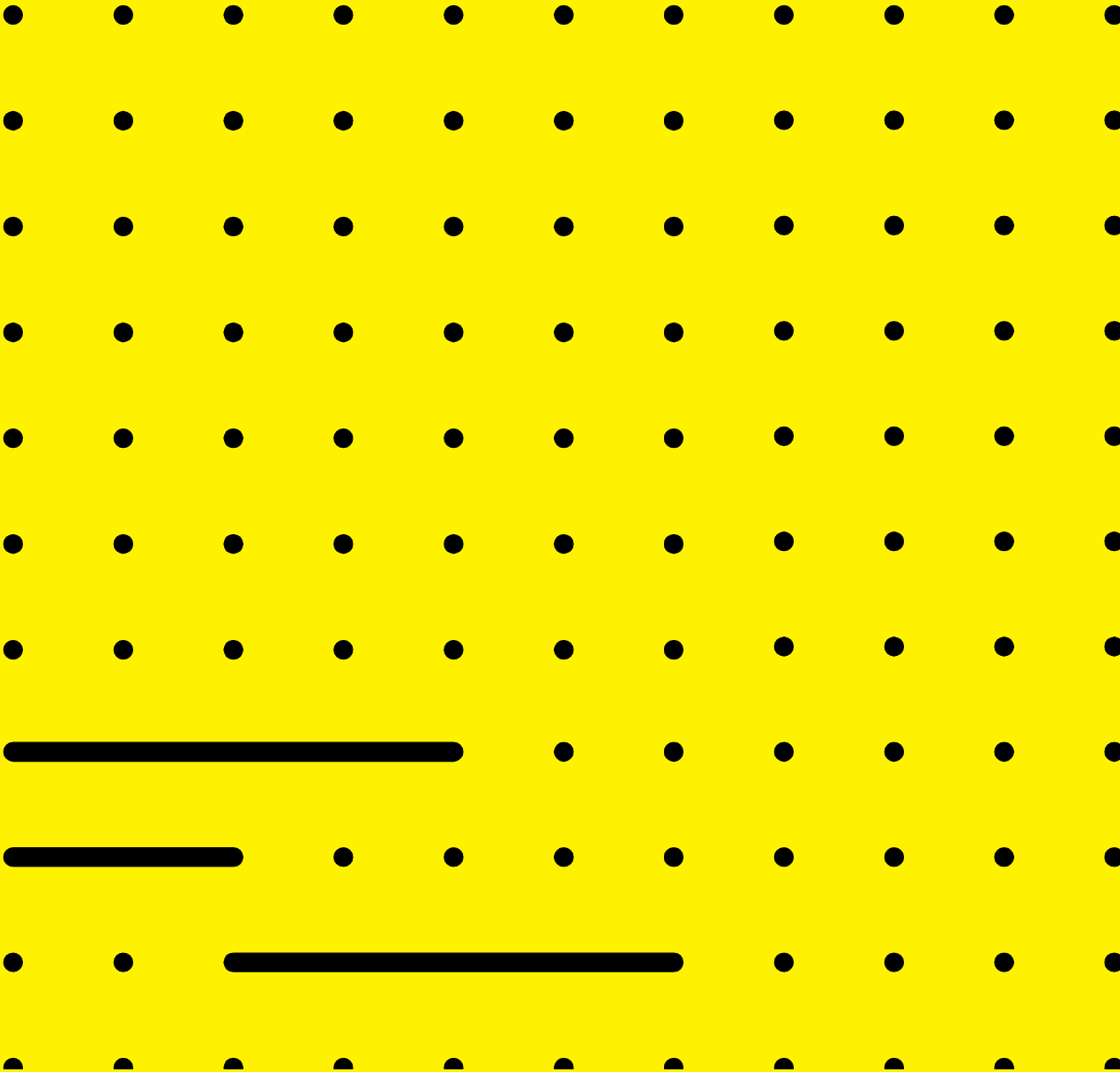




Planning Review Wright & Coombs Play Space Landscape

Prepared for:
Suburban Land Agency
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1

Executive Summary

1.1 Summary

This report reviews the existing and proposed play and landscape provisions of Edgeworth Parade, Coombs.

The analysis conducted against the Territory Plan and TCCS Municipal Infrastructure Standards found no statutory, environmental or social issues with providing a toilet facility at Edgeworth Parade, so long as the final design is considerate of crime prevention. Passive surveillance as well as the design and construction of the facilities will alleviate most of the potential negative impacts. Further issues to be considered during implementation are documented in Section 1.

The need for facilities to serve a greater variety of ages and abilities has been identified by previous studies and community consultation as well as this assessment. Most importantly, the Molonglo Valley has insufficient public toilet amenities.

Public toilets have been requested by much of the community given concerns for their children's needs, their own capacity to go out, or their inability to utilise facilities such as barbeques in the absence of amenities.

The proposal to include public toilets at the Edgeworth Parade play space has been met by opposition from some residents who live opposite the site. These residents cite concerns for parking, crime, and an adverse impact on the environment. This report provides an assessment of potential negative impacts and provides some advice for consideration to implement a positive design development.

The Molonglo Valley community will benefit greatly from the improved range of facilities and amenity provided by the proposed Edgeworth Parade play space.

1.2 Background

The Suburban Land Agency received 'in-principle agreement' to deliver a play space at Coombs Edgeworth Parade in 2017. The park was to supply increased amenity to the Coombs and Wright neighbourhood, including barbeques and activities for a broader range of age groups.

To compliment the nature and selection of the proposed facilities, as well as the local resident demand, TCCS and the SLA agreed that a public toilet would be appropriate for this site. The SLA launched a community consultation process in May 2019. The consultation included a YourSay survey, a primary school design workshop, and one independent submission. Of the more than 200 responses during the consultation the most popular requests were for toilets, basketball courts and shade. However, the independent submission from residents opposite the proposed play space opposed the toilet facility.

A Wright and Coombs Toilet Block study was completed in April 2019 coming to the conclusion that the proposed Edgeworth Parade play space (Fig 1) was the optimal location for a toilet, that there are precedents across Canberra, and that the proposal is not inconsistent with the 2019 TCCS Municipal Infrastructure Standards.

This report was commissioned to develop the existing studies, to ensure that any new facility will be compliant with the Territory Plan vision and codes, is in the interest of the community, and is located appropriately.

1.3 Previous Studies

This report expands upon a body of work already completed:

- Edgeworth Parade Landscape Analysis and Concept Plan (Redbox, 2019)
- Have Your Say - Coombs Play Space Responses (SLA, 2018)
- Molonglo Active Living Map (SLA, 2019)
- Coombs 1-4 Landscape Design Framework (Oxygen, 2012)
- Coombs + Wright Toilet Block Study (Redbox, 2019)
- Coombs Estate Development Plan (Approved 2012)



Figure 1 - Existing conditions at Holdens Creek and Edgeworth Parade site location as at 17/05/2019 (NearMap)

2

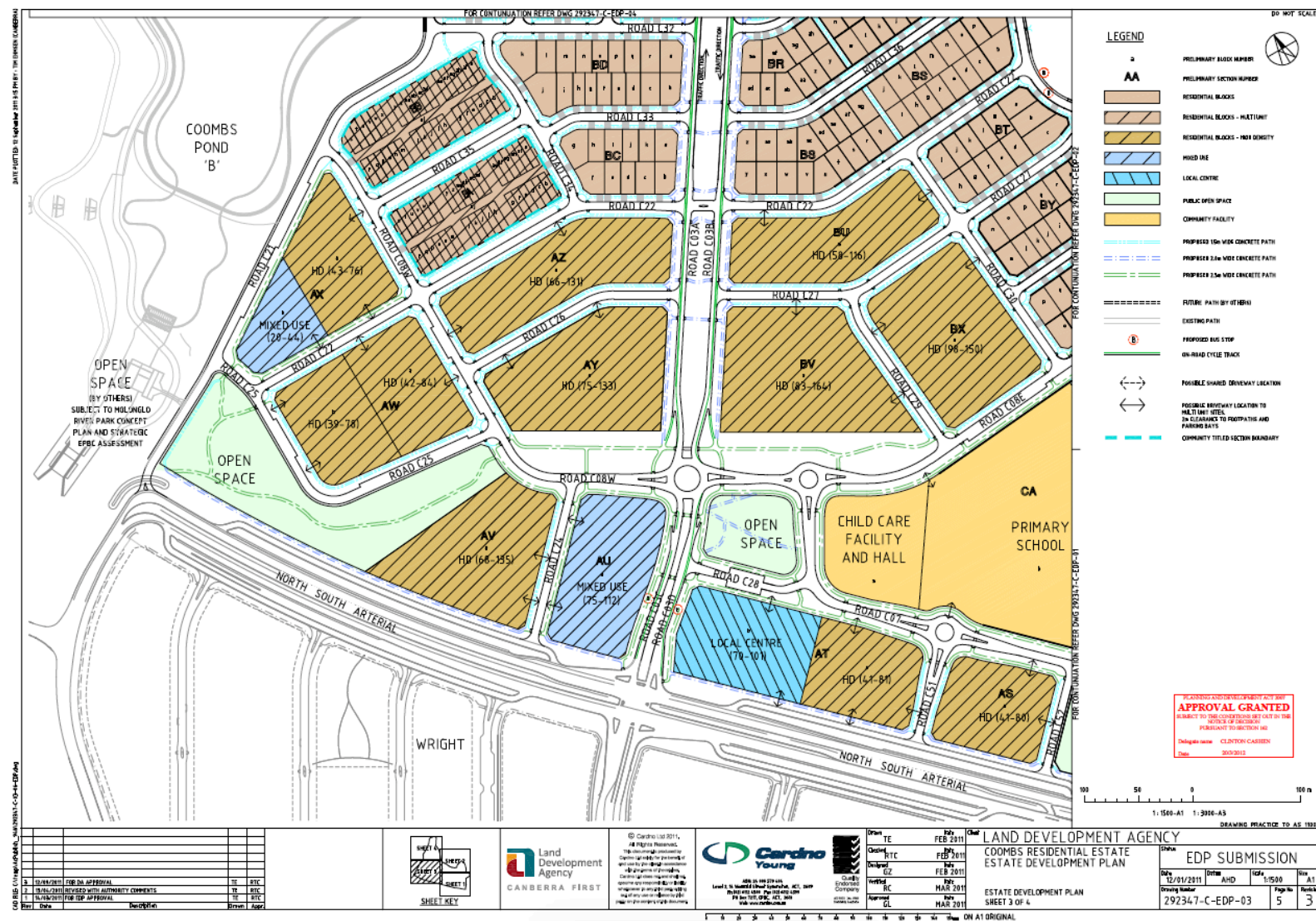
Territory Plan

2.1 Estate Development Code

Effective: 3 May 2018

The Estate Development Code is not relevant to the current or future play spaces in Wright and Coombs. Estate Development Plans were submitted and approved by the relevant agencies before development commenced.

The Coombs Estate Development Plan (EDP) approved on the 20th March 2012 shows a future landscaped park site at the Edgeworth Parade location with “ponds & landscape works by others & with separate DA approval” (Drawing Number 10/852 LMP06). The EDP (Figure 2) labels the “Approx. location of future playground space” at a site closer to John Gorton Drive than the current proposed Edgeworth Parade neighbourhood park location (Drawing Number 10/852 LMP07). This site has since been used for a pollutant trap for water quality management. The EDP Land Use Plan (Figure 3) designates the proposed site as PRZ1 – Urban Open Space Zone, currently the land remains as FUA – Future Urban Areas and RZ1 Suburban Zone.



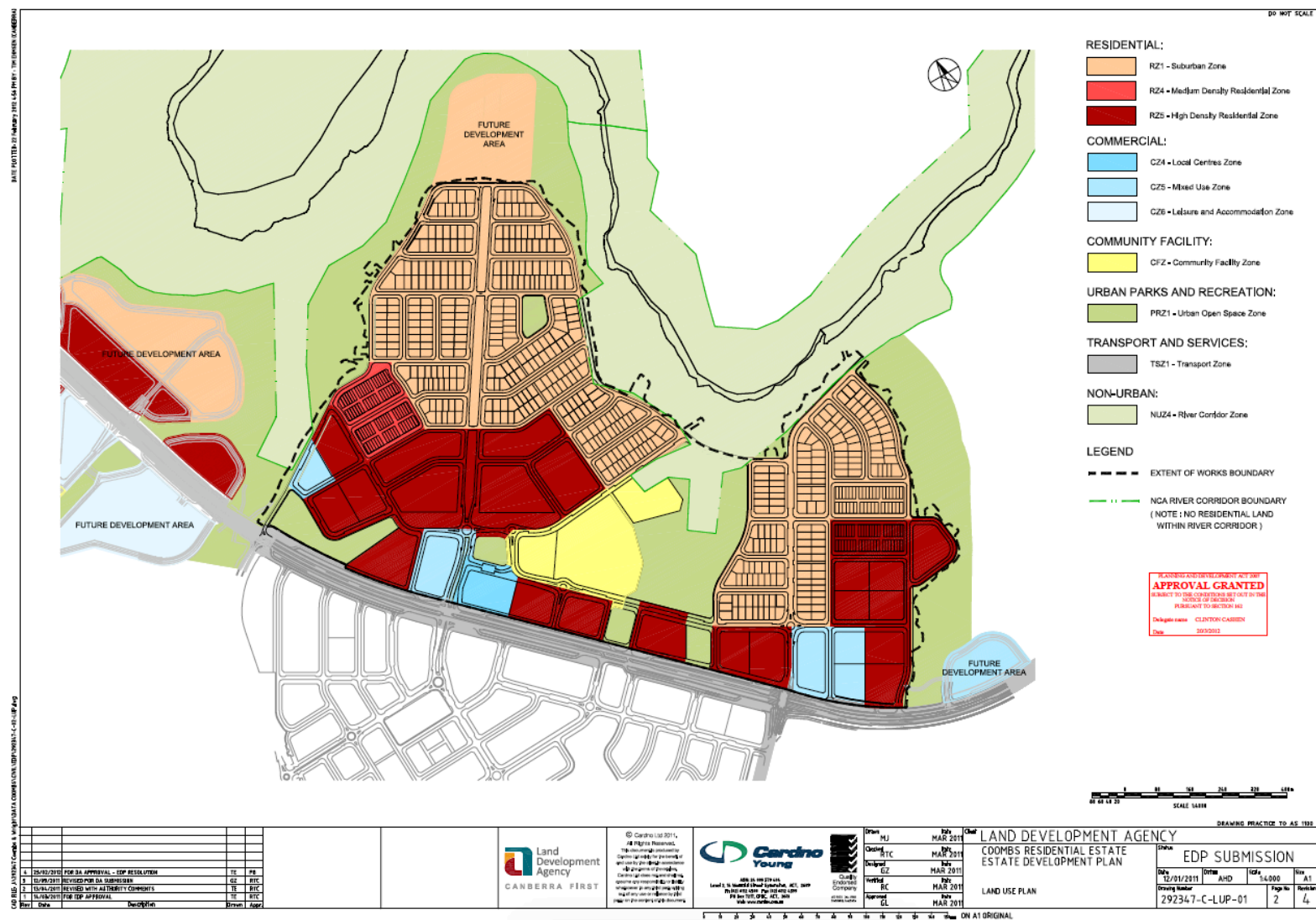


Figure 3 - Coombs EDP Land Use Plan approved 20/03/2012

2.2 Structure Plan Molonglo & North Weston

Effective: 25 May 2017

The Structure Plan for Molonglo and North Weston sets out the principles and policies that apply to the Molonglo and North Weston future urban area in accordance with section 91 of the Planning and Development Act 2007. The following sections of the Structure Plan directly apply to this Planning Review:

Table 1 - Structure Plan - Molonglo and North Weston Excerpts

Relevant Criteria	Response
4. Principles for the development of Molonglo and North Weston future urban area	
4.2 Social principles	
5. Community facility sites will be located close to public transport and generally in places where, for reasons of safety, people already have a cause to congregate, particularly at shopping centres and schools.	The proposed Edgeworth Parade site is located within 600m of bus stops and the Coombs shopping centre. The existing pedestrian pathways are well utilised.
4.5 Landscape and open space principles	
25. The river corridor is recognised as an important natural asset to the ACT and region. It will be planned as an integral part of the National Capital Open Space System by providing for continuity of recreation use with surrounding open space and the Murrumbidgee River corridor.	The Edgeworth Parade site sits outside of the river corridor. As a peripheral pond on the urban fringe and located on the active travel route linking the Open Space System, the proposed park would provide continuity of recreational use between the river corridor, the residential area and Stromlo Park. It is appropriate to locate more urban recreation facilities in locations that are linked to, but outside the river corridor.
27. Provision will be made along the river corridor for a balanced range of recreational activities appropriate to the characteristics of the river and adjacent land, and in a manner that reinforces and protects the natural and cultural values of the river corridor.	The proposed park provides a compliment to the river corridor recreational spaces. The provision of picnic facilities, public toilets and high amenity recreational activities servicing the local community at the waterway on the urban fringe, protecting the river corridor from unnecessary impacts of visitors.
28. Open space will be provided as an integrated hierarchical system which provides for a diversity of sport and recreation activities, contributes to the legibility and character of urban development and assists in the effective management of stormwater.	Wright and Coombs lack a diversity of sports and recreation activities. The results of the 2018 YourSay survey showed a high demand for ball sports and public toilet facilities, currently unavailable in the Molonglo Valley. The proposed park design will replace a slope of backfill seeded with low quality, unirrigated grass with a landscaped picnic and play space utilising a natural palette of ochre colours, indigenous artistic motifs and organic forms. As a water quality control pond, any contaminants from the proposed park and suburban runoff will be captured and filtered before entering the river corridor.

4.6 Urban design principles

31. Subdivision design and road layout will maximise access to 'special places' to enhance the character of Molonglo and North Weston and contribute to a 'sense of place'. Special places include Stromlo Forest Park, the Canberra International Arboretum and Gardens, the group and local centre, neighbourhood activity nodes, active and passive open spaces, riparian (creek and drainage) corridors, riverside parks and other open space corridors.	The proposed park increases the amenity of the active travel connection to the 'special place' of Stromlo Park. The Coombs subdivision design approved in 2012 identified the potential Edgeworth Parade park location fulfilling the Structure Plan urban design principle to maximise the access to neighbourhood activity nodes in this case with the Centenary trail, future city-Molonglo community route and equestrian trails all passing by the site.
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5. Policies for the development of the Molonglo and North Weston future urban area

5.1 General

37. The local neighbourhood is to be generally based on a walkable radius of around 400 metres from an activity node such as a park, bus stop, shops, community facility or school.	Portions of Edgeworth Parade have the poorest access to the existing play spaces in Coombs and Wright. Residences are not located within the walkable radius of 400m of alternative playgrounds.
65. Local parks will be located generally within 200m of all residents. Local parks will incorporate remnant tree stands where possible, and will generally be edged by streets, not back or side fences.	More than 100 residences fall within 200m of the Proposed site. The site is edged by the street of Edgeworth Parade, not back or side fences. There are no remnant tree stands.

2.3 Coombs and Wright Concept Plan

Effective: 2 June 2017

The purpose of the Coombs and Wright Concept Plan is to guide the design, assessment and zoning of the region and to guide the development and management of the public realm. The plan is based on the principles and policies set out in the Molonglo and North Weston Structure Plan. The following sections of the Structure Plan directly apply to this Planning Review:

Table 2 - Coombs and Wright Concept Plan Excerpts

Relevant Criteria		
Rule	Criteria	Response
Desired planning outcomes		Response
(e) adhere generally to the principles of a child friendly city promoted by UNICEF https://childfriendlycities.org/	"The voices, needs and priorities of every child are heard and taken into account in public laws (if applicable), policies, budgets and decisions that affect them."	Children were consulted as part of the consultation process. A co-design session with the local school was conducted and of the 8 designs submitted by Charles Weston Primary School students, 5 requested toilet facilities at Edgeworth.
	Guiding Principles	According to the principles of Child Friendly Cities initiative children have the right to voice their opinions and have these be taken into account in decisions that affect them, in this case the provision of a public toilet at Edgeworth Parade. A child-friendly city creates equal opportunities for all children including the marginalised and vulnerable children, not providing accessible public toilets within walking distance of any play space in the Molonglo Valley is a barrier to inclusion.
Element 1: Land use plan		
R25 The land use plan submitted with an EDP is in accordance with figure 4.	C25 Holdens Creek urban open space corridor Subject to the identification of precincts and key roads in accordance with elements 2 and 3, and to the zoning of land that is not in a future urban area, the land use plan submitted with an EDP shows Holdens Creek urban open space corridor, PRZ1 and NUZ4, consistent with desired planning outcome (h). Designed Planning Outcome (h) retain the landscape setting and significant natural elements of the site as part of an urban open space network that responds to the topography of the area, contributes to 'place-making' character	The proposed play space on Edgeworth Parade falls within the Holdens Creek urban open space corridor. Not inconsistent with Desired Planning Outcome (h), the new park design responds to the topography of the area, compliments the pond, and provides character to a site currently consisting of poor quality backfill with unirrigated grass, landscaping that was intended to be temporary until the park could be constructed as per the 2012 approved EDP.

2.4 Zone Objectives

Overlay Zone: RZ1 Suburban Zone; FUA: Future Urban Areas; Pe: Urban Open Space.

Effective: 3 May 2018

Under the current Territory Plan the Edgeworth Parade proposed play site is designated as a Future Urban Area (FUA) with RZ1 Suburban Zone awaiting the uplifting of the EDP land use plan proposed zoning. The approved EDP for Coombs designated the site as PRZ1 Urban Open Space.

PRZ1 Urban Open Space is the appropriate zone for the proposed park, which is on the urban fringe, does not qualify as a Special Purpose Reserve and is not an appropriate area for further residential or commercial development. When the FUA is lifted and the land is zoned as PRZ1 Urban Open Space the following Zone Objectives will apply:

Table 3 - Zone Objectives

PRZ1 Urban Open Space Zone Objectives	
Objective	Response
a) Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community	Coombs and Wright are serviced by a high number of parks but the existing facilities do not meet the recreational and social needs of the community as attested to by respondents of the 2018 YourSay survey on the Coombs Play Spaces.
b) Establish a variety of settings that will support a range of recreational and leisure activities as well as protect flora and fauna habitats and corridors, natural and cultural features and landscape character	A play space at Edgeworth Parade will support the existing recreational and leisure activities of the bike, pedestrian and equestrian trails as well as the opportunity to enjoy the waterway. The site is not habitat to any protected flora and fauna, the proposed design will improve the biodiversity of the area.
c) Allow for stormwater drainage and the protection of water quality, stream flows and stream environs in a sustainable, environmentally responsible manner and which provides opportunities for the community to interact with and interpret the natural environment	The site is located above a water quality control pond. None of the proposed facilities will negatively impact the river downstream. The location fulfils objective c by providing improved opportunity for the community to interact with and interpret the natural environment. Edgeworth Parade provides the most convenient location and potentially appealing natural assets by way of the creek and pond as well as its sloping outlook across the valley.
d) Allow for ancillary uses that support the care, management and enjoyment of these open spaces including park maintenance depots, small-scale community activity centres	The proposed park provides ancillary uses that support the open space network including public toilets and a neighbourhood activity node for the enjoyment of residents.

e) Ensure that development does not unacceptably affect the landscape or scenic quality of the area, adequacy of open space for other purposes, or users, access to open space, or amenity of adjoining residents	The existing condition of the site is of low scenic quality. The site is presently a slope of low quality backfill, temporarily grassed in anticipation of future landscaping as per the 2012 EDP. A park at this location will add character, improve biodiversity, ameliorate winds and urban heat island effect, and improve access to open space via new connections as well as improved amenity. There are no adjoining residences to the proposed park site. The nearest residents are opposite Edgeworth Parade at minimum, approximately 40m from proposed play equipment and 55m from the public toilet facility. The slope of the site will reduce the visual impact of the less appealing facilities with the toilet block positioned furthest from adjacent residents. Further visual screening will be provided by planting, play structures and other design features.
f) Provide for integrated land and water planning and management	To be addressed at DA.
g) Provide safe pedestrian and cycling access to urban open space to promote active living.	The proposed play space is located along the major pedestrian and cycle thoroughfare. Facilities at this location will improve the walkability of the neighbourhood and service recreational and commuter active travellers.

Note: The ACT Government is permitted to lodge a Development Application and execute plans without lifting the FUA.

2.5 Parks and Recreation Zones Code

Effective: 3 May 2018

Table 4 - Parks and Recreation Zones Development Code Excerpts

PRZ1 Urban Open Space Zone Objectives		
Relevant Rule	Response	
a) Provide an appropriate quality, quantity and distribution of parks and open spaces that will contribute to the recreational and social needs of the community	The existing parks do not meet the recreational and social needs of the community. There are insufficient play spaces for children over the age of 6; ball sports facilities, and public toilets. Public toilets are a social need, the lack of public toilets negatively impacts the mobility and mental health of many community members including the elderly, and people with disabilities.	
1.3 Community Activity Centre and Outdoor Recreation Facilities		
R3 There is no applicable rule.	C3 A Community Activity Centre or Outdoor Recreation Facilities are permitted as follows: a) The proposed location is suitable in terms of the catchment to be served and access routes for users b) There is a community requirement for such a facility c) There will be adequate opportunities for the public or community to use the facilities d) The nature of landscape works to be carried out is consistent with the surrounding open space or identified landscape theme e) Public access to adjoining open space is adequate and sufficient open space is retained for other future purposes	 a) A recreation facility is permitted at the Edgeworth Parade site. The catchment area is underserved by existing facilities and well connected by vehicular and active travel routes b) Independent assessments and the YourSay consultation proved high demand for the proposed facilities c) The facilities will be open to the public d) The location has negligible existing character. RedBox concept plans are consistent with, and accentuate the qualities of the surrounding landscape e) Public access to adjoining public space and significant open space is to be retained

f) The proposal will not have an adverse impact on the open space environment in terms of design and aesthetics

g) The proposal will not adversely affect naturally occurring plant communities and patterns of wildlife movement

h) Important natural and cultural features including existing mature trees are conserved

i) There are no adverse noise and safety impacts on adjoining residential areas.

f) A bare open space is to be replaced by quality landscaping, new vegetation and thoughtfully considered furniture and play infrastructure. The RedBox concept plan proposed natural, organic aesthetics, materials and forms, complimentary to the surrounding environment

g) The proposal will improve the conditions for native flora and fauna by providing new habitats and biodiversity

h) There are no existing natural or cultural features or mature trees to be retained

i) The proposed facilities will provide greater passive surveillance for the pedestrian pathways traversing the site. Though there are no immediately adjoining residences, an expert assessment will be required to assess possible noise impacts at the time of DA lodgement

Element 5: Amenity

Intent:

a) To ensure visual and acoustic privacy of users, within and adjacent to the proposed development

b) To ensure a safe and attractive urban environment is maintained

The concept design provides separation for multiple users to participate in separate activities with some visual and acoustic privacy. The park will improve the urban environment and encourage legitimate use of the space providing passive surveillance of the area.

5.2 Lighting

R27

External lighting is provided to building frontages, all pathways, roads, laneways and car parking areas in accordance with Australian Standard AS1158.3.1 Pedestrian Lighting.

C27

External lighting is provided in accordance with the Crime Prevention Through Environmental Design General Code

On the lodgement of a DA for any new facilities, all proposed lighting will be advised upon by experts and approved only if in accordance with the CPTED General Code as well as Australian Standard AS1158.3.1 Pedestrian Lighting and AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.

R28	C28	
All external lighting provided is in accordance with AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.	All outdoor lighting, including security and car park lighting, is designed and sited to minimise light spill.	On the lodgement of a DA for any new facilities, all proposed lighting will be advised upon by experts and approved only if in accordance with the CPTED General Code as well as Australian Standard AS1158.3.1 Pedestrian Lighting and AS 4282 Control of the Obtrusive Effects of Outdoor Lighting.

2.6 General Codes

Any development that is not exempt will be assessed against the General Codes at the time a Development Application is lodged. The proposed development is to be analysed, advised upon and assessed by certified professionals. All the existing play spaces in Coombs and Wright passed development approval with the input and endorsement of experts as part of this process. In the future, a Development Application lodged for facilities in Coombs and Wright, including the proposed facilities at Edgeworth Parade, will address the following codes:

- Parking and Vehicular Access General Code
- Access and Mobility General Code
- Crime Prevention through Environmental Design General Code
- Community and Recreation Facilities Location Guidelines General Code
- WaterWays: Water Sensitive Urban Design General Code
- Planning for Bushfire Risk Mitigation General Code

Until the time that a Development Application is lodged for Edgeworth Parade with the appropriate supporting reports, the Codes cannot be adequately assessed.

3

TCCS Design Standards

Any asset handed to TCCS is subject to TCCS endorsement under the relevant Municipal Infrastructure Standards and Design Standards. Assessing officers have the remit to use the standards as guidelines and may decide to make concessions in cases where the proposal meets TCCS objectives. The Wright and Coombs play spaces substantially meet TCCS standards as endorsed by all entities at the time of Development Application approval.

The Wright + Coombs Toilet Block Study found that the proposed park at Edgeworth Parade was consistent with the 2019 TCCS Municipal Infrastructure Standards (MIS) – (MIS 16 Urban Open Space, MIS 17 Shopping Centres and Other Public Spaces and MIS 21 Recreation Facilities) and the previous relevant Department of Urban Services Design Standards for Urban Infrastructure ('DUS').

4

Existing Facilities

An analysis of what facilities are missing from play spaces in Wright and Coombs has been conducted using data on local community feedback, geographic distributions of existing facilities, equity and design considerations including safety, environmental and undesirable land use, as well as a review of previous studies including the Molonglo Active Living Map.

4.1 Molonglo - Active Living Map

May 2019

The Molonglo Active Living Map provides an overview of parks and recreation locations and facilities in Coombs and Wright. An audit of the facilities identified in the Active Living Map has been documented in section 4.2 of this report.

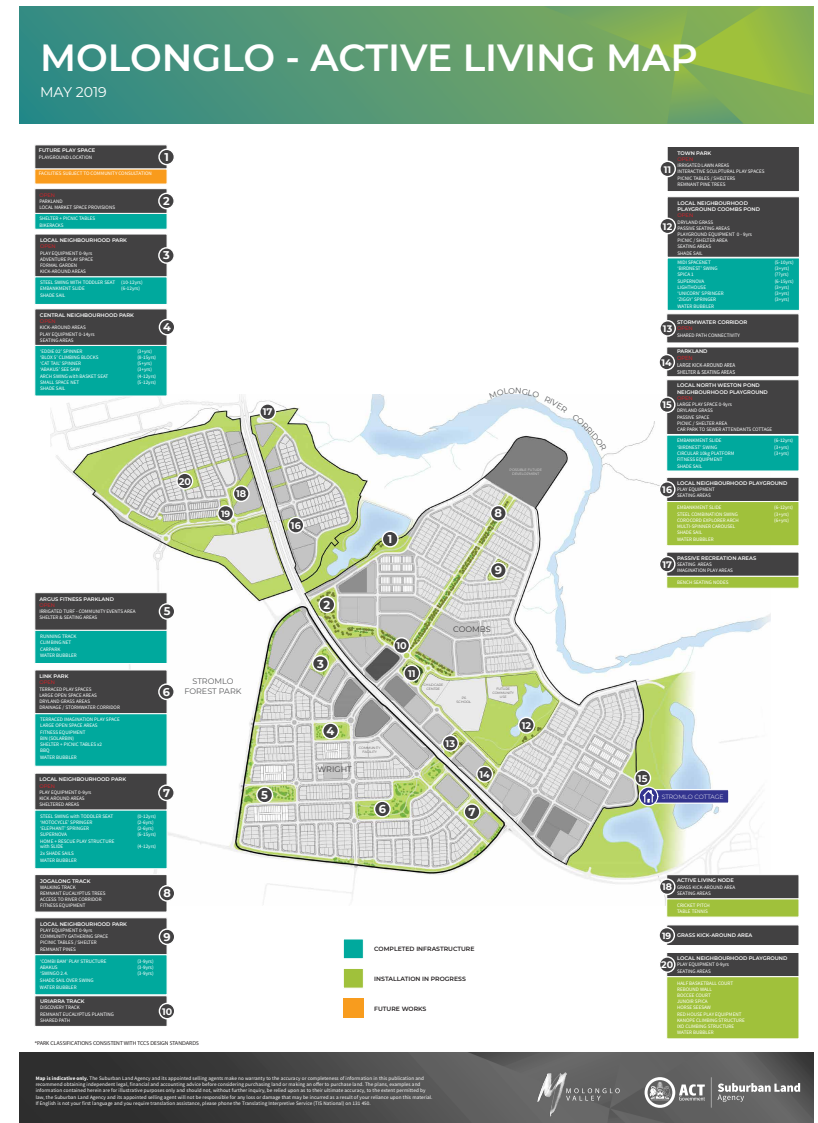


Figure 4 - Molonglo Active Living Map

4.2 Play Space Audit

Table 5 - existing conditions

1 Future Play Space			
Facilities Subject to Community Consultation, detailed design and future Development Approval.			
2 Parkland			
Local Market Space Provisions The Molonglo Active Living Map describes shelter, picnic Tables and bike racks at the parkland location. The facilities were unable to be found on the site visit.			

3 Local Neighbourhood Park

Adventure Play Space
Formal Garden
Play Equipment 0-9yrs
Kick-Around Areas
Steel Swing with Toddler
Seat (10-12yrs)
Embankment Slide (6-
12yrs)
Shade Sail



**4 Central Neighbourhood
Park**

Kick-Around Areas

Seating Areas

'Eddie 02' Spinner
(3+Yrs)

'Blox 5' Climbing Blocks
(8-15yrs)

'Cat Tail' Spinner
(5+Yrs)

'Abakus' See Saw (3+Yrs)
Arch Swing with Basket
Seat (4-12yrs)

Small Space Net (5-
12yrs)

Running Track

Climbing Net

Carpark

Shade Sail

Play Equipment 0-14yrs



5 Argus Fitness Parkland

Running Track
Climbing Net
Carpark
Shade Sail
Water Bubbler
Irrigated Turf
Shelter & Seating Areas
Community Events Area
The fitness equipment provided lacks variation. A large number of static benches for 'flexibility' should be reconsidered; they are not an appropriate attraction for this location.



6 Link Park

Terraced Imagination
Play Space
Large Open Space Areas
Fitness Equipment
Bin (Solarbin)
Shelter + Picnic Tables
X2
Water Bubbler
BBQ
Large Open Space Areas
Drainage / Stormwater
Corridor
Dryland Grass Areas
Provisions of barbeques
located without public
toilet provisions are
not appropriate. In this
case a proposed
development 'Koko' at
block 1, section 38,
Wright with toilet
facilities may service
this park in the future.
The development is
located 300m from the
park.



7 Local Neighbourhood Park

Steel Swing with Toddler
Seat (0-12yrs)
'Motorcycle' Springer
(2-6yrs)
'Elephant' Springer (2-
6yrs)
Supernova (6-15yrs)
Home + Rescue Play
Structure with Slide (4-
12yrs)
2x Shade Sails
Water Bubbler
Play Equipment 0-9yrs
Kick Around Areas
Sheltered Areas



8 Jogalong Track

Walking Track
Fitness Equipment
Remnant Eucalyptus Trees
Access to River Corridor



9 Local Neighbourhood Park

Play Equipment 0-9yrs
Community Gathering
Space
Picnic Tables / Shelter
'Combi Bam' Play
Structure (3-9yrs)
Abakus (3-9yrs)
'Swingo' 2.4. (3-9yrs)
Shade Sail Over Swing
Water Bubbler
Remnant Pines



10 Uriarra Track

Discovery Track
Shared Path
Remnant Eucalyptus
Planting



11 Town Park

Irrigated Lawn Areas
Interactive Sculptural
Play Spaces
Picnic Tables / Shelters
Remnant Pine Trees



12 Local Neighbourhood

Playground Coombs Pond
Dryland Grass
Passive Seating Areas
Playground Equipment 0 - 9yrs
Picnic / Shelter Area
Seating Areas
Shade Sail
Midi Spacenet (5-10yrs)
'Birdnest' Swing (3+Yrs)
Spica 1 (6-12yrs)
Supernova (6-15yrs)
Lighthouse (3+yrs)
'Unicorn' Springer (3+yrs)
'Ziggy' Springer (3+Yrs)
Water Bubbler



13 Stormwater Corridor

Shared Path Connectivity



14 Parkland

Large Kick-Around Area
Shelter & Seating Areas



15 Local North Weston Pond

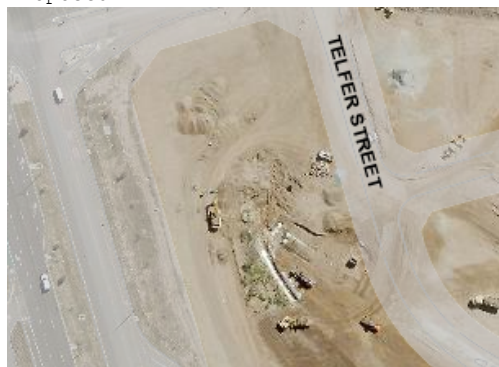
Neighbourhood Playground
Embankment Slide (6-12yrs)
'Birdnest' Swing (3+Yrs)
Circular 10kg Platform (3+Yrs)
Fitness Equipment
Shade Sail
Large Play Space 0-9yrs
Dryland Grass
Passive Space
Picnic / Shelter Area
Car Park to Sewer
Attendants Cottage



16 Local Neighbourhood Playground

Play Equipment
Seating Areas
Embankment Slide (6-12yrs)
Steel Combination Swing (3+Yrs)
Corocord Explorer Arch (6+Yrs)
Multi-Spinner Carousel
Shade Sail
Water Bubbler

Proposed



17 Passive Recreation Areas

Seating Areas
Imagination Play Areas
Bench Seating Nodes

Proposed



18 Active Living Node

Grass Kick-Around Area
Seating Areas
Cricket Pitch
Table Tennis

Proposed



19 GRASS KICK-AROUND AREA

Proposed



**20 Local Neighbourhood
Playground**

Play equipment 0-9yrs
Seating areas
Half basketball court
Rebound wall
Boccee court
Junior spica
Horse seesaw
Red house play equipment
Kanope climbing structure
Ixo climbing structure
Water bubbler

Proposed



Note: The proposed Local Neighbourhood Playground provides a half basketball court for the suburb which may provide for community demand for a basketball facility. The location though is not within walking distance of much of the community. Located at the far north west of Wright, the playground is 1.6km from the centre of Coombs and Wright and up to 2.5km from the extents of the suburb.

In the case that acoustic impacts on residents opposite the Edgeworth Parade playground prohibits a multi-sports court on the site, it is recommended that a court at the Neighbourhood Play Ground be made a high priority.

The proposed Edgeworth Parade park is the preferred location for a public toilet facility as recommended by this and previous studies. The co-location of the court and toilets is highly desirable to encourage higher use and allow for more equitable access and in-turn, the Edgeworth Parade site is also an appropriate location for a multi-sports ball court. Acoustic impacts to be mitigated by the design of the park and landscaping.

5

Consultation

The SLA launched a community consultation process in May 2018. The consultation included:

1. Online survey;
2. Primary school design workshop at Charles Weston Primary School Design Workshop;
3. And one independent submission.

Of the more than 200 responses during the consultation the most popular requests were for toilets, basketball courts and shade. However, the independent submission representing nine households opposite the proposed play space and opposed the toilet facility. In contrast to the independent submission, results of all community consultation activities showed in a majority preference for a toilet facility at Edgeworth Parade.

- a. 68 of YourSay survey respondents prioritised public toilets over any other larger facility, the most popular request of the survey options.
- b. Of the 25 YourSay survey individual comments that specifically mention toilet facilities, 56% want toilets, 44% do not want toilets or have concerns about the safety of public toilets.
- c. 63% of the Charles Weston Primary School students who illustrated their own plans for the Edgeworth Parade play space included toilet facilities.

5.1 Have Your Say

A Your Say Coombs Play Space online consultation was conducted by the Suburban Land Agency in May and July of 2018. There were more than 200 participants via the online survey of which 80% reported to be Molonglo Valley residents.

The single most popular request for new facilities in the suburb was for the inclusion of public toilets, followed by a basketball court, water play area, learn to ride and a kickabout area. Least popular were additional car parking, volley ball and badminton courts. See Figure 5.

Of the additional responses provided by survey participants the most common requests were for shade, toilets, bins, barbeque area, bubblers, accessibility considerations, facilities for older children such as ball courts and skate facilities. Many participants listed their favourite playgrounds as precedents for the new park, the list of suggestions can be found in

Table 6. Moncrieff was the most commonly cited with six individual mentions. Of note, the only favourite park mentioned in the survey without a toilet facility was Denman Prospect, the district park for Coombs and Wright.

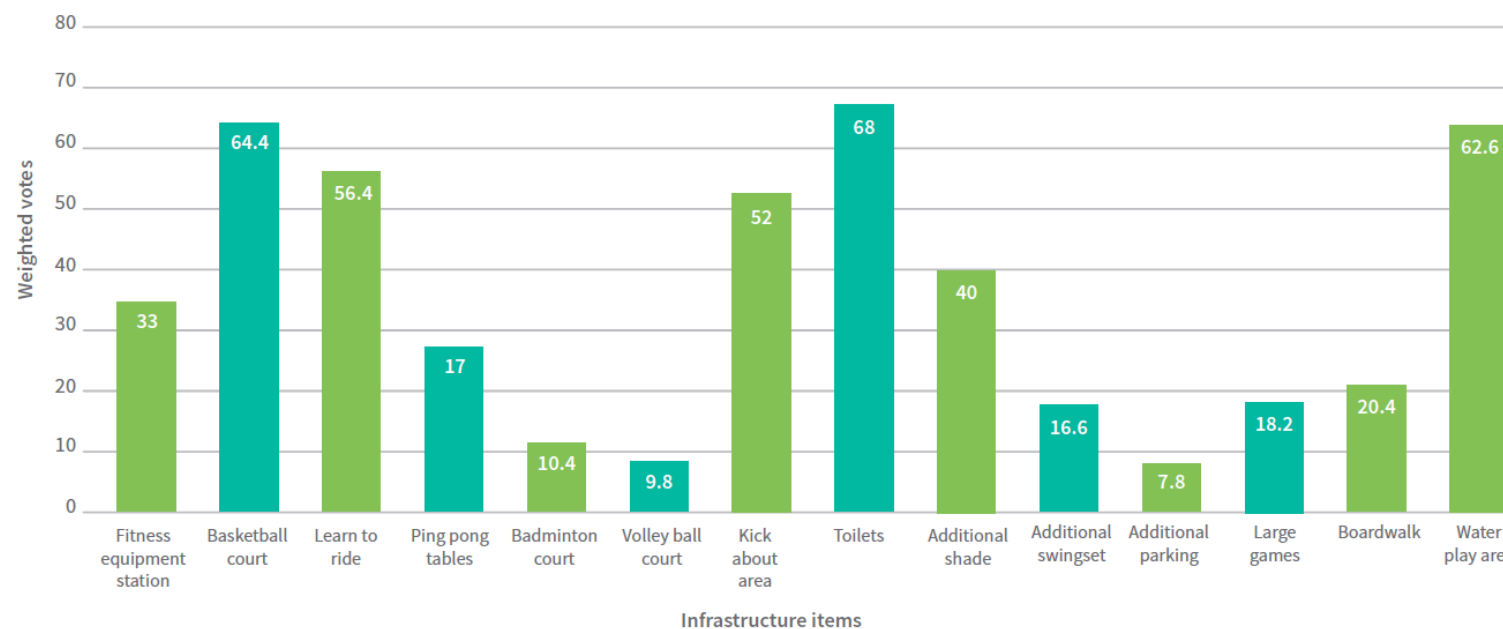


Figure 5 - If we can include some larger facilities, what would you choose?

5.2 Public Toilet Facility Attitudes

The provision of public toilets was commented on 25 times. There were 16 comments expressing a need for toilets to be provided including:

1. "Toilets & shade are critical"
2. "Please please please some toilets so we can take lunch and spend more time there"
3. "We desperately need a park with toilets and shade cloth. It makes it accessible for families."
4. "It is a great idea because in Molonglo Valley the playgrounds are small with few games for kids and there are not public toilets close, so all that make very annoying going to them."
5. "It would be great to have toilets located in this area as I do not live directly across the road where I can access my own facilities. Another reason for toilets is that Holden Pond is at the entrances to the Woodland and Grassland Walks. Additional time out and about with family requires toilet facilities so that the Molonglo Corridor remains protected. These toilets should be state of the art. Location consideration is vital as those across the road would not want to look straight into toilets. Appearance and security are extremely important. Graffiti vandals and criminals should be completely outwitted by the use of latest construction techniques and technology."

Nine participants requested that toilets are not provided with the most common reason being safety concerns. Selected requests to exclude toilets included:

1. "We own a property directly opposite and certainly do not want parking or toilet blocks."
2. "No toilets - significant safety risk."
3. "Toilets and car park could attract criminal activity like a meeting place for drug deals then injecting in the toilets etc. If toilets go in a blue light is recommended so they can not locate their veins."
4. "Please no toilets!!!! We are just across the road :-("
5. "Absolutely No toilet facilities"

To address community feedback relating to a public toilet facility at the Edgeworth Parade park, a toilet facility should be provided but that a high level of consideration should be taken to crime prevention. CPTED techniques should be utilised including the consideration of detail design of components such as lighting, anti-vandal materials and fittings, and appropriate opening hours and maintenance.

Table 6 – Parks referenced at outstanding in the YourSay survey

Preferred Parks		
Park	Mentions	Facilities
Moncrieff CRIP	6	

Parks in
Googong

3



Franklin Park 3



Boundless
(Kings Ave
Park) 2



National
Arboretum

2



Crace
Community Park 1



Denman
Prospect Park
The district
park for
Coombs and
Wright

1



Southport Gold Coast



Tuggeranong
Skatepark 1



Hawker Primary 1
School Slides
- Private
facility



Turramurra 1
Memorial Park



6

Public Toilet Facility

According to the National Public Toilet Database, the proximity from Coombs and Wright to the nearest public toilets is between three to six kilometres. A five to ten-minute drive to either Stromlo Park or Cooleman Court shopping centre. As illustrated by Figure 6 where Coombs and Wright are very poorly serviced.

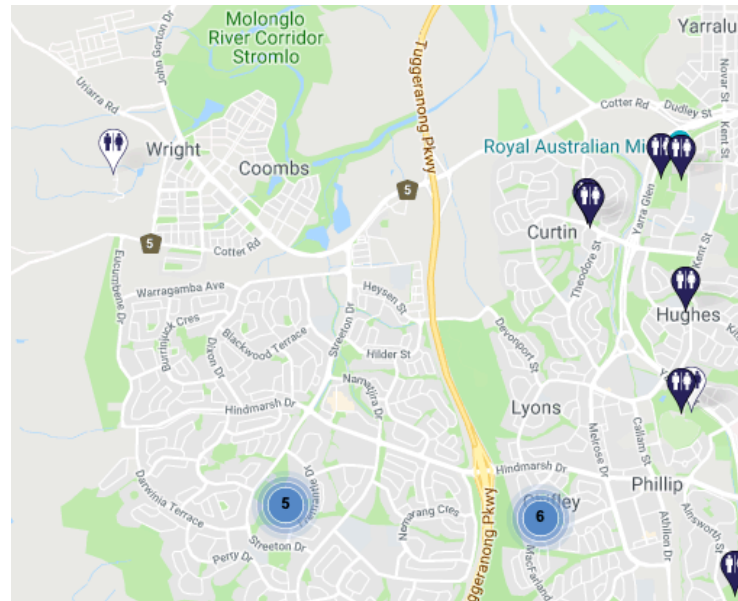


Figure 6 - National Public Toilet Database - Coombs Wright toilet distribution

6.1 Wright + Coombs Toilet Block Study

In April 2019 Red Box Design Group completed a Wright + Coombs Toilet Block Study. The tasks undertaken included:

- Task 1. Assess all existing Open Space Areas and Sites which may be suitable for a toilet facility
- Task 2. a) Review the TCCS Municipal Infrastructure Standards Edition 1.0 to determine if any site satisfies requirements for a toilet facility
- Task 2. b) Review the Department of Urban Services Design Standards for Urban Design previous Infrastructure Edition 1. in comparison to the above Municipal Infrastructure Standards review
- Task 3. Precedent Case Study. Review of ACT sites with toilet facilities with an assessment of the co-located facilities in each case
- Task 4. Review each of the sites identified in Task 1. Establish whether any site fits the requirements of the MIS Standards and review against the Case Study results.
- Task 5. Summary and recommendations

The 2019 Toilet Block Study concluded:

- The proposed Edgeworth Parade site is the most appropriate location in the Coombs and Wright region for the inclusion of a toilet facility.
- That no other site in the study area warrants a toilet facility.
- A toilet facility is not required by the minimum standards of the 2019 Municipal Infrastructure Standards or Department of Urban Services Design Standards for Urban Infrastructure.
- A toilet facility at Edgeworth Parade would not contradict the 2019 Municipal Infrastructure Standards or Department of Urban Services Design Standards for Urban Infrastructure.

The Wright + Coombs Toilet Block Study is a substantial study utilising qualitative and quantitative data to conclude that a toilet facility at the Edgeworth Parade site is warranted. The Study considers the local context both in the provision of infrastructure and in the subject region, as well as the relevant Canberra precedents for toilet facilities at locations that are not of a scale requiring TCCS standards and guidelines to apply.

This review did not find fault in the methodology or results of the Wright + Coombs Toilet Block Study. The data indicates that the Edgeworth Parade play space should be provided with a toilet facility.

6.2 Social Justice

There are social justice issues in the lack of public toilet provisions across the Molonglo Valley. It is well documented that a lack of toilets results in the social isolation of many residents. One in four Australians suffer from incontinence or related issues, mothers and the elderly are more likely than the general population to suffer from a condition. In 'Nowhere to Go', a 2007 study by Help the Aged, 52 per cent of respondents agree that the lack of public toilets in their area stops them from going out as often as they would like to, which exacerbates high rates of anxiety, loneliness and depression. Bichard and Hanson (2009) found that many older people managing incontinence actively limited the amount of time they were out of their homes for fear of having 'an accident'.

Women are more greatly impacted by poor toilet access due in part to needing facilities to manage menstruation. Women also suffer more from problems related to continence. Up to 60% of women over the age of 40 suffer from incontinence issues. Mothers are most likely to be the primary carer for children in the family, they are more likely to be taking children to play and they are also the demographic who are most likely to need access to a toilet. Of course, men are also ill-served by poor access, take the example of the father whose six-year-old daughter needs a bathroom. Men are also more likely to develop type 2 diabetes and need a private place to manage their insulin.

A review of the YourSay comments from Molonglo Valley residents supports the above assertions by complaints of being unable to have lunch, barbeque or participate in any other extended time out of the home, especially with children.

7

Edgeworth Parade Proposal

A landscape analysis and preliminary sketch plans for a park design at Edgeworth Parade were issued to the Suburban Land Agency in January 2019. The design uses a palette of Australian native flora colours and textures and provides a large range of activities for a diverse range of users (Figure 7). The existing playgrounds and parks were considered to avoid unnecessarily duplicating infrastructure. Play equipment inclusions provide for formal and informal play for 0-15 year olds as well as multi-sports court and kickabout area for all ages. Toilets, shade, a basketball court, barbecues and play equipment directly address the requests of YourSay survey respondents.

It has been taken into consideration that the plans are preliminary sketch plans, that the concept plan will be resolved before the lodgement of a development application. On review of the January 2019 concept plan the following issues have been identified as requiring further consideration or expert assessment:

- a. Multi-sports court - a report on the acoustic impact of bouncing balls on surrounding residences should be prepared and strategies such as lockout or lights-out times considered to manage the hours of operation.
- b. Toilet location - will the toilet have adequate passive surveillance in the current proposed location? Sensitive design consideration must be taken both aesthetically where the toilet will be visible from the street and practically, in the avoidance of vandalism and antisocial behaviour.
- c. Proximity to the pond - what techniques will be used to protect from accidental drownings and water safety with the park so near to the pond?

7.1 Water Safety

The proximity of the proposed park to Holdens Pond leads to potential water safety issues and increased risk of drowning. These risks can be mitigated through design and other measures including the following.

Check the depth of the pond. If a necessary, consider reducing the depth of the pond at the bank adjoining the proposed park to an appropriate depth for child safety.

Install a lifebuoy.

Isolate the playground from the water body. The play equipment for younger children should be fully or partially fenced with chicanes or other obstructions to reduce ease of access to the pond. Any fencing and balustrading should be landscaped with vegetation and appropriate materials.

Consideration should be paid to the lines of sight. The pond should be visible from primary activity points and pedestrian routes to improve surveillance.

7.2 Crime Prevention Through Urban Design

In accordance with the Crime Prevention Through Urban Design General Code criteria C42, the design must ensure that:

- a) Public toilets are located in obvious locations, but not in isolated areas of activity centres
- b) Entrances are highly visible so that people cannot loiter or enter without being seen, particularly for toilets close to Children's' playgrounds

c) Public seating and telephones are located away from public toilets to avoid opportunities for loitering.

Other methods to help reduce anti-social behaviour at public toilets include:

Physical security. The specification of robust fittings with continual maintenance.

Management and maintenance. The facility must be kept in clean, working condition free from signs of disorder.

Surveillance. The orientation of the building should face toward the high traffic areas to ensure that the entrance to each cubicle can be monitored. Line of sight from the high activity areas should not be obstructed. The building must be illuminated.

Movement control and territoriality: Limit the number of pathways to the front of the building. Access should be visible and direct to the cubicle to prevent lurking or entrapment. No other facilities including seating or storage should be located near the building.

Geography and activity support. The building should be located in the vicinity of a range of well-patronised facilities such as playgrounds, barbecues or sporting equipment to increase the likelihood of high patronage by legitimate users.

Consideration should be made to the appropriate distance from the street in which passive surveillance is optimised but that adjacent residents are not adversely impacted by the illumination at night.

KEY

- A** CAR PARKING BAYS INC. DISABLED PARKING
- B** ENTRANCE STATEMENT / SIGNAGE AND ART SCREEN ELEMENTS
- C** 2.5M WIDE ACCESSIBLE PATH NETWORK CONNECTION TO ALL PLAY AREAS AND PARK FACILITIES
- D** SHADED PICNIC AND BBQ AREA
- E** TOILET BLOCK
- F** PLAY AREAS 0 TO 5-YEAR-OLD AGE GROUP WITH INTEGRATED INTERGENERATIONAL PLAY ELEMENTS
- G** PLAY AREA 2 TO 8-YEAR-OLD AGE GROUP WITH INTEGRATED INTERGENERATIONAL PLAY ELEMENTS
- H** SWING BANK 0 TO 8-YEAR-OLD AGE GROUP
- I** SCULPTURAL MIST PLAY ZONE
- J** PLAY AREAS 5 TO 15-YEAR-OLD AGE GROUP
- K** SWING BANK 8 TO 15-YEAR-OLD AGE GROUP WITH ALL ABILITIES NEST SWING
- L** MULTISPORTS COURT
- M** LAWN TERRACE SEATING
- N** INFORMAL KICK-A-BOUT LAWN



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edgeworth parade playground coombs

Concept Plan

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Figure 7 - Edgeworth Parade Concept Plan - Redbox Design Group - January 2019

8

Molonglo River Corridor

8.1 Lower Molonglo River Corridor Management Plan & Concept Plan

The proposed facilities at Edgeworth Parade adhere to the 2001 Lower Molonglo River Corridor Management Plan as implemented in the 2012 Molonglo River Corridor Concept Plan. The Concept Plan Report identifies the Holdens Creek as a potential park/riparian corridor in a residential area and the subject site as a 'Gateway Park'. As illustrated, the subject site was assessed for environmental significance and vegetation and habitat quality rating in the lowest class.

8.2 Statutory Protection

The site does not fall within the Molonglo River Corridor Zone and is not subject to any special habitat and ecological protection according to the relevant statutory documents, Territory Plan, River Corridor Management Plan and Concept Plan.

The Holdens Creek pond is a storm water quality control pond, gross pollutant trap, settling pond and overflow management. Recreation facilities must be above the water quality control catchments as per the proposed location for the Edgeworth Parade park. Any Development Application submitted for facilities on this site will require expert input from specialist engineers to analyse and provide design solutions to avoid negative impacts on the waterway downstream, for approval the Application will address the standards of Water Sensitive Urban Design General Code.

The Special Purpose Reserve of the river corridor delineates the protection zone for wildlife, bushland and water quality management. The Territory Plan defined boundaries for the development of the Coombs estate including open space provisions, the subject site was intended as a Gateway park on Urban Open Space sited outside of the protection zone, on the Centenary Trail.

8.3 Molonglo River Park Coombs Riverside Design PSP

The boundary of works for HASSELL's 2013 Molonglo River Park Coombs Riverside Design PSP Report excludes the Edgeworth Parade site from the Molonglo River Park. In the Report, the Draft Concept Plan labels the site as a 'Gateway Park' and indicates picnic facilities. The report also identifies ecological factors for the river corridor including protection zones for habitat and significant bushland, none of which falls within the Edgeworth Parade site (figure 9).

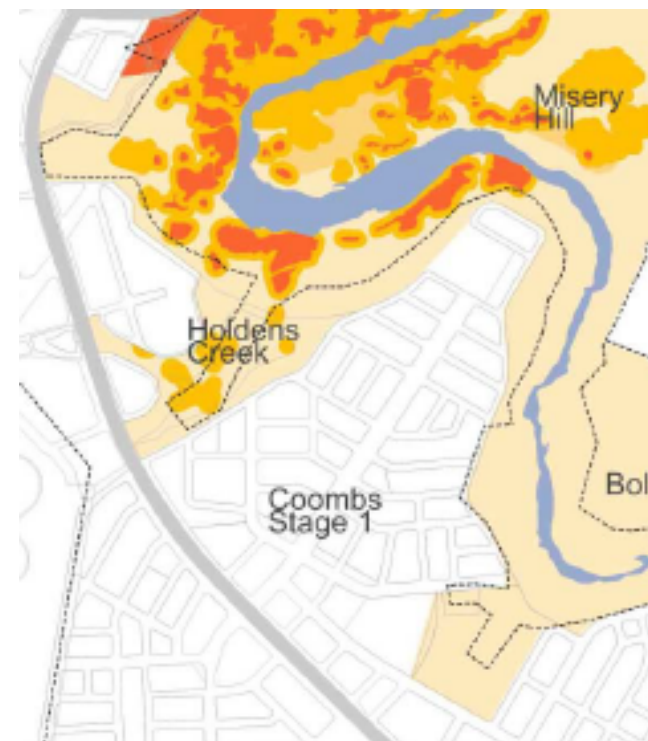
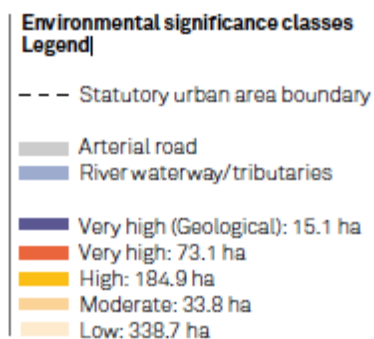


Figure 8 - Environmental Significance at Edgeworth Parade

9

Conclusion

Coombs and Wright have a reasonable number of play spaces distributed across the suburbs. The play and public spaces do not however cater for a range of ages or abilities. The proposed Coombs Edgeworth Parade site has been assessed as appropriate for a central neighbourhood park play space and as an appropriate location to place facilities to address the lacking variety of infrastructure. The location services a large percentage of residents while taking advantage of natural attractions and active travel connections. The site is currently underutilised, central and highly accessible.

A new play space at Edgeworth Parade will have no adverse impact on the Molonglo River Corridor. The location sits above a water control pond, the pond is a part of the water quality management system that protects the corridor from the polluted suburban runoff and has the capacity to filter any additional runoff from the park. The addition of permeable landscaping and plantings as per the concept landscape plan proposed will provide greater opportunity for infiltration and urban biodiversity than the existing condition.

This report concludes that the local community will benefit from the proposed facilities at the Edgeworth Road location. The facilities meet the demand of the broader community as well as improve the access and mobility of Coombs and Wright public realm. The current lack of public toilets in the Molonglo Valley has been identified by previous studies, this review, and the community consultation to date. Not providing public toilets adversely impacts the mental and physical health of residents and reduces the utilisation of public facilities including play spaces and active travel networks.

