ages in Tiggers Honeypot rooms

- ① 6 weeks to 18 month
- ② 18 month to 3 year old
- ③ 3 to 4 year old
- ④ 4 to 6 year old