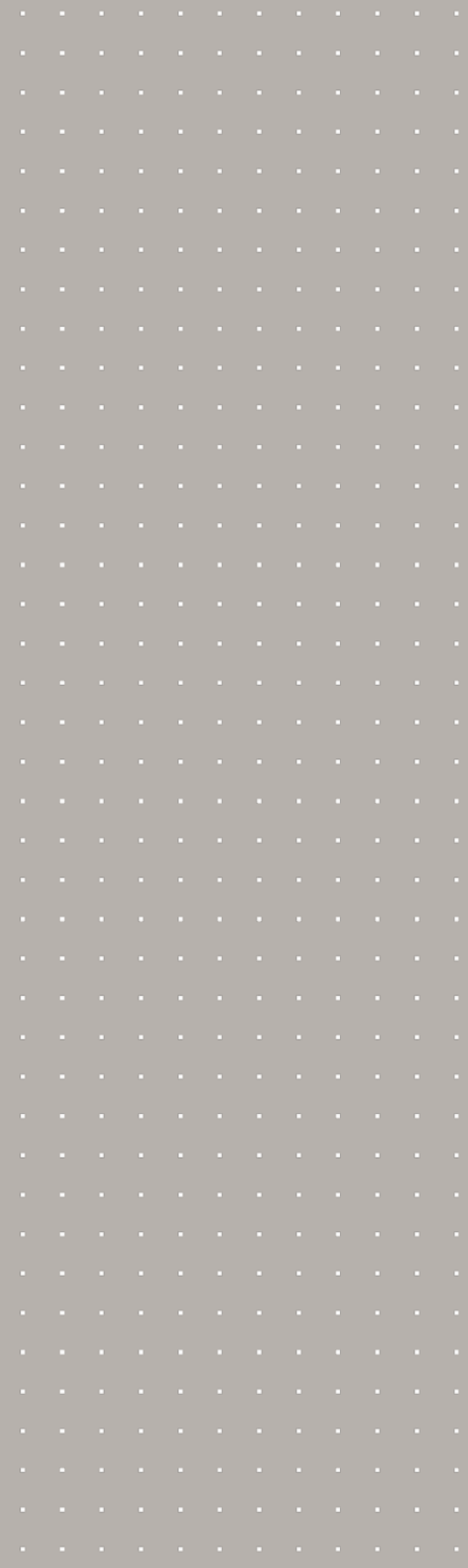


April 2019

Wright + Coombs Toilet Block Study

16 April 2019



Contents

CONTENTS

- 1.0 Executive Summary
- 2.0 Introduction
- 3.0 Main Site Category + Desirable Infrastructure Site Comparison

APPENDIX

- A Precedent Case Studies
- B Wright + Coombs Site Study
- C Coombs Edgeworth Parade Playground Consultation Summary

1.0 Executive Summary

AIM

To determine the best location, if any, for a public toilet facility in Coombs and Wright.

THIS STUDY

This Study considers:

- 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 reviews the previous relevant Department of Urban Services Design Standards for Urban Infrastructure ('DUS'),

to determine any inconsistencies between the new and old Standards, and to confirm the requirements for delivering facilities in play spaces.

This Study also:

- reviews precedent sites across the ACT that include public toilet facilities and
- analyses existing open space sites in Coombs and Wright, including the proposed Edgeworth Parade play space, to establish if and where a toilet facility may be warranted within these suburbs.

Assumptions:

- The existing open spaces and play spaces in Coombs and Wright, reviewed in this study are completed and no additional infrastructure is to be delivered in existing sites.
- The proposed facilities for the Edgeworth Parade play space will include elements described in the Redbox Design Group Preliminary Sketch Plan dated 22 January 2019, with the exception of the toilet facility which is subject to the outcome of this study.
- The proposed Edgeworth Parade play space is classified as a Central Neighbourhood playground, as agreed with TCCS and as outlined in the MIS 21 and DUS 15 standards.

ASSESSMENT SUMMARY

The TCCS MIS (16, 17 and 21) Categories and Open Space Typologies were reviewed and established as baseline criteria for this study. Several of the Categories and Typologies include the requirement for a toilet facility. This is generally based on the sites' hierarchy and the expected level of infrastructure / likely visitation e.g. District Park such as Weston Park, Community Recreation Park such as Moncrieff Recreation Park, or a local Shopping Centre.

Of the fourteen open space sites identified within / adjacent to Coombs and Wright which were reviewed in terms of suitability for a toilet facility, three (3) sites satisfy the baseline criteria for requiring a toilet facility. These sites are as follows:

- Stromlo Forest Park (MIS 16: Open Space Typology – Special Purpose Area)
- Coombs Shopping Centre (MIS 17: Shopping Centres and Commercial Areas)

- Stromlo Cottage (There is no specific MIS for a community facility such as the Stromlo Cottage. For the purposes of this study, the most relevant standard is MIS 17 Shopping Centres and Commercial Areas , as it has built form associated with a lease, managed by a lessee, which is similar to a shopping centre / commercial area).

Stromlo Forest Park has two existing public toilet facilities. The toilet facilities are available when the Park is open for use (varies with seasonal time changes).

The toilet facility at the Coombs Shopping Centre is currently not open for public use.

Stromlo Cottage includes a temporary toilet facility within the cottage grounds and one toilet facility within the cottage house. The cottage and grounds are closed to the public except for public events.

Therefore, it is assumed that these three sites do not require additional toilet facilities to be constructed.

To further examine whether any site within Coombs and Wright (that does not adhere to the MIS Categories /Typologies baseline criteria), would warrant a toilet facility, this study examined nine precedent sites within the ACT that include a toilet facility. These precedent sites identified a list of infrastructure elements that were consistently co-located with toilet facilities in open space. These elements have been summarised into Desirable Infrastructure as outlined in Section 3.0 of this study.

Of the nine precedent sites, that include toilet facilities, two sites (Stromlo Cottage and Coombs Shops) demonstrated infrastructure that does not fit the typology of a neighbourhood park.

The remaining seven sites, which meet the requirements of a neighbourhood park typology, were used to determine the average number of Desirable Infrastructure for a typical neighbourhood park that includes a toilet facility. Using this method, the average was identified as 7.4 elements per site. This number (7.4) has been compared to the number of infrastructure elements provided within each of the Wright and Coombs sites that do not have a toilet facility.

Edgeworth Parade play space is the only site within Wright and Coombs that has a comparable number of Desirable Infrastructure, with a total of eight proposed elements.

1.0 Executive Summary

KEY FINDINGS

Key findings of the Toilet Facility study are as below :

- Based on the existing and new TCCS standards, the Edgeworth Parade play space is classified as a community neighbourhood park. The new TCCS standard (MIS 21) requires such a play space, developed in close proximity to large numbers of multi unit, terrace and single residential blocks to provide increased amenity to meet the needs of the immediate population.
- Toilet facilities are typically co-located with a District Park. A District Park facility is delivered when population density is between 25,000 to 50,000 people. Based on population projections, such a park facility is not likely to be delivered within the Molonglo Valley until 2027 at the earliest.
- Based on the MIS Standards, two of the three existing sites that satisfy the baseline criteria for a toilet facility, (Stromlo Forest Park and Coombs Shopping Centre), are not in close proximity to any play space facility. The third existing site that satisfies the baseline criteria for a toilet facility (Stromlo Cottage) is co-located next to an existing local play space. However, the play space itself does not warrant the inclusion of a toilet facility based on this hierarchy. The Stromlo Cottage already includes toilet facilities that cannot be made available to the general public.
- Based on the review of similar play spaces, the proposed Edgeworth Parade play space could warrant the inclusion of a toilet facility.

CONCLUSION

Based solely on the Municipal Infrastructure Standards, Edgeworth Parade play space does not strictly meet the requirements for a toilet facility.

However, based on the:

- YourSay and Charles Weston Primary School consultation outcomes
- review of similar play spaces with comparable infrastructure inclusions, as identified in this study
- significant number of dwellings in the immediate vicinity of the play space requiring increased amenity as noted in MIS 21
- proposed infrastructure noted for the play space
- understanding that the MIS are guidelines that can be negotiated to ensure that an adequate level of amenity, as justified, is provided in open space settings, and
- MIS standards which do not preclude the inclusion of a toilet facility

the Edgeworth Parade play space warrants a toilet facility.

2.0 Introduction

OBJECTIVE

The objective of this study is to find if there is a suitable location within Coombs or Wright for a public toilet facility.

BACKGROUND

In 2017 the Suburban Land Agency conducted a functional review of the existing play/open spaces in Coombs and Wright collating the type and level of facilities provided in these spaces. This review was undertaken based on previous data received by the Suburban Land Agency indicating a lack of: play opportunities for older children, shade and BBQ facilities, community gathering places and public toilet amenity. The Suburban Land Agency presented this information to TCCS to gain approval for the delivery of additional amenity to support community needs. Interagency agreement was reached to provide additional amenity within Coombs and Wright. Additionally, approval was received to include a greater number of facilities at the Edgeworth Parade play spaced to accommodate older children and provide facilities to encourage active living principles.

In terms of park size, Edgeworth Parade play space adheres to the MIS 16 criteria for a Central Neighbourhood Park (0.5-2ha), with an approximate area of 1.2ha. The Edgeworth Parade play space also includes an accessible area of flat space and an area for informal ball games, in accordance with the requirements of a central neighbourhood park. This type of neighbourhood park, as stated in the MIS, may be located adjacent to or surrounding a neighbourhood sportsground, informal use oval, school or shops. The Edgeworth Parade Play space is located approximately 500m from the existing shops and 850m from Charles Weston School via the street and open space path networks.

MIS 21 notes that a recreational facility should respond to surrounding land use and dwelling density and provide an appropriate level of amenity for the surrounding residents and population. A central neighbourhood play space should also provide greater quantity and diversity of play opportunities, in particular, where the adjacent dwellings include multi-unit or a large number of single residential blocks.

In line with this requirement, based on the maximum dwelling numbers in the approved Estate Development Plans, the proposed Edgeworth Parade play space, classified as a central neighbourhood park, will cater for approximately 3767 multi-unit, terrace and single residential dwellings immediately within a *one kilometre radius* of the play space. The play space will also cater for the broader community encouraged to visit through main active travel links adjacent to the play space.

The number of play spaces delivered within a suburb typically increases with the number of dwellings associated with the estate. The table below details the play space allocation at time of Estate Development Plan. The current allocation and type of play spaces (per suburb) concurs with the table below. The addition of a *central* neighbourhood Play space for Coombs is based on the functional review carried out by SLA in 2017.



Extent of Study

2.0 Introduction

Suburb	Approved EDP Maximum Dwelling Yields	Central Community Play Space DUS target age – 10-14yrs MIS target age – 0-13yrs (+some 14-17yrs)	Local Neighbourhood Play Space DUS target age 0-9yrs MIS target age – 0-9yrs (+ some 10-13 yrs)
Wright	1713	1	2
Coombs	3112	0 ¹	3
North Wright	425	0	1
North Coombs	427	0	1
TOTAL DWELLINGS	5677 dwellings		

Based on the DUS 14 Urban Open Space Standards, toilet facilities are typically co-located with a District Park, delivery of which is triggered by population densities of between 25,000 and 50,000 people. Referencing the most current ACT Treasury population projections, the Molonglo Valley population is expected to reach 26,000 in approximately 2027². Applying strict adherence to the TCCS standards, a toilet facility in a play space setting would not be considered for the Molonglo Valley for approximately eight years, at a minimum.



Image captures dwellings within 1kilometre radius of play space.

1 The Edgeworth Parade play space is proposed to be delivered as a central neighbourhood play space.
2 https://apps.treasury.act.gov.au/_data/assets/pdf_file/0005/1305581/ACT-Population-Projections-Paper-FINAL.pdf

COMMUNITY CONSULTATION

The Suburban Land Agency carried out community consultation to aid in determining the community's aspirations for the Coombs Play Space

The consultation included:

- online YourSay survey (May – July 2018)
- workshops with the local primary School students at Charles Weston School.

In addition to the information gained from the consultation process, an independent submission was received from a group of local residents living adjacent to the proposed play space.

Analysis of the YourSay survey and Charles Weston School workshop data indicated a strong preference for the inclusion of a toilet facility. The independent resident submission opposed the inclusion of a toilet facility at the play space. Based on an analysis of these results, a toilet facility was included in the Preliminary Sketch Plan (22 January 2019).

Refer Appendix C - Consultation Summary; December 2018.

Since release of the PSP design, representations from residents living directly adjacent to the play space have been made to the Suburban Land Agency indicating dissatisfaction regarding the inclusion of a toilet facility in the Coombs Edgeworth Play space.

TASKS

Task 1

Identify and assess all existing Open Space Areas and Sites within Coombs and Wright which may be suitable for a toilet facility. Include proposed infrastructure for Edgeworth Parade play space as outlined in the Design Redbox Design Group PSP documentation dated 22 January 2019.

Across Coombs and Wright, fourteen sites were identified as open space / play space sites and were reviewed to determine suitability for a toilet facility.

These sites are identified at Appendix B, page 1.

2.0 Introduction

Task 2A

Review TCCS Municipal Infrastructure Standards Edition 1.0 Revision, March 2019 (MIS 16 Urban Open Space, MIS 17 Shopping Centre’s and Other Public Spaces and MIS 21 Recreation Facilities) to determine if any site in Coombs or Wright satisfies the requirements for a toilet facility.

Key items identified in these documents include:

MIS 16

The urban open space hierarchy reflects characteristics including size of space, level of amenity and types of usage.

Urban open space is categorized into various typologies. The main types of urban park in Canberra are Town Park, District Park and Neighbourhood Park

Neighbourhood parks include central neighbourhood parks, local neighbourhood parks and pocket parks.

Central neighbourhood park (0.5-2.0ha) include the following

- May be located adjacent to or surround a neighbourhood sportsground, informal use oval, school or shops
- Shall contain an accessible area of flat space and an area for informal ball games

Local neighbourhood park (0.25-1.0ha)

- May be integral to a residential neighbourhood park where its smaller size provides a site for safe play by children under surveillance by adults

Pocket park (less than 0.25ha)

- Small incidental parks within suburban residential area
- Generally formed during estate planning to retain existing natural elements such as a tree, group of trees or geological feature

Annexure A – Urban Open Space Facilities lists level of service / provision of infrastructure associated with each typology. Toilets are identified as generally not being provided within neighbourhood parks.

MIS 17

Public toilets are to be provided at shopping centres. In newer centres these are often integrated into the private development.

MIS 21

- Neighbourhood park play spaces are located in open space classified as pedestrian parkland or neighbourhood park. They are the most easily accessible open space. Not every local park requires a formal play space, but each needs to offer outdoor play opportunities.

- Central community play spaces are reasonably prominent in a community, larger and more complex than neighbourhood park play spaces and should only be located in open space classified as central community (neighbourhood) or community recreation parks.
- Central community play spaces support larger numbers of visitors for longer durations and cater for ages 0-17.

Task 2B

Review the previous Department of Urban Services (DUS) Design Standards for Urban Infrastructure Edition 1, Revision 0, to determine how these standards compare with the newer MIS in relation to satisfying requirements for a toilet facility / level of park amenity.

Given that much of the early planning and design of Coombs and Wright was carried out under the requirements of the DUS Standards, the following documents were reviewed:

DUS Design Standard 14 – Urban Open Space

DUS Design Standard 15 – Playgrounds

DUS Design Standards 18 – Public Toilets

In summary, the new MIS Standards remain consistent with the older DUS Standards.

- Hierarchy and typology of open space still includes Neighbourhood (central and local) parks
- Both Central and local neighbourhood parks include playgrounds
- The size and location requirements, and the expected level of amenity, including play and recreation expectations for these two park typologies is comparable
- Both standards indicate that toilet facilities are generally not provided in central neighbourhood or local neighbourhood parks but additional infrastructure inclusions can be negotiated through the design process
- There are similar safety and siting requirements for toilet facilities.

2.0 Introduction

Task 3

Select precedent Case Study Sites within the ACT that include toilet facilities.

Review and list what associated facilities are located at each of these sites to determine what facilities are typically co-located with a toilet facility.

Nine sites were identified within the Molonglo / Woden districts that include a toilet facility.

Each site was reviewed to understand the following:

- MIS open space typology
- Approximate size
- Basic description of the facility
- What facilities are provided at the site? Facilities listed to determine the common desirable infrastructure co-located with a toilet facility.
- Why is there a toilet facility? A summary as to why there is a toilet located at each site.

Summary:

Coombs Shops – is not a recreational facility and does not fit the requirements of a neighbourhood park as outlined in MIS 16.

Stromlo Cottage – is a community facility and does not fit the requirements of a neighbourhood park as outlined in MIS 16.

The facilities of the remaining seven precedent case study sites were used to determine an average number of key facilities (Desirable Infrastructure) which would support the installation of a toilet facility.

The average number of key facilities determined as Desirable Infrastructure is 7.4.

Refer Appendix A.

Task 4

Review each of the Sites identified in Task 1.

Establish if any site fits the requirements of the MIS Standards (MIS Open Space Typologies), and review against the Case Study outcomes (Desirable Infrastructure).

Refer Appendix B

Task 5

Provide a summary and recommendation for each site.

Refer Section 3.0 MIS Open Space Typology + Desirable Infrastructure Site Comparison and Appendix B.

3.0 Main Site Category + Desirable Infrastructure Site Comparison

	North Wright Local Playground	Wright Local Playground	Wright Children's Central Playground	Argus Park	Wright Link Park	Max Jacobs Avenue Local Playground	North Coombs Local Playground	Edgeworth Parade Central Playground	Coombs Local Playground	Coombs Pond A Children's Local Playground	Stromlo Cottage Local Playground	Stromlo Forest Park	Coombs Shopping Centre	Stromlo Cottage
	A	B	C	D	E	F	G	H	I	J	K	L	M	N
COMPLIANCE WITH MIS CATEGORIES														
MIS 16 URBAN OPEN SPACE TYPOLOGIES														
Note: MIS 16 only requires a toilet to be located within the open space typologies highlighted in orange below.														
Town park	x	x	x	x	x	x	x	x	x	x	x	x	x	x
District Park	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Neighbourhood Park (central, local and pocket)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	x	x
Micro Park	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Community recreation park	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Sports ground	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Pedestrian Parklands	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Laneways	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Informal Use Oval	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Natural Open Space	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Semi-natural Open Space	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Special purpose area	x	x	x	x	x	x	x	x	x	x	x	✓	x	x
Broadacre Open Space	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Heritage Parks	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Verges and Medians	x	x	x	x	x	x	x	x	x	x	x	x	x	x
MIS 17 SHOPPING CENTRES & OTHER PUBLIC SPACES														
Is this site one of the facilities listed below, which would support the location of a public toilet?														
Shopping centre	x	x	x	x	x	x	x	x	x	x	x	x	✓	x
MIS 21 RECREATION FACILITIES														
Note: MIS 21 only requires a toilet block to be located within a District Park, highlighted in orange below.														
District play space	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Central Community Playspace	x	x	x	x	x	x	x	✓	x	x	x	x	x	x
Local Neighbourhood Playspace	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓	x	x	x
EXISTING TOILET FACILITIES														
Does the site have an existing toilet facility already?	x	x	x	x	x	x	x	x	x	x	x	✓	✓	✓
No further Assessment														
SUMMARY OF DESIRABLE INFRASTRUCTURE														
If this site does not have an existing toilet block, and is not required to by MIS16,17 or 21, does it have any of the following desirable infrastructure?														
A	Car Parking	x	x	x	✓	x	x	x	✓	x	x	✓		
B	Shops	x	x	x	x	x	x	x	x	x	x	x		
C	Sports Court / Oval or Field	✓	x	x	x	x	x	x	✓	x	x	x		
D	All Ages Play	x	x	✓	x	x	x	x	✓	x	x	x		
E	Picnic Facilities Excluding BBQ	✓	✓	✓	✓	✓	✓	✓	✓	x	✓			
F	Picnic Facilities Including BBQ	x	x	x	x	✓	x	x	✓	x	x			
G	Additional Recreational activities (e.g. bike track, skate park, fitness circuit, ball court)	x	x	x	✓	✓	x	x	✓	x	✓	✓		
H	Kick About Area	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	x		
I	Active Travel links (within 50m)	x	✓	✓	✓	✓	✓	✓	x	✓	✓			
No. of TOTAL DESIRABLE INFRASTRUCTURE		3	3	4	5	5	3	2	8	2	3	4		

DESIRABLE INFRASTRUCTURE

Based on the review of the precedent case studies that include toilet facilities, a list of common infrastructure has been developed.

The infrastructure consistently included within these sites is listed below.

A - Car parking

B - Shops

C - Sports court / oval or field

D - All Ages Play

E - Picnic Facilities excluding BBQ

F - Picnic Facilities including BBQ

G - Recreational activities (eg. bike track, skate park, fitness circuit / loop etc)

H - Kick about

I - Active Travel links (within 50m)

J - Other

HOW MANY DESIRABLE INFRASTRUCTURE ELEMENTS ARE NORMALLY ASSOCIATED WITH A FACILITY WHICH INCLUDES A TOILET BLOCK?

Based on the review of the 7 precedent case study sites, the average number of Desirable Infrastructure is 7.4 elements.

PRECEDENT CASE STUDIES

Precedent Case Studies - Within and/or Immediately Adjacent to Wright + Coombs



STROMLO FOREST PARK

Opperman Avenue, Stromlo

MIS 16: Open Space Typology - Special Purpose Area

SIZE: Over 300ha

WHAT IS IT?

World Class multi use Recreational Sporting Facility available to recreational and professional users.

WHAT FACILITIES ARE THERE?:

A – Car parking - formal carpark

E – Picnic settings excluding BBQ

F- Picnic settings including BBQ

G - Recreation activities – dirt Pump track, play bike circuit, 2.5km grass x-country running track, equestrian trail network

H – Kick about

I – Active Travel links (within 50m)

J – Other - 40km mountain bike trails for all abilities, 1.2km criterium circuit, ACT bushfire memorial

NO. OF DESIRABLE FACILITIES - 7

WHY IS THERE A TOILET FACILITY?

As per MIS 16, A Public Toilet is generally provided for a Special purpose area. Toilets are required here as it is a world class facility and is used for large sporting events as well for use to the general public. The Park has 2 x public toilets which are open during park opening hours. This park is a destination for whole family and is a facility which encourages a longer stay.



COOMBS SHOPS

Fairhall Street, Coombs

MIS 17: Shopping Centres and Commercial Areas

SIZE: 0.8ha

WHAT IS IT?

Small shopping centre – currently not open. There is a toilet facility, integrated into the built form of the shops, that is expected to be available for public use when open.

WHAT FACILITIES ARE THERE?:

Car parking - formal carpark

Shops

Active Travel links

NO. OF DESIRABLE FACILITIES - N/A

An assumption has been made that a shopping centre has different requirements than that of a playspace or recreation area.

Hence, the No. of desirable facilities (associated with a playground or recreation area that includes a toilet facility) has not been assessed.

WHY IS THERE A TOILET FACILITY?

As per MIS 17, a toilet facility is required at a local shopping centre. Often these are integrated into the building, and managed by the developer / lessee, which is the case at the Coombs Shops. A toilet facility is generally required at a shopping centre as this is a key meeting / gathering place for the community. Tthe Coombs shops is also a destination, which is another reason that a toilet facility is required.



STROMLO COTTAGE

Noffs Crescent, Coombs

MIS: N/A

The most relevant standard for Stromlo Cottage is MIS 17 Shopping Centres and Commercial Areas.

SIZE: 0.3ha

WHAT IS IT?

This facility is currently managed by the Suburban Land Agency Mingle Team. It is available for events such as meetings and workshops a well as Community information sessions led by SLA. The Cottage and surrounds are locked and only open for events. The toilet facility is only available for when a community event is being held.

WHAT FACILITIES ARE THERE?

Car parking - formal carpark

Active travel links

Meeting and gathering rooms

Catering facilities

Access to the Local playground outside the fenced enclosure that is open to the public

NO. OF DESIRABLE FACILITIES - N/A

An assumption has been made that a this community facility has different requirements than that of a playspace or recreation area. Hence, the No. of desirable facilities (associated with a playground or recreation area that includes a toilet facility) has not been assessed.

WHY IS THERE A TOILET FACILITY?

Stromlo Cottage regularly hosts community events with possible catering opportunities. It is a gathering and meeting place for events where food and drink could be served.

Precedent Case Studies - Within the ACT



MONCRIEFF RECREATION PARK

Bon Scott Crescent, Moncrieff

MIS 16: Open Space Typology - Community Recreation Park

MIS 21: CRP - Community Recreation Park

SIZE: 1.76ha

WHAT IS IT ?

A multi purpose family recreation park combining sport, fitness and play

WHAT FACILITIES ARE THERE?:

A - Car parking - formal Car park + on street parking

C – Sports court / oval or field - multi ball court, volleyball, badminton courts

D – All ages play - large playground – ages 1-Adult

E – Picnic settings excluding BBQ

F – Picnic settings including BBQ

G - Recreation activities – cricket net, outdoor gym, ping pong tables, learn to ride loop

H – Kick about - 2 (1 small, 1 large) irrigated kickabouts

I – Active Travel Links (within 50m)

NO. OF DESIRABLE FACILITIES – 8

WHY IS THERE A TOILET FACILITY?

As per MIS 16, A Public Toilet is generally provided with a Community Recreation Park. The toilets are open between the hours of 7am- 9pm. This park is a destination for whole family and is a facility which encourages a longer stay.



CRACE RECREATION PARK

Narden Street Crace

MIS 16: Open Space Typology - Community Recreation Park

MIS 21: CRP - Community Recreation Park

SIZE: 2.24ha

WHAT IS IT ? – A multi purpose family recreation park combining sport, fitness and play.

WHAT FACILITIES ARE THERE?:

A - Car parking - formal carpark - on street car parking

C – Sports court / oval or field - full sized half ball sports court, tennis court

D – All ages play (5-15 years)

E – Picnic settings excluding BBQ

F – Picnic settings including BBQ

G – Recreation activities – cricket net, outdoor gym

H – Kick about - large and small formal irrigated kick about

I – Active Travel links (within 50m)

NO. OF DESIRABLE FACILITIES - 8

WHY IS THERE A TOILET FACILITY?

As per MIS 16, A Public Toilet is generally provided with a Community Recreation Park. The toilets are open between the hours of 7am- 9pm. This park is a destination for whole family and is a facility which encourages a longer stay.



DUFFY OVAL

Tantangara Street, Duffy

MIS 16: Open Space Typology - Sportsground

SIZE: 5.0ha

WHAT IS IT?

Playing fields.

WHAT FACILITIES ARE THERE?

A - Car parking - Formal carpark

C – Sports court / oval or field - Oval

G – Recreation activities – cricket nets associated with oval

H – Kick about

I – Active Travel links (within 50m)

NO. OF DESIRABLE FACILITIES – 5

WHY IS THERE A TOILET FACILITY?

MIS 16, A Public toilet is generally provided with a Sportsground. The toilet facility at Duffy oval is open during use by Sporting Groups i.e. weekend matches and scheduled training sessions (kids and adults). Clubs can contact TCCS to arrange access. A toilet facility is required because Duffy Oval is a destination place and encourages a longer stay.



CHIFLEY CENTRAL COMMUNITY PLAY SPACE

Chifley Place, Chifley

MIS 16: Open Space Typology – Neighbourhood Park

MIS 21: Central Community Play Space

SIZE: 3.9ha (incl. oval), 0.7ha (excl. oval)

WHAT IS IT ?

A Neighbourhood Park that includes a Central Community play space. The playground is located next to the Chifley shops, and an informal use oval (non- irrigated and not used for sporting groups).

WHAT FACILITIES ARE THERE?:

A - Car parking - formal carpark (shared with the Chifley shops)

B – Shops

C – Sports court / oval or field - oval (Informal use / non irrigated)

D – All ages play - caters for all play for toddlers, juniors and preteens and all ages recreation

E - Picnic settings excluding BBQ

F –Picnic settings including BBQ

G – Recreation activities –Basketball Half court, fitness equipment, cricket nets, cricket pitch

H – Kick about

I – Active Travel links (within 50m)

NO. OF DESIRABLE FACILITIES - 9

WHY IS THERE A TOILET FACILITY?

Toilets are associated with the Chifley shops. These are open for use from Oct-Mar 7am-10pm, Apr-Sep 7am-9pm.



RIVETT CENTRAL COMMUNITY PLAY SPACE

Rivett Place, Rivett

MIS 16: Open Space Typology – Neighbourhood Park

MIS 21: Central Community Play Space

SIZE: 5.0ha (incl. oval), 0.6ha (excl. oval)

WHAT IS IT ?

A - Car parking - formal carpark (shared with the Rivett shops)

B – Shops

C – ports court / oval or field - oval

D – All ages play - caters for all play for toddlers, juniors and preteens and all ages recreation

E - Picnic settings excluding BBQ

F –Picnic settings including BBQ

G – Recreation activities – cricket nets associated with oval, path loops for bike riding

H – Kick about

I – Active Travel links (within 50m)

NO. OF DESIRABLE FACILITIES - 9

WHY IS THERE A TOILET FACILITY?

Toilets are associated with the Rivett oval. These are only open when the oval is in use by sporting groups. Hence, the toilet facility is not considered as being available for this site.

There also appears to be no public toilets associated with the Rivett Shops.



CHAPMAN CENTRAL COMMUNITY SPACE

Tauchert Street, Chapman

MIS 16: Open Space Typology – Neighbourhood Park

MIS 21: Central Community Play Space

SIZE: 4.76ha (incl. oval), 0.32ha (excl. oval)

WHAT IS IT?

A Neighbourhood Park that includes a Central Community play space. The playground is reasonably prominent in the community and larger and more complex than a local playspace. The park is connected to active travel routes, pedestrian laneways and parkland. This playground is located adjacent to the Chapman oval .

WHAT INFRASTRUCTURE IS THERE?

A - Car parknig - formal carpark (shared with the Chapman oval)

C – Sports court / oval or field - oval

D – All ages play - caters for all play for toddlers, juniors and preteens and all ages recreation

E - Picnic settings excluding BBQ

G – Recreation activities – long jump pits, cricket pitch

H – Kick about

NO. OF INFRASTRUCTURE – 6

WHY IS THERE A TOILET FACILITY?

Toilets are associated with the Chapman oval. These are only open when the oval is in use by sporting groups. Hence, the toilet facility is not considered as being available for this site.

Appendix B

WRIGHT + COOMBS SITE STUDY

Wright + Coombs Potential Toilet Block Locations, Active Travel Network + Community Facilities



A North Wright Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.5ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

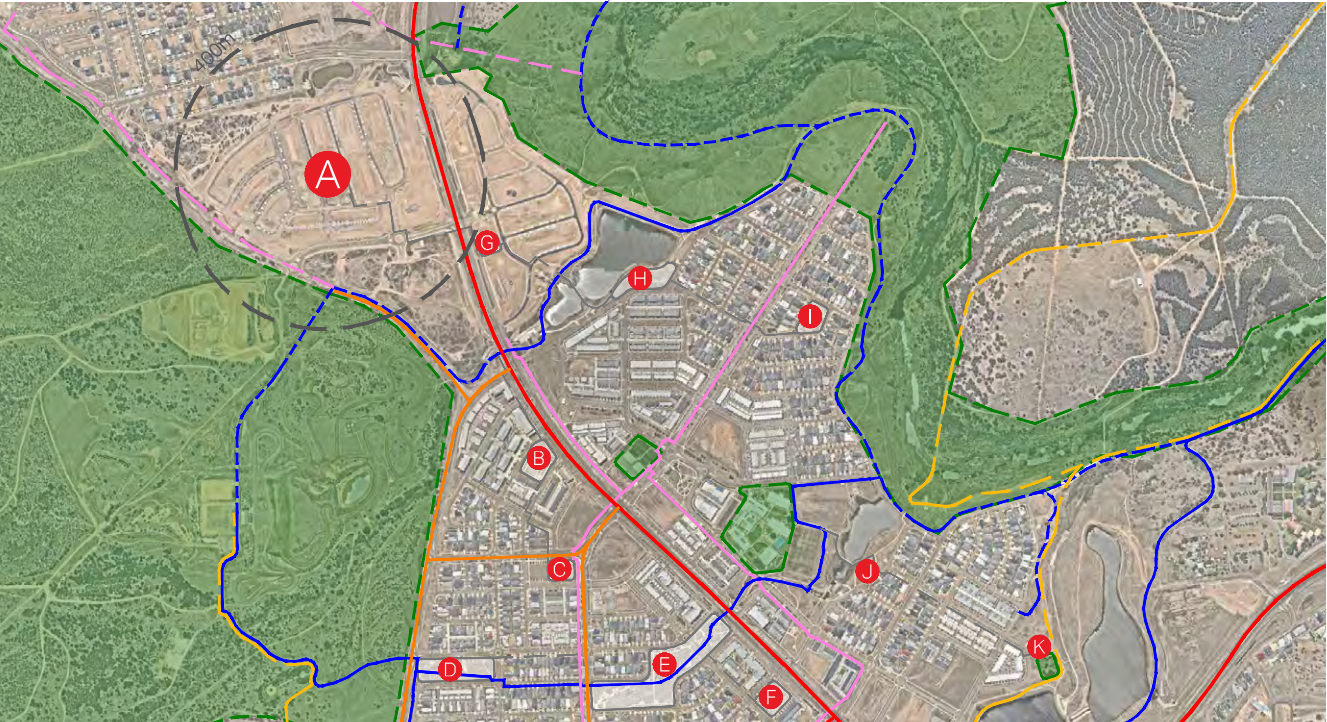
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space		x
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)	x	
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler	x	
Fitness equipment		x
Kickabout area	x	
Sports court	x	
Running track		x
Bicycle parking	x	

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field	x	
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area	x	
I Active Travel links (within 50m)		x
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	3	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 3 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block
- There is insufficient space to provide more facilities and activities
- It is not well connected via Active Travel Links

RECOMMENDATION

- This site is not a preferred site for a toilet block.

B Wright Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.68ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

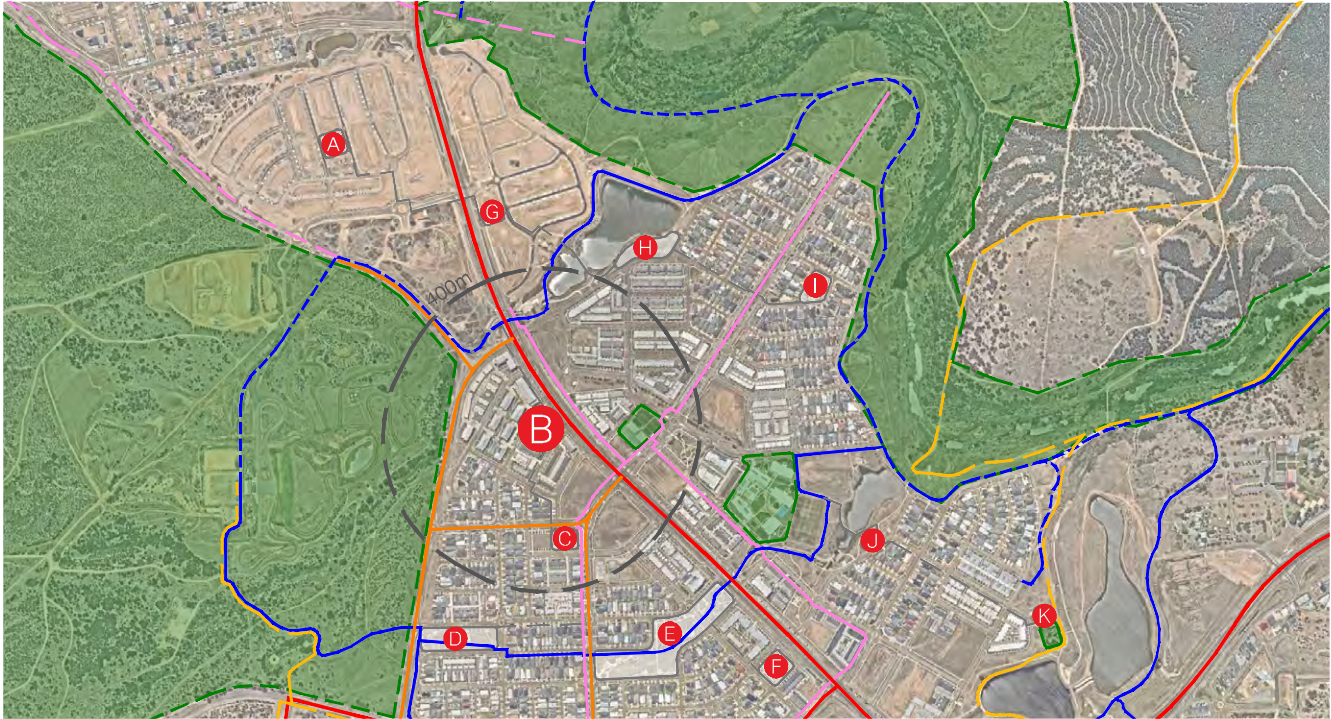
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space		x
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route	x	

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler		x
Fitness equipment		x
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	3	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 3 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.

C Wright Children's Central Playground

Neighbourhood Park / Central Community Play Space (Approx. 1.2ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

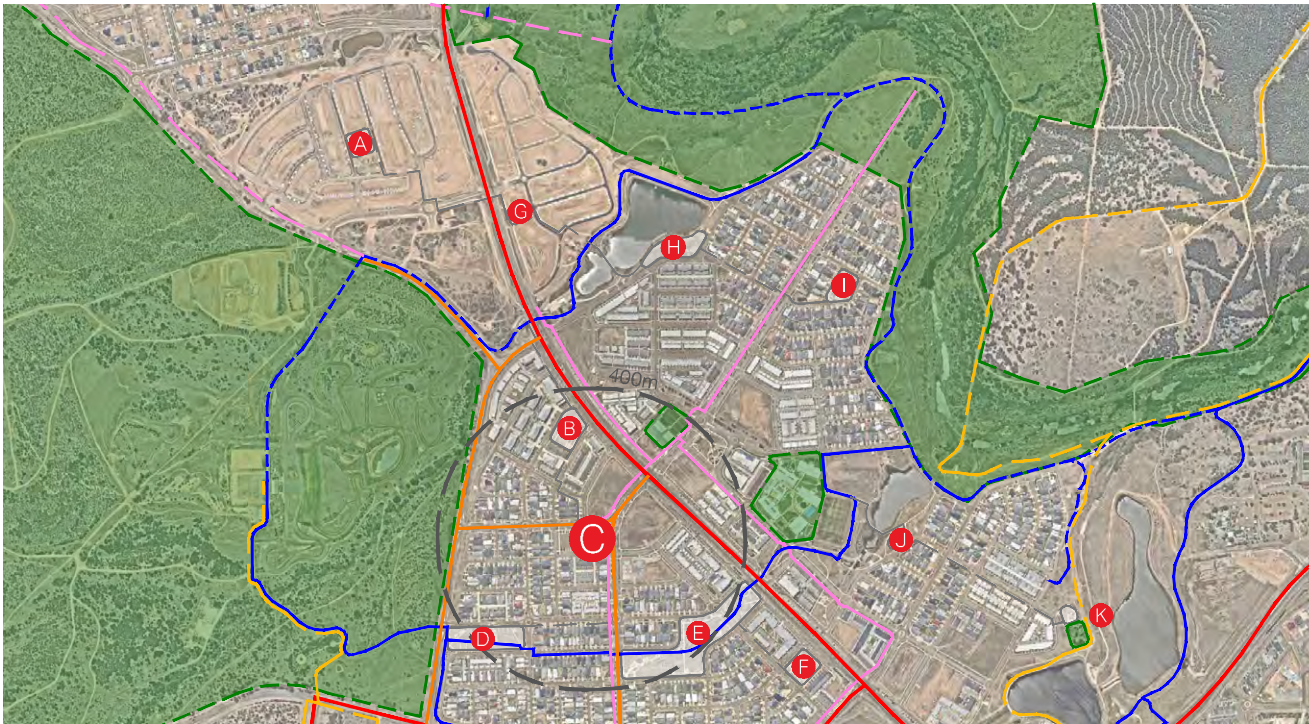
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space	x	
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)	x	
Principle recreation trail (shared)		x
On road (main and local) cycling route	x	

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler		x
Fitness equipment		x
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play	x	
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	4	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Central) / Central Community Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 4 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.

D Argus Park

Neighbourhood Park / Local Neighbourhood Play Space (1.67ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

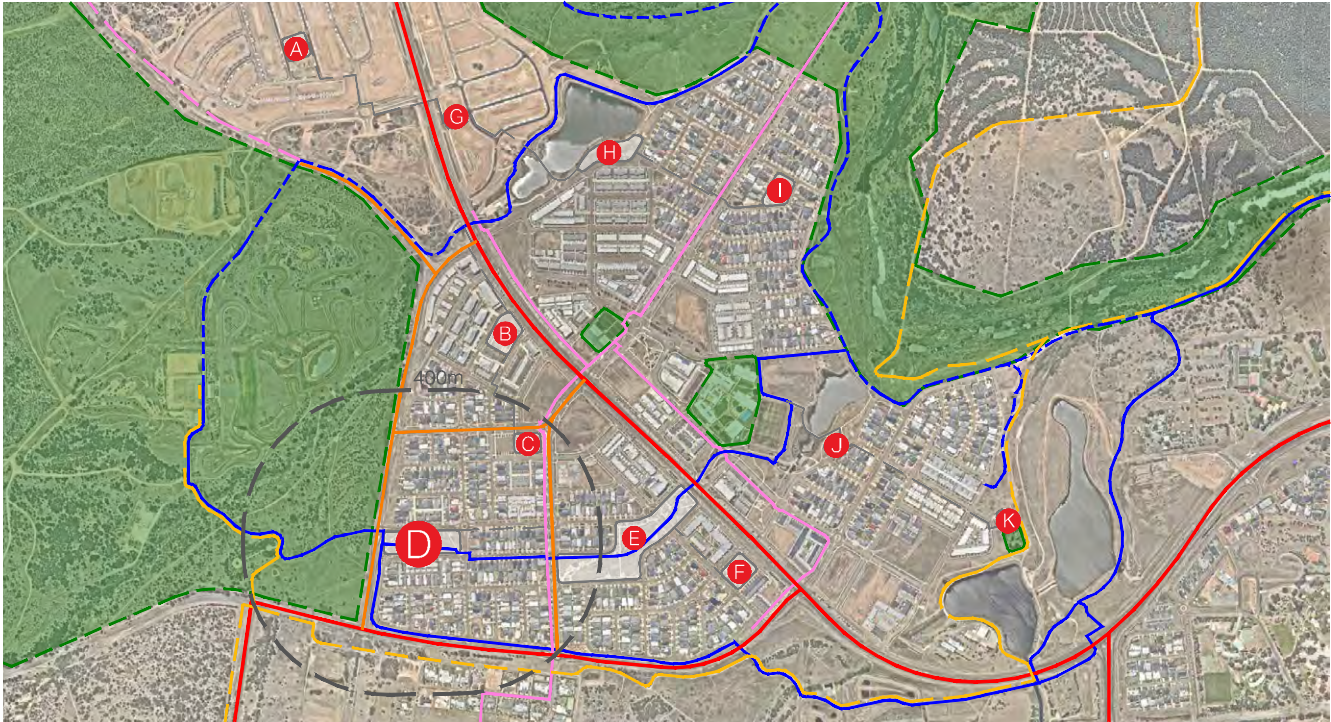
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space		x
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)	x	
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route	x	

Existing Facilities		
FACILITY	YES	NO
Car park	x	
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)		x
BBQ		x
Water bubbler	x	
Fitness equipment	x	
Kickabout area	x	
Sports court		x
Running track	x	
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking	x	
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities	x	
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	5	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 5 items that are considered Desirable Infrastructure when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block
- It is within proximity to Active Travel Links

RECOMMENDATION

- This site is not a preferred site for a toilet block.

E Wright Link Park

Neighbourhood Park (2.9ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

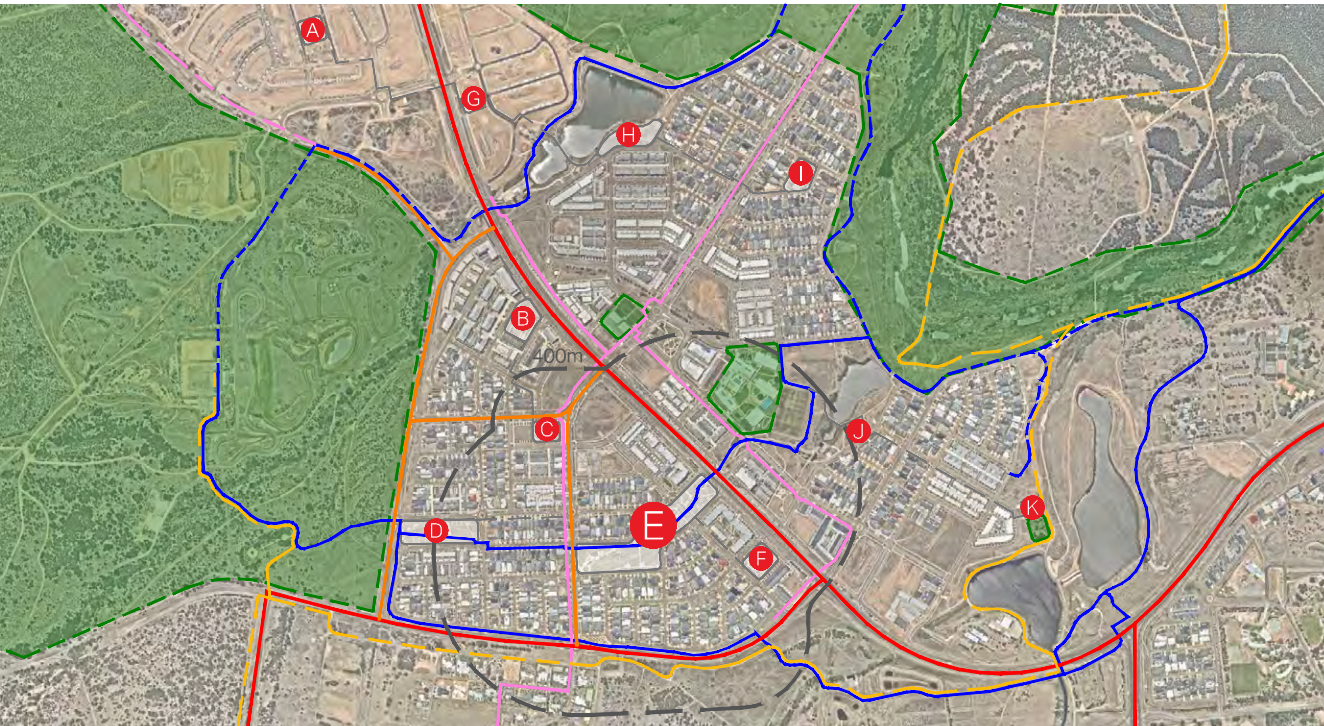
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space		N/A
Central Community Play Space		N/A
District Play Space		N/A

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route	x	

Existing Facilites		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)		x
BBQ	x	
Water bubbler	x	
Fitness equipment	x	
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking	x	

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ	x	
G Additional Recreational activities	x	
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	5	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local)

DESIRABLE INFRASTRUCTURE

- This site includes 5 items that are considered Desirable Infrastructure when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block
- As this is an open SW drainage channel, there is unlikely sufficient space to provide additional facilities
- It is within proximity to Active Travel Links

RECOMMENDATION

- This site is not a preferred site for a toilet block.

F Max Jacobs Avenue Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.76ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

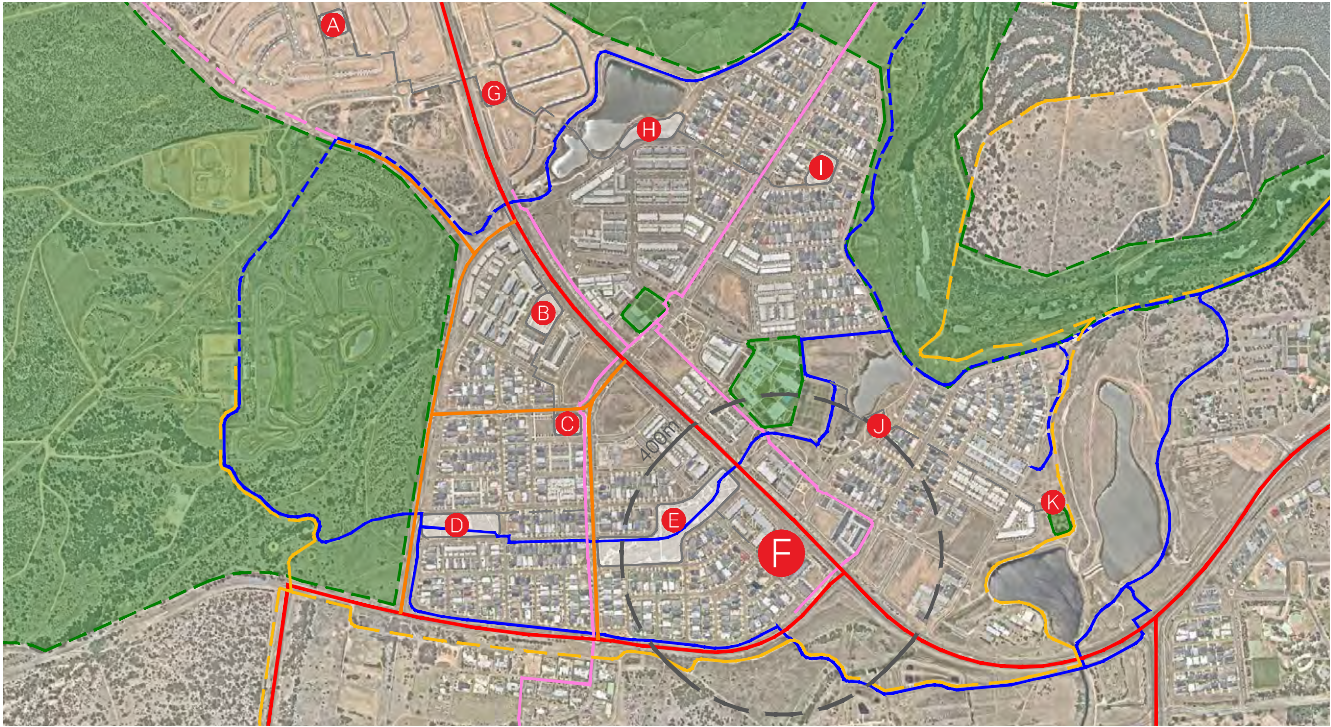
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space		x
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route	x	

Existing Facilites		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)	x	
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler	x	
Fitness equipment		x
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other	x	x
TOTAL DESIRABLE INFRASTRUCTURE	3	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 3 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.

G North Coombs Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.28ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)	x	
Central Community Play Space		x
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)	x	
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)		x
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler	x	
Fitness equipment		x
Kickabout area		x
Sports court		x
Running track		x
Bicycle parking	x	

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area		x
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	2	

TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

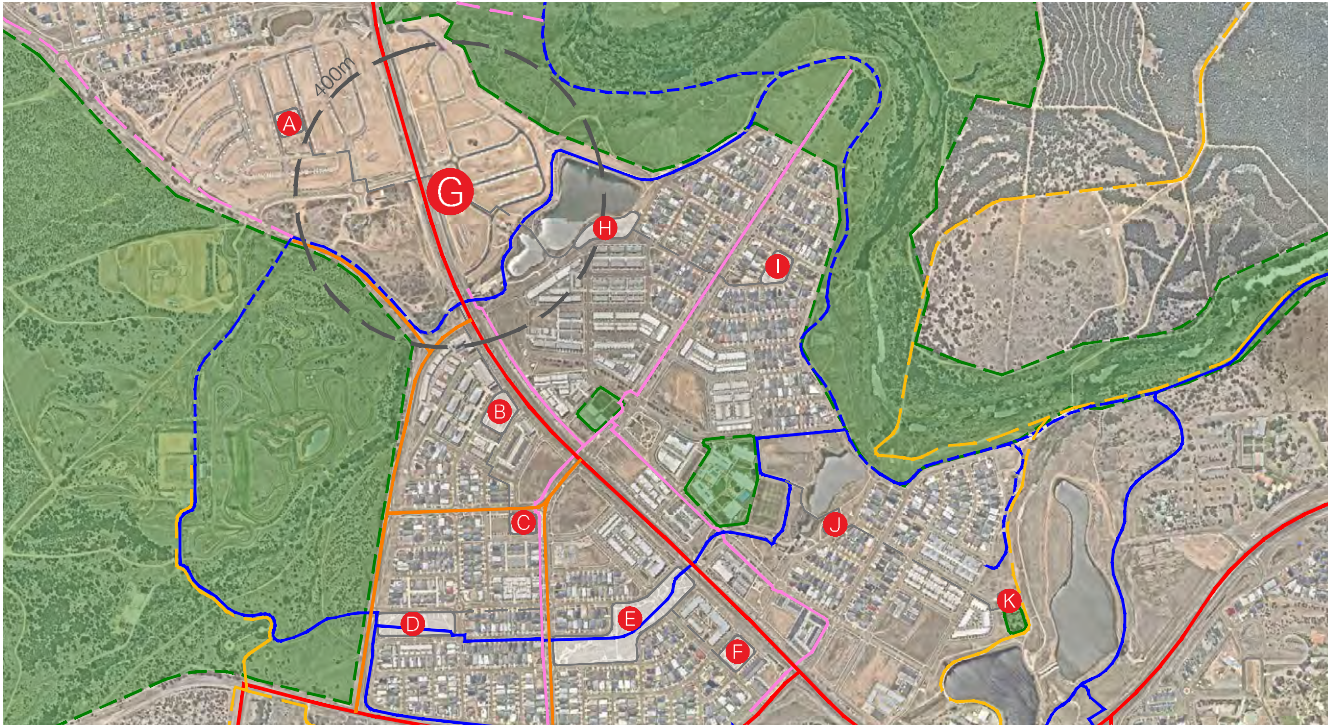
- This site includes 2 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.



H Edgeworth Parade Central Playground

Neighbourhood Park / Central Community Play Space (Approx. 1.2ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space		x
Central Community Play Space (All ages play)	x	
District Play Space		x

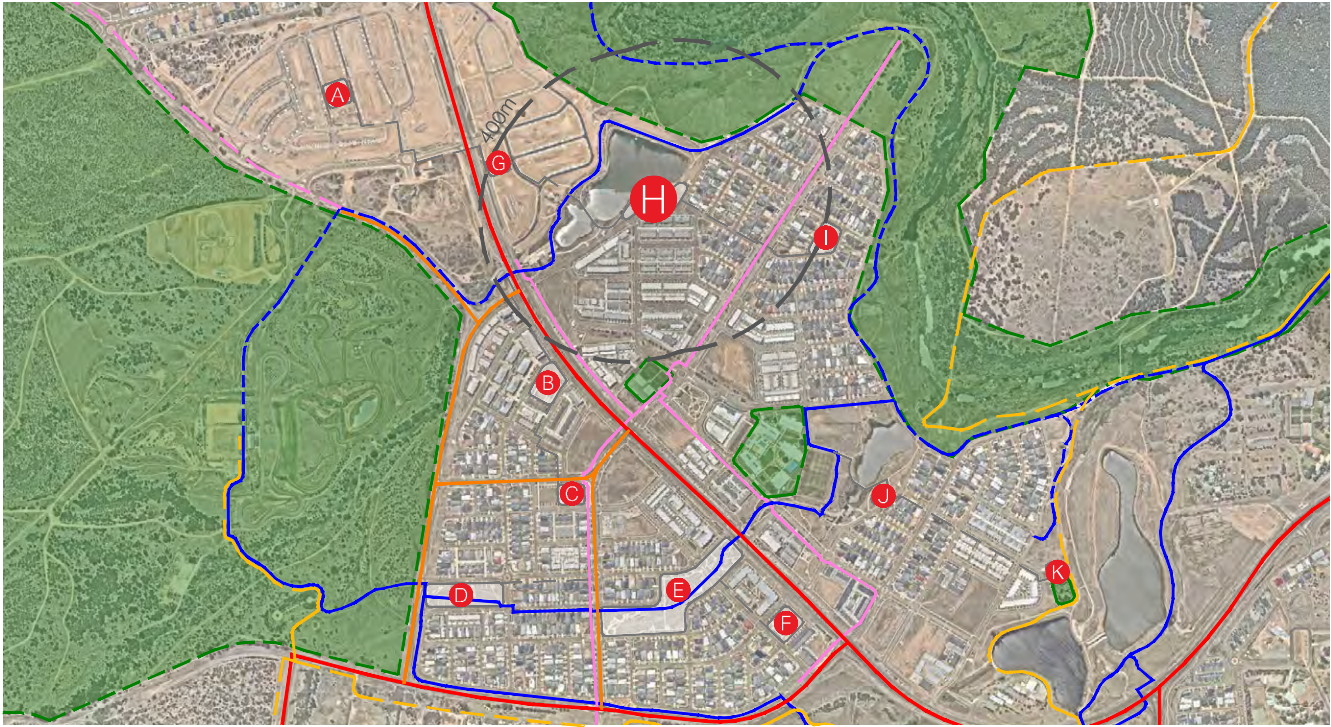
TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park	x	
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)	x	
Shaded play (sails and/or shelters)	x	
BBQ	x	
Water bubbler	x	
Fitness equipment		x
Kickabout area	x	
Sports court	x	
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking	x	
B Shops		x
C Sports court / oval or field	x	
D All ages play	x	
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ	x	
G Additional Recreational activities	x	
H Kick About Area	x	
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	8	

Note: The facilities nominated for this site are proposed and currently do not exist.



Potential Toilet Block Location

TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Central) / Central Community Play Space.
- This site will offer similar infrastructure as delivered with a Community Recreation Park.

DESIRABLE INFRASTRUCTURE

- This site includes 8 proposed items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- The site area is of sufficient scale to support a wide variety of recreation and amenity
- The number of proposed Desirable Infrastructure items will support a variety of User Groups
- It is within proximity to Active Travel Links

RECOMMENDATION

- This site has sufficient Desirable Infrastructure (Min 7.4 required) and could be considered suitable for a toilet block.

I Coombs Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.85ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

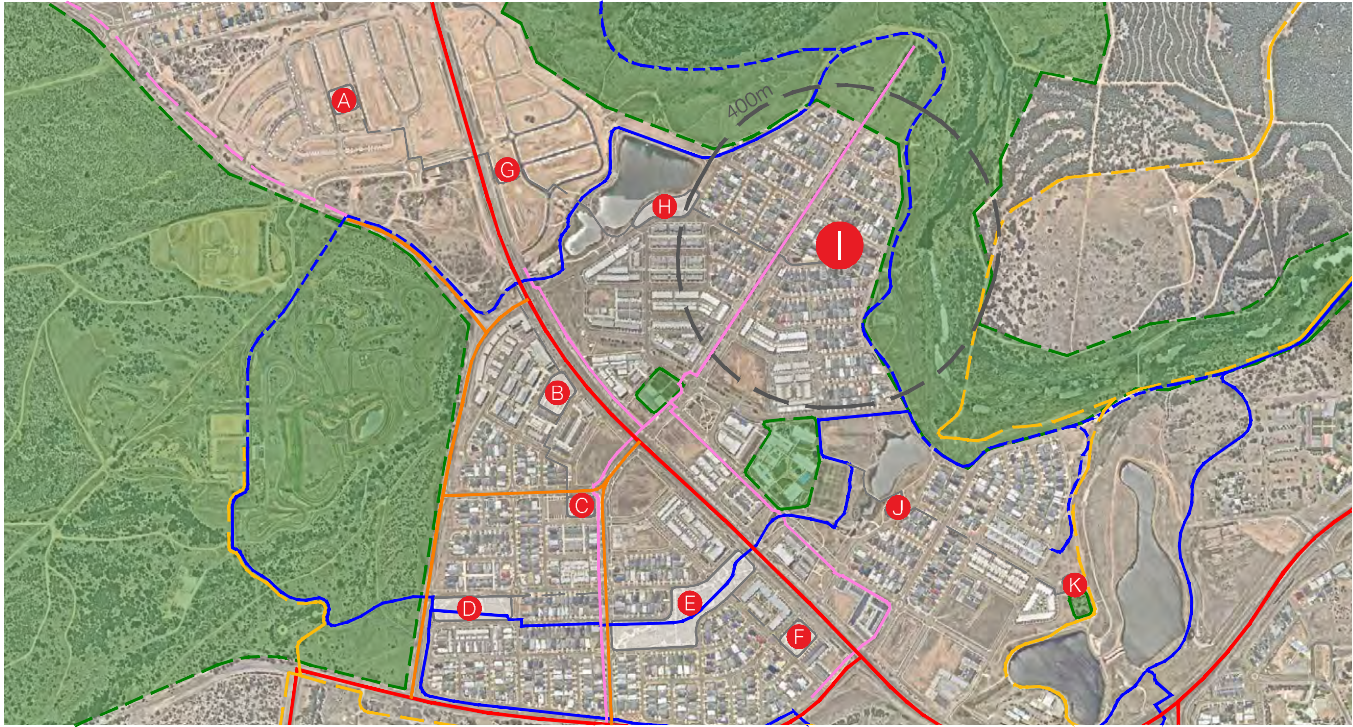
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)		x
Central Community Play Space	x	
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)	x	
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler	x	
Fitness equipment		x
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities		x
H Kick About Area	x	
I Active Travel links (within 50m)		x
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	2	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site has 2 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.

J

Coombs Pond A Children's Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (0.85ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

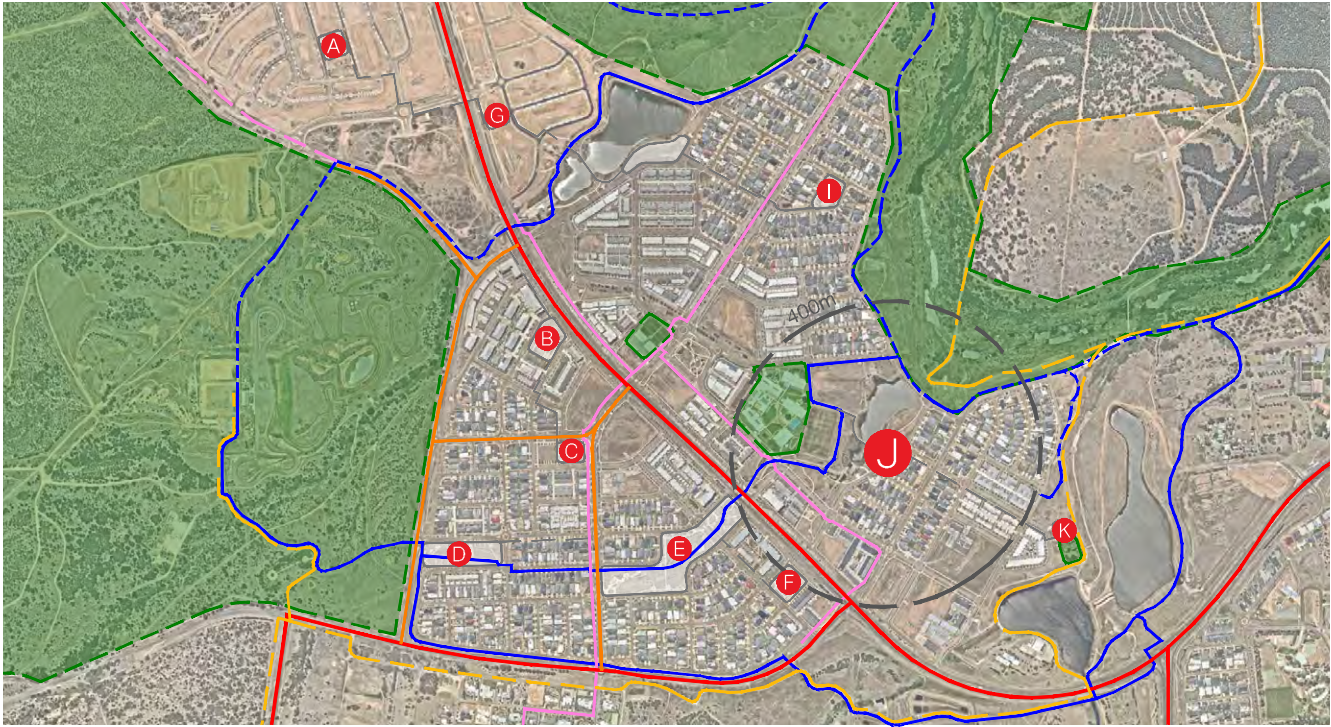
Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)		x
Central Community Play Space	x	
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)	x	
Local community route (pedestrian)		x
Principle recreation trail (shared)		x
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park		x
Picnic area (incl. tables, shelter, etc)		x
Seating	x	
Shaded seating (sails and/or shelters)		x
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler	x	
Fitness equipment	x	
Kickabout area	x	
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking		x
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ		x
F Picnic facilities including BBQ		x
G Additional Recreational activities	x	
H Kick About Area	x	x
I Active Travel links (within 50m)		x
J Other	x	
TOTAL DESIRABLE INFRASTRUCTURE	3	



TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

- This site includes 3 items that are considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.

K Stromlo Cottage Local Playground

Neighbourhood Park / Local Neighbourhood Play Space (1ha)

Analysis Matrix

Municipal Infrastructure Standard 16 Classification		
CLASSIFICATION	YES	NO
Town Park		x
District Park		x
Neighbourhood Park (central, local, pocket)	x	
Micro Park		x
Community Recreation Park (CRP)		x
Sportsground		x
Pedestrian Parklands		x
Laneways		x
Informal Use Oval		x
Natural Open Space (grasslands or woodland sites)		x
Semi-natural Open Space		x
Heritage Park		x
Verges and Medians (nature strip)		x
Special Purpose Areas, and broadacre open space		x

Municipal Infrastructure Standard 21 Classification		
CLASSIFICATION	YES	NO
Local Neighbourhood Play Space (Age Group 1-9)		x
Central Community Play Space	x	
District Play Space		x

TCCS Municipal Infrastructure Standards (MIS)		
MIS	YES	NO
Toilet required in accordance with MIS 16		x
Toilet required in accordance with MIS 17		x
Toilet required in accordance with MIS 21		x

Active Travel Links		
WITHIN <50m OF PLAYGROUND	YES	NO
Main community route (incl. off-road cycling)		x
Local community route (pedestrian)		x
Principle recreation trail (shared)	x	
On road (main and local) cycling route		x

Existing Facilities		
FACILITY	YES	NO
Car park	x	
Picnic area (incl. tables, shelter, etc)	x	
Seating	x	
Shaded seating (sails and/or shelters)	x	
Shaded play (sails and/or shelters)	x	
BBQ		x
Water bubbler		x
Fitness equipment	x	
Kickabout area		x
Sports court		x
Running track		x
Bicycle parking		x

Desirable Infrastructure		
7.4 ELEMENTS REQUIRED	YES	NO
A Car parking	x	
B Shops		x
C Sports court / oval or field		x
D All ages play		x
E Picnic facilities excluding BBQ	x	
F Picnic facilities including BBQ		x
G Additional Recreational activities	x	
H Kick About Area		x
I Active Travel links (within 50m)	x	
J Other		x
TOTAL DESIRABLE INFRASTRUCTURE	4	

TCCS MUNICIPAL INFRASTRUCTURE STANDARDS

- This site does not meet the requirements for a toilet block as it is a Neighbourhood Park (Local) / Local Neighbourhood Play Space

DESIRABLE INFRASTRUCTURE

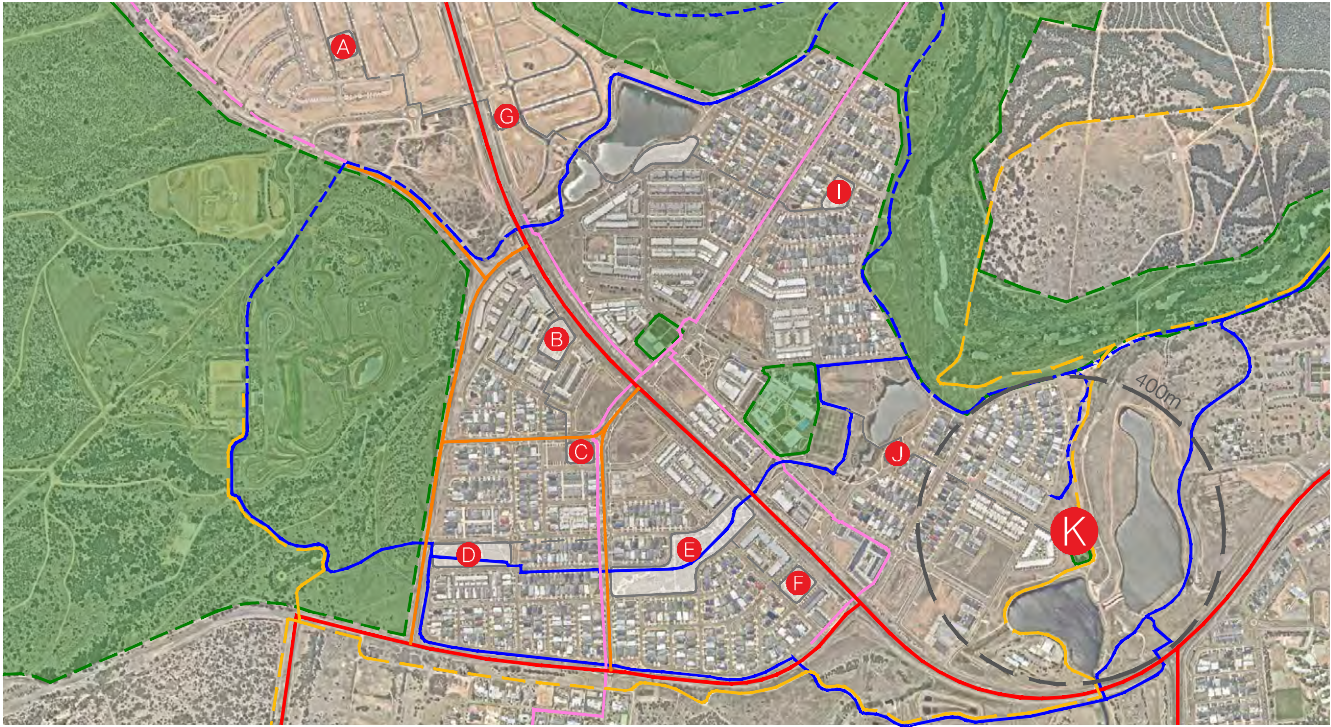
- This site includes 2 items (Carpark, Active Travel Link) that is considered desirable when reviewing if a public toilet should be provided

SUMMARY

- This site currently does not include sufficient existing facilities to warrant the inclusion of a toilet block

RECOMMENDATION

- This site is not a preferred site for a toilet block.



Appendix C

COOMBS EDGEWORTH PARADE PLAYGROUND CONSULTATION SUMMARY

December 2018

Coombs Edgeworth Parade Playground

Consultation Summary

Revision 01

14 December 2018

Prepared for.

Suburban Land Agency

Prepared by.

Redbox Design Group
Landscape Architects

02 6280 4949 (tel)
inbox@redboxdesigngroup.com.au

Unit 12/285 Canberra Avenue Fyshwick ACT
PO Box 4575 Kingston ACT 2604

redboxdesigngroup.com.au

Contents

1.	Introduction	3
2.	Review of Community Responses	4
2.1	Have Your Say – Coombs Play Space Responses	4
2.2	Edgeworth Pde – Additional Responses from Your Say Survey	7
2.3	Coombs Playspace Submission	9
2.4	Charles Weston Primary – token count	10
2.5	Summary of Primary School Children Plans	11
3.	Key Findings	12

1. Introduction

The purpose of this report is to ensure that the Design Team considers and incorporates where possible, the information gathered during consultation sessions with the Community. These sessions were carried out by the Suburban Land Agency Mingle Team for the Coombs Edgeworth Parade Playground.

The information has been reviewed with the intent that as many of the Community Wish List items are designed into the playspace.

The following documents have been provided to the Design Team and have been reviewed in the preparation of this report.

- Have Your Say – Coombs PlaySpace Responses May – July 2018
- Coombs Playspace Submission – Compiled response from a group 9 residents
- Coombs Play Space Your Say Survey – Summary of separate submission
- Edgeworth Pde Playspace – Additional Commentary provided by residents as part of the Your Say Survey – raw un altered submissions
- 8 plan layout submissions from Coombs Primary School Aged students

2. Review of Community Responses

2.1 Have Your Say – Coombs Play Space Responses

Submissions were received via the Your Say electronic Survey



The following is a summary of the each criteria

2.1.1 Play Equipment preferences

Of the activity / play items listed:

More than 70% of respondents would like to see:

- 92.5% Double Swings and Baby Swing
- 87.5% Slide
- 78.7% Mini trampolines
- 73% Climbing Wall

Between 40% and 70% of respondents would like to see:

- 60.4% Monkey Bars
- 59.2% Nature / imagination playspace
- 48.3% Climbing ropes

Less than 40% of respondents would like to see

- 34.3% Bridge

33.7%	Carousel
28%	Balance Beam
24.8%	See Saw
18.7%	Spring Animals
16.7%	Hopscotch

Interpretation of Results :

Top responses indicated that elements that promoted Active Play was most favoured

Swinging; Sliding; Jumping; Climbing

2.1.2 Other Infrastructure

More than 60% of Respondents would like to see:

68%	Toilets
64.4%	Basketball Court
62.6%	Water Play Area

Between 40-60% of respondents would like to see

56.4%	Learn to Ride
52%	Kick-a-bout area
40%	Additional Shade

Less than 40% of respondents would like to see

33%	Fitness station
20.4%	Boardwalk
18.2%	Large Games
17%	Ping Pong tables
16.6%	Additional Swing set
10.4%	Badminton Court
9.8%	Volleyball Court
7.8%	Additional Parking

Interpretation of Results :

Top responses indicated that additional infrastructure not found in most playgrounds such as toilets, Basketball court and water play were favoured items. These items are currently not found within any of the playgrounds that are within Wright or Coombs.

A transportable basketball hoop has been placed by a community member at the GPT off Annabelle View. It should be noted that a basketball hoop is to be installed by the SLA as part of the Coombs 3a phase II works.

2.1.3 User group

79% of the respondents have children / grandchildren who will use this play space. 21% said they would not use the playspace

Interpretation of Results :

Most people who responded to the survey will use the playground. This data indicates that the respondents who had an interest in the playground were most likely to have lodged a survey submission

2.1.4 Ages of children likely to use the play space

45%	0-5 years
-----	-----------

31%	6-10 years
16.5%	11-15 years
6.5%	16-19 years

Interpretation of Results :

Most respondents indicated that they had younger families with 75% of the age group represented within the 0-10 year age bracket. This indicates a need for supervised play.

Whilst a lesser need is apparent for age bracket 11-19 years from this survey, it needs to be recognised that the teen bracket needs to be represented for kids who will grow up in the area, and also more agile advanced skills of younger kids that need to be challenged.

Also – if challenging and exciting equipment is offered, it is more likely to be used and frequented by whole family groups with kids across all brackets

2.1.5 Where do you live ?

Interpretation of Results :

A significant proportion of the respondents lived in the Molonglo Area. This data indicates that the respondents who had an interest in the playground were most likely to have lodged a survey submission

2.1.6 How often are you likely to use the playspace

Interpretation of Results :

More than 50% of the respondents indicated that they would visit the playspace weekly

27% indicated that they would visit daily and 16% monthly

2.1.7 What time of day will you use this playspace

Interpretation of Results :

Most popular visitation was indicated as the Weekend and afternoons – likely related to school visits

Weekday mornings recorded the least popular visit time although still recorded 60 votes.

2.1.8 How would you access the park

Interpretation of Results :

50% of the votes indicated most people would walk and 27% would cycle indicating that most respondents were local

20% indicated they would drive – indicating that car parking would be required

2.1.9 Male or Female

68% female and 32% male

Interpretation of Results:

Most respondents were female

2.1.10 Age of Respondents

19-24 year bracket	5.6% of respondents
25-34 year bracket	31.1% of respondents
35-44 year bracket	41.4% of respondents
45-55 year bracket	11.2% of respondents
55-64 year bracket	6.6% of respondents
65+ year bracket	4.1% of respondents

Interpretation of Results:

The largest proportion of respondents were in the age brackets 25-34 and 35-44. There is likely interest from this group as they may be more likely to have children.

2.2 Edgeworth Pde – Additional Responses from Your Say Survey

The following are key items taken from the raw data which relates to the playground (several points were raised which do not relate to this brief).

176 individual comments were received with the following items mentioned within the conversations:

Amenity Items
Play Items / Activities

No of mentions	Item
27	Request of shade – either trees, or structure
18	BBQ / picnic facilities
17	Ball courts
13	Would like to see toilets
12	Items that cater for older kids
11	Do not want toilets
9	Would like to see bins
9	Playground should be fenced
6	Multi purpose playground
5	Water play
4	Would like to see Carparking
4	Bottle refill station / bubbler
4	All Abilities / Accessible play
3	Do not want Carparking
3	Properly maintained landscape / irrigated grass
3	Ping pong / table tennis
3	Flying Fox
3	Play for All Ages (ie toddlers through to Older people)
3	Equipment for toddlers
3	Interpretative elements (informative signage)
3	Creative design / artistic elements / themed
2	Sensory / natural environment
2	Bike racks
2	Cricket
2	Skate park / mini skate
2	Bicycle playground
2	Big / wide slide
2	Monkey bars
2	Handball

2	Place for dogs / dog park
2	Big swings
1	Mini Soccer
1	Fitness – well designed and useful
1	Big tree house
1	Lighting
1	Minimise rubber
1	Good path connections to the playground
1	Basic play – slide / swings / structure
1	Book cubby
1	Seats that don't get hot
1	Room to run
1	Holes in pavement to allow erection of volleyball / badminton nets
	Specific playgrounds mentioned as good examples:
	– 6- Moncrieff CRIP
	– 3 - Parks in Googong
	– 3 - Franklin CRIP
	– 2 – Boundless (Kings Ave Park)
	– 2 – Arborteam
	– 1 – Crace
	– 1 – Denman park
	– 1 – Southport Goldcoast
	– 1 – Tuggeranong Skate Park
	– 1 – Hawker Primary School Slides
	– 1 – Turrumurra Park (Karuah Rd)

Key points / interpretation of submission

Highest number of mentions (27-9)

- Mostly related to amenity
- Higher number of mentions for ball courts and items for older kids
- A number of requests for the playground to be fenced

Several mentions (6-3)

- Near equal numbers for (4) and against (3) carpark
- Related to amenity / maintenance
- For a multi purpose playground and waterplay
- For an accessible playground / all ages
- Interpretative elements

Where precedent playgrounds were mentioned – all were of mixed multi use playspaces with varying activities catering for all ages and all types of play.

2.3 Coombs Playspace Submission

This area of report is not displayed due to privacy reasons.

Figure 1. This image is not displayed due to privacy reasons.

Key points raised in the Introduction paragraph :

- Welcome the development of a playground for children up to 14 years
- Boxing Day family event – yacht race and regatta held on the lake
- Strong connection with the natural environment and hope this is considered in the design (le natural colours, textures and materials)
- Reference to Arboretum

Key Notes regarding the Overall Design:

- Water + nature + Views + Molonglo River proximity
- Complementary creative / artistic elements
- Nature based / muted colours
- Consider visual and acoustic impact of equipment / sails etc to residents who overlook the area (ball games)
- Shaded seating
- Road and pedestrian safety / Water safety (fencing)
- Minimise graffiti opportunities

Equipment specific

- Visual and noise impact
- Nature exploration and play
- Imaginative and creative equipment
- Acoustic treatments around items such as ping pong / bball or other ball games
- Consider size of full courts in this small constrained site

Amenities

- Visual impact of shade structures / sails (height / size/ colour and orientation) – deciduous trees to be considered instead
- Parking – do not consider this is necessary, but if one or two spaces – then consider where these are sited in terms of visual impact
- Toilets – do not see why these should be installed

Other items

- Road and pedestrian safety – is traffic slowing required – speed bumps would be noisy
- Water safety
- Local wildlife – snakes and ducks
- Lost property box or hook

Key points / Interpretation of submission

- Visual (height / form and colour) and noise impacts (particularly ball courts)
- Relationship with surrounding area of the design
- Not in favour of more than 1-2 carparking spaces, and not located in front of residences
- Not in favour of toilets
- Safety considerations - Edgeworth Pde Road speed and crossing points and proximity to water

2.4 Charles Weston Primary – token count

Children from Charles Weston Primary were given 7 tokens to place into a wish list of SLA Mingle Team pre selected play items

Token Count

Most tokens – above 30
Second most tokens – between 20-30
Third most tokens – between 10-20
Least tokens – less than 10

Summary

Play Item	Number of tokens
Mini inground trampolines	48
Swings – dbl with baby seat	35
Climbing wall	28
Carousel	25
Monkey Bars	24
Climbing gym	24
Climbing roles – high / vertical	22
Bridge	22
Slide	20
Nature / imagination play	15
Stepping stones	15
See saw	13

Climbing ropes – low / horizontal	11
Balance beam	8
Spring animals	6
Hopscotch	6

Key Points / Interpretation

- Primary and Secondary wish list items generally relate to physical play that is challenging. These also include traditional items such as swings / slides and climbing equipment / decks and bridges
- Tertiary items are mixed – related to activities that are low to ground / exploratory / imaginative

2.5 Summary of Primary School Children Plans

8 designs were received for the Our Coombs Play Space

Based on summary tally provided by SLA of inclusions on the plans

Play Item	No of appearances on plans
Trampolines, Flying Fox, Grass Furniture Swings toilets	5
BBQ Slide Basketball / court	4
Skate park Climbing Wall	3
Fitness Equipment Fence Spring Animals Water Play	2
Sandpit Imagination Play Maze Foam Pit Bubblers Fort Table Tennis Monkey Bars Soccer Goal	1

3. Key Findings

12

The following is an interpretation of key findings from the submissions:

What will the playground offer for play?

- Lots of activities in the one playground that keeps everyone busy and entertained without getting bored
- Active and Challenging Play
- Imaginative / exploratory play
- Activity for all age brackets but particularly for ensuring older kids are catered for

What are some of the key specific Equipment / Activities / Play items

- Equipment for physical play ie swinging / jumping / sliding / climbing eg Multi Court, Mini tramps, Swings, Climbing structures

What amenities will the playground include ?

- Shade
- Picnic Amenities / seating
- Toilets
- Carparking

What will the playground look like ?

- It will be designed to have a relationship with surrounding environment ie views / river / natural areas
- It will be a safe environment
- It will be well maintained
- It will consider its proximity to Edgeworth Parade neighbours