

An aerial photograph of a residential area, likely a suburban neighborhood, with a green overlay. The image shows a mix of residential buildings, roads, and green spaces. The text "Watson Section 76" is prominently displayed in the center, and "Place Plan and Development Concept 2021" is at the bottom. The "Tait Network" logo is in the top left corner.

Tait Network

# Watson Section 76

Place Plan and  
Development Concept 2021



# Acknowledgement to Country

**Yuma. Dhawura nguna ngurumbangu gunangu Ngunnawal.  
Nginggada dindi dhawura Ngunnawalbun yindjumaralidjinyin.  
Mura bidji mulanggaridjindjula. Naraganawaliyiri yarabindjula.**

**Hello. This country is Ngunnawal (ancestral/spiritual) homeland.  
We all always respect elders, male and female, as well as  
Ngunnawal country itself. They always keep the pathways of  
their ancestors alive. They walk together as one.**

We acknowledge the Ngunnawal people as Canberra's first inhabitants and Traditional Custodians. We recognise the special relationship and connection that Ngunnawal people have with this Country. Prior to the displacement of Ngunnawal people from their land, they were a thriving people whose life and culture was connected unequivocally to this land in a way that only they understand and know and is core to their physical and spiritual being. The segregation of the Ngunnawal people from Culture and

Country has had long-lasting, profound, and ongoing health and well-being effects on their life, cultural practices, families, and continuation of their law/lore. We acknowledge the historic interruption of the Ngunnawal people of Canberra and their surrounding regions. We recognise the significant contribution the Ngunnawal people have played in caring for Country. For time immemorial they have maintained a tangible and intangible cultural, social, environmental, spiritual, and economic connection to these lands and waters.

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# Contents

2

Introduction

3

Project History and Future Steps

6

Place Vision

6

Place Proposition

7

Place Themes

9

Design Principles for the Site

11

Precedents

13

Development Concept

16

Local Neighbourhood Park Draft Concept

17

Park Concept Precedents



# Foreword

The Watson suburb is loved by the existing and future residents for its unique character and natural beauty, with Mount Majura and other green spaces such as the Justice Robert Hope Park and its proximity to local amenities such as Majura Primary School and the Watson Shops. Like many other suburbs, Watson and in particular North Watson is undergoing a chapter of urban renewal, to support a growing population and the changing needs of our community.

The purpose of the Place Plan and Development Concept (PPDC) is to capture the community’s aspirations for North Watson from what we heard the community say during engagement undertaken in 2018 and 2021.

Community messages have shaped the PPDC, including a concept for the public park, which will be used to guide the design of future development and public realm upgrades for Section 76 and the surrounds.

The ACT Government has committed to provide new housing including best practice for good quality residential housing through Demonstration Housing on Section 76. A public park is also proposed for the site to improve the liveability and encourage social activity in North Watson. We are also committed to protecting trees and landscape areas for wildlife, including the vulnerable Superb Parrot, to reduce urban heat in a changing climate, and to provide a green sanctuary for residents and visitors. The document also shows how we can better connect to the wider walking and cycling network to get people to where they need to go actively and efficiently.

I would like to thank the local Watson community for their involvement and contribution to the place vision, themes, and design principles for future development to be sensitive to the local character and the community’s intentions for their suburb.

The Place Plan and Development Concept are the community’s and their visions for a sustainable, inclusive, resilient, leafy and active suburb, that can shape the future of Watson.

**Mick Gentleman**  
Minister for Planning and Land Management



# Introduction

**The Environment Planning and Sustainable Development Directorate (EPSDD) engaged Tait Network to develop a Place Plan and Development Concept for Watson Section 76, to be the basis for consultation with the local community. The document responds to community engagement undertaken in 2018, the Watson Community Association 2019 'Plan for Watson' and further community engagement undertaken in 2021 on the Draft Place Plan and Development Concept. The document addresses the changing character of the area as it relates to a more compact and sustainable city in line with the objectives of the ACT Planning Strategy (2018), and the Climate Change Strategy (2019).**

The ACT Government has committed to:

- A maximum of 200 dwellings on the site under the Indicative Land Release Program for 2022-23;
- Best practice housing design showcased through a Demonstration Housing project in response to community aspirations for better quality and sustainably designed housing;
- A 1-hectare local neighbourhood park to support access for North Watson residents to good quality public open space;
- A draft variation to the Territory Plan to permit residential use, including demonstration housing and community uses as the demand arises;
- Protect important trees and landscape areas for wildlife, particularly the vulnerable Superb Parrot;
- Reduce urban heat for greater comfort and general amenity.

Section 76 is located north of the Canberra CBD, in what is known as North Watson. The surrounding residential area is distinguished by locals between the leafy 'Old' Watson and the newer North Watson. Old Watson consists of linear parks, local shops and a range of educational facilities. North Watson has a growing residential population and includes some community uses, temporary accommodation,

a television station, the Canberra Potters' society, woodlands and nature reserves. Watson's green spaces and linear parks play an important role in providing walking and cycling links to connect with public transport and recreational spaces where residents can socially connect.

Situated between the Federal Highway and the Mount Majura Nature Reserve, Section 76 is part of the gateway to Canberra. The surrounding suburb is characterised by leafy streets and green pockets and parks. The inner north location is serviced with a local and rapid bus route, and the Phillip Avenue light rail stop is located approximately 2kms south west of Section 76.

The site has been selected for development due to increasing demand for residential living in the inner north that is close to services, amenities and employment.

More people are choosing to live in higher density settings close to existing amenities. This is driving and reshaping the character of North Watson as a denser urban form. The built environment surrounding Section 76 is low to medium density, consisting of two, three and four storey buildings, with a six storey building proposed for the Norrebro development on Aspinall Street.

Community engagement undertaken to date on the design elements of the Place Plan and Development Concept will strengthen the place experience for existing and emerging users.

The Place Plan and Development Concept seeks to deliver a valued neighbourhood character, encourage better linkages connecting to key destinations, including 'old' Watson, and provide pockets of recreation where local residents can gather and socialise.





# Project History and Future Steps

Section 76 is proposed to provide up to 200 residential dwellings subject to a Territory Plan Variation (TPV) process to allow for residential use. To inform the preparation of the TPV, a community engagement process on a draft planning report was undertaken with the local community in 2018. This community consultation also included looking at residential use on Section 74 in Watson. More recent engagement was undertaken on Section 76 Watson only, in early 2021 on the draft Place Plan and Development Concept concurrently with variation to the Territory Plan number 372.

## Early Community Engagement

The 2018 engagement process, led by SGS Economics and Planning on behalf of the ACT Government, sought to gather and understand the aspirations of the Watson residents for the future development of North Watson. This process included public information sessions, electronic surveys and consultation with the local Watson Community Association (WCA). The use of these various engagement methods was designed to encourage as many residents as possible to be able to express their views and concerns about the future development of Watson.

The draft Place Plan and Development Concept was developed based on the information gathered through this community consultation process and from the Watson Community Association, '2019 Plan for Watson.'



## Community Engagement on the draft Place Plan and Development Concept 2021

Community engagement on the draft Place Plan and Development Concept including the public park, was undertaken from 1 February 2021 to 19 March 2021 concurrently with consultation on Territory Plan Draft Variation 372. The Draft Variation proposes to rezone the site to meet government commitments and community aspirations.

Community and stakeholder engagement included a range of activities for the community to participate in and to have their say including:

- Two online surveys;
- YourSay activity using a mapping tool to capture feedback on local walking and cycling paths;
- Pop-up information stall at Watson Shops;
- Talk on Superb Parrot at Section 76;
- Pop-up information stall on site.
- Make your own clay Superb Parrot workshop at nearby Watson Arts Centre/Canberra Potters
- A live online presentation and Q&A session with the project team;

The project team also met with the Dhawura Ngunnawal Caring for Country Committee (DNCCC) to talk about the project and to listen to the groups aspirations for the site that incorporates Ngunnawal meaning and history.

The project team engaged local pedestrian advocacy group, Living Streets Association, and received a written submission outside of the formal consultation process that provided their input on the proposed plans.

To stay up to date with the project and read the reports on the consultation process please go to [yoursay.act.gov.au/northwatson](https://yoursay.act.gov.au/northwatson)

### Key Engagement Takeaways

Protection of open space, existing trees, vegetation, and wildlife especially the Superb Parrot and consideration for more native planting

Improvement of active travel connections within Watson and wider Canberra

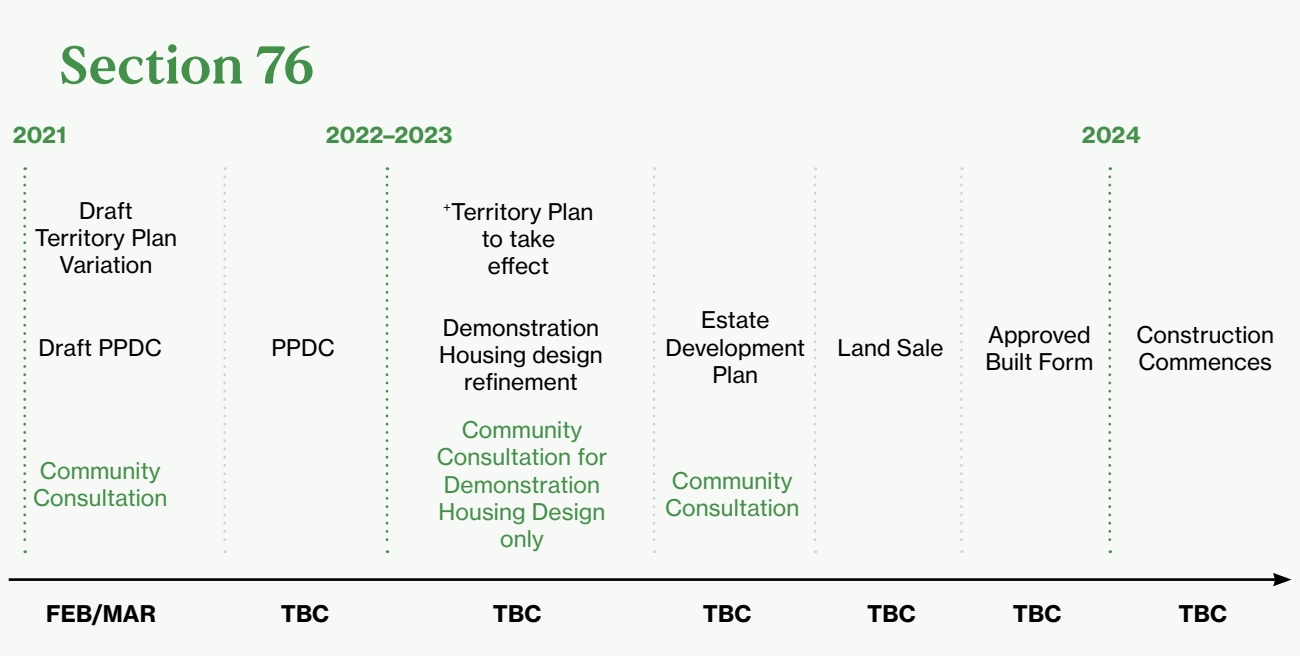
Shortage of local parking and increased traffic congestion especially at the local shops

Upgrade and provision of local community amenities and facilities to manage cumulative impact of population growth in the suburb

Include park features that have natural colours and materials such as wood and stone

Provide educational opportunities in the landscape to learn about native plants, Ngunnawal stories and language

## Indicative Project Timeline\*



\* Dates may change as project progresses. The purpose of this timeline is to be clear about the key steps and where community can have their say.

+ Territory Plan to take effect depends on whether the Standing Committee on Planning, Transport and City Services undertakes a 6 month inquiry



### What we sought feedback on and how it will be used?

We asked community to share their thoughts, comments and ideas on the draft Place Plan and Development Concept to guide future development of the site and to understand what people wanted to see in the proposed park.

We captured community views on the project:

- vision;
- place proposition;
- place themes;
- design principles;
- design elements for the proposed public neighbourhood park and;
- walking and cycling connections to the site.
- Ngunnawal meaning and connection to incorporate into the development of the site.

Your thoughts, comments and ideas have informed the Place Plan and Development Concept to guide how the site could be developed. This could take the form of an Estate Development Plan, which will use the principles and guidelines established through the Place Plan and Development Concept process.

Community input on the public park will also guide its form, shape and the amenities that could be provided. A concept of one park is provided within the Place Plan and Development Concept.





## Engagement Outcomes

The following key themes were heard during consultation:

- **Green space:** Respondents told us they highly valued treed, green spaces and streets, nature, wildlife and their connections to the bush. Suggestions for the protection of the trees to the west for wildlife corridor and climate mitigation and protection of the trees to the south for visual amenity. Some people wanted to see the removal of exotic tree species and replace with native trees and vegetation.
- **Densification:** Many residents expressed support for Watson's low-to medium-density character and some questioned the density of housing proposed, in terms of building heights and dwelling numbers.
- **Design and aesthetics:** Respondents asked that any new housing on Section 76 be designed sensitively to enhance the character of the streetscape.
- **Environmentally sustainable:** Support was expressed for more environmentally sustainable, energy-efficient, climate-resilient development in north Watson.
- **Inclusive and diverse:** Respondents saw opportunities to make Watson's population more diverse and inclusive as its being developed.

### The Park

Residents were asked what they would like to see in the proposed one hectare set aside for a neighbourhood park, via a YourSay survey, face-to-face engagements, and consulting with the Dharuwa Nggunawal Caring for Country Committee.

Respondents wanted to make multiple uses of the park, with relaxing (58%), socialising (56%), exercising (53%) and playing (49%) all rating highly among responses received. A lesser, but still significant number (34%), also planned to walk their dog there.

Overall, respondents ranked nature play areas, grassy areas, walking and cycling paths, play equipment and seating as their priority uses for the new neighbourhood park.

Education for native plants and wildlife and Nggunawal stories and language were also suggested for the park, with signage and QR codes. The inclusion of a native animal shape to form a part of the public park, and the inclusion of natural materials resourced from the area were suggested.

Most respondents to the survey wanted to see the park features with natural colours (62%), with natural materials such as wood and stone strongly preferred (49%) over manmade ones (3%), although a mix of the two was acceptable to many (42%).

### Walking and Cycle Connections

More than 70 comments were contributed on walking, cycling and other issues via the YourSay mapping tool.

The following suggestions were captured in the YourSay mapping tool:

- Extending and upgrading the existing footpath or developing a new shared off-road route along Aspinall Street to separate pedestrians and cyclists from car and bus traffic along this route. The need to address drainage issues in and around the block along Aspinall Street to reduce hazards to cyclists during wet weather was also identified.
- The inclusion of direct walking/cycling connections across the block from Aspinall St to the Federal Highway.
- The extension of Northbourne Ave off-road cycle path along the Federal Highway side of the block and beyond, to Zelling Street and Antill Street. A further connection along Zelling St to Aspinall St was also proposed.

## What's Next?

The outcomes of the engagement have been used to finalise the Place Plan and Development Concept which provides a concept for the new neighbourhood park and will guide future development.

Your views will also be used to finalise Draft Variation Number 372 to the Territory Plan that proposes land-use zoning changes on Section 76 to allow for medium-density residential and the protection of urban open space.

The Place Plan and Development Concept and the Territory Plan Variation, once finalised, will not approve any specific development. Future development proposals will still need to go through the development application process, which provides further opportunities for community comment.

For project updates please go to [yoursay.act.gov.au/northwatson](https://yoursay.act.gov.au/northwatson)





# Place Vision

Through innovative design the site will deliver a variety of housing types within a landscaped setting. Integrated residential developments will acknowledge Ngunnawal history and meaning and welcome a diverse community whilst enjoying a public park and treed walking tracks.

With the retention and addition of trees and vegetation, Section 76 could be an exemplar for sustainable residential living that pays respect to Ngunnawal country amongst a bush setting. It will also aid Section 76 to retain its sanctuary for the vulnerable Superb Parrot and other wildlife.

# Place Proposition

## Superb Living





# Place Themes

Place themes have been developed in response to community consultation undertaken in 2018 and 2021. The Watson Community Association's 2019 Plan for Watson reflects the aspiration of the existing Watson community and how they would like to see the suburb evolve over time. The place themes reflect best practice planning and design principles, responding to the unique character of the site.

## Strong sense of community

The theme of community is important to the residents of Watson. The Watson community prides itself on local facilities and amenities, with a vibrant shopping facility at the Watson shops, educational facilities at the Academy of Interactive Entertainment, Majura and Rosary Primary Schools, Watson Arts Centre, and the Australian Catholic University. The community is also connected through a range of small local businesses and unique landmarks such as the old 'Starlight Cinema sign', that speaks to how the suburb has evolved over the years, responding to changing demographics and changing preferences. Creating a sense of community is about ensuring there are spaces and facilities for community groups to meet and socially connect. Community is also about providing a safe and inclusive suburb where every member of society feels valued and comfortable within their neighbourhood, supported by an urban form that can accommodate a diversity of ages, abilities and backgrounds.

## Sustainable living

Sustainable living supports effective and efficient use of resources to benefit our health, our environment and our economy for current and future generations. The concept of sustainable living is important to the residents of Watson and includes all aspects of modern-day life, whether it is to do with how we move around, how we manage our waste, how we

use water and energy, what we eat, or how and what we build with. The Watson community would like to see innovations such as community solar, green roofs or smart technology for composting and recycling or proposed minimum standards such as making water tanks or solar panels compulsory for homes. Other residents asked that a ban on cats be applied to people buying into or living in the new homes on Section 76 to help protect local wildlife.

## Leafy suburb

The community expressed concern that the North Watson landscape character is not consistent with the leafy, green character of 'Old' Watson. The community highly values trees, green spaces and streets, nature, wildlife and their connections to the bush. Specifically, many in the community would like to see mature trees retained, streets with canopy cover, native tree plantings and housing integrated with the existing natural environment. Watson boasts a collection of parks and nearby nature reserves, such as Mount Majura and Justice Robert Hope Park, which are highly valued as extensions of living space, affording respite in nature and a hub for social interaction. Tree lined streets, linear parks and shared spaces provide shade and protect pedestrians from the weather, contributing to precinct cooling. Trees and vegetation across Watson consist of eucalyptus, oaks and Chinese elms, including at key sites within Section 76, providing critical habitats for local wildlife in particular the vulnerable Superb Parrot. The site is





ideally located to allow ready community access to Mount Majura and Justice Robert Hope Park. There are opportunities to plant new native trees to provide food and shelter for wildlife in a changing climate i.e. planting native Kangaroo Apple. The *Ngunnawal Plant Use - a traditional Aboriginal plant use guide for the ACT region*, provides suggestions for local native flora that could be planted.

### Active people

Watson promotes active lifestyles through its playgrounds, ovals and nearby walking trails. Currently, Watson residents desire more extensive cycling and walking paths, supported by shady trees and directional signage to encourage people to exercise through all seasons. Paths connected to residences, streets, parks and local shops can encourage people to ride or walk for short trips, reducing traffic on local roads. There are opportunities to include Ngunnawal history and meaning in signage and art installations in the park and along the walking tracks. Parks and nature reserves, such as Mount Majura and the Watson Woodlands create opportunities for exercise through playgrounds and signposted trails. While the irrigated oval next to Majura Primary is well utilised for local sporting activities. These recreational activities provide local residents with the opportunity to lead active and healthy lifestyles. They also provide the opportunity to enjoy the environment and to meet and mix with other people.

### Inclusivity

Inclusivity is about a neighbourhood that accommodates a diversity of ages, cultures, abilities and socio-demographics. Watson includes residents of all ages who have used the suburb since its inception. Watson prides itself on being an inclusive suburb, which is reflected in its various housing types, consisting of detached and attached houses, duplexes, townhouses and small-scale apartments. Housing consists of public housing, housing for aged people through to large high-valued contemporary and post war houses complemented by green pockets, parks and playgrounds.

Inclusive neighbourhoods provide a variety of housing types, transport options and opportunities for social interaction. The Watson Community expressed a need for more affordable housing or homes that prioritised

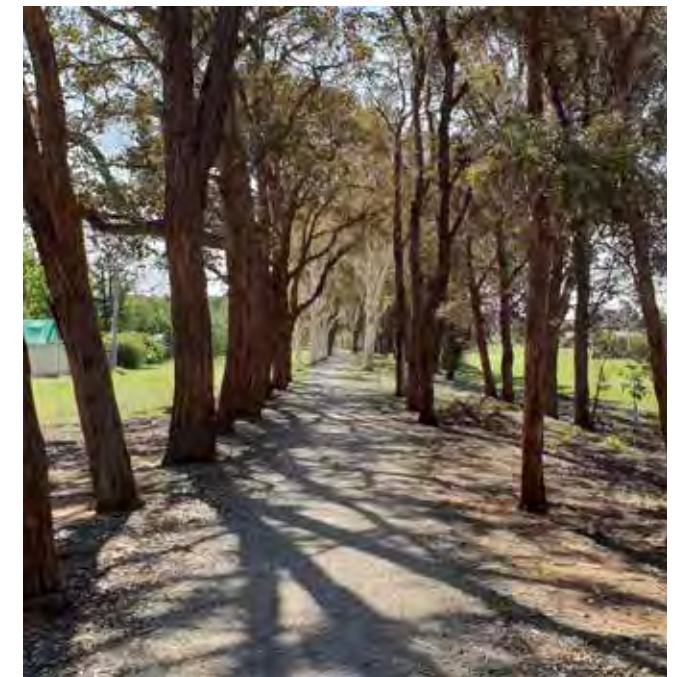
marginalised communities.

This is reflected in the accessibility of the urban form and the shared facilities across the site. Principles of universal design are embedded in the private homes and shared spaces ensuring they are supportive of children and enabling people to age in place. A suburb where people are able to live throughout their lives creates a strong and safe community.

Inclusivity is also about protecting and recognising the cultural heritage of the site. The Watson community recognise that the Ngunnawal people have inhabited the area for more than 25,000 years. As such, any objects or sites identified to be of Ngunnawal cultural significance will be integrated into the community in consultation with Representative Aboriginal Organisations. Ngunnawal meaning and history can also be integrated into the site, for example, by naming buildings with Ngunnawal names.

### Resilient Neighbourhood

Resilience is about ensuring individuals, institutions, businesses and systems have the capacity to respond effectively to economic, environmental and social events. These events can be catastrophic or incremental changes which occur over time. Communities are increasingly under threat from a wide range of stresses and shocks. These can range from the rising effects of climate change including heatwaves, bushfires, floods and drought, to sudden economic recessions and incrementally rising inequalities. Watson, like most parts of the ACT, must grapple with an increasingly warmer climate and may come under threat from bushfires. A resilient community can effectively adapt and respond to environmental, economic and social challenges through better designed neighbourhoods, policies and programs which improve local services and promote the sustainable use of resources. This includes a community that looks after each other in these challenging periods.





# Design Principles for the site

Design principles are guidelines that collectively direct the long-term strategy of a neighbourhood in order to achieve the place vision. The following design principles apply to Section 76 which reflect the place themes. The place themes and place principles have shaped the vision for the future development of the site.

## Safe and Inclusive

Inclusive is about creating diverse neighbourhoods where people can age in place through the provision of diverse housing types and by providing mobility for all through transport options. The site should be designed to preference pedestrians and cyclists. This can be safely and effectively achieved through the introduction of shared zones and adequate foot/cycle paths, a permeable network and lighting within the streets, active travel networks and public spaces to the site. This could also include introducing formal and informal seating along key streets and public spaces approximately every 100 metres to provide opportunities for rest and socialising.

Inclusive also relates to establishing a strong community through the design of shared and public spaces. This includes spaces that are able to support local wildlife through the provision and retention of trees and vegetation that support habitats for animals including the Superb Parrot. Appropriate lighting should be provided to improve safety while also considering impacts on wildlife habitats.

To allow passive surveillance and improve safety, buildings should face public and communal open spaces, and shared public paths. In addition, provision should be allowed for direct access to public spaces from residential dwellings, and private courtyards, through the inclusion of gates in low fences that encourage an active edge and limit blank walls or solid fencing.

Cultural heritage objects discovered during assessments undertaken for future development applications should be integrated and protected as part of the detailed design and development process. Including heritage objects and Ngunnawal meaning into future developments and public spaces pays respect to our Ngunnawal history and can enrich the lives of the people who live there.

## Accessible and Compact

Accessibility is about the connections between amenities and housing developments. An improved cycling and pedestrian network would make the area more inviting and vibrant. This would allow local and surrounding residents to access the walking and cycling paths along the Federal Highway, Aspinall Street, Zelling Street and Antill Street. Walking and cycling connections to surrounding infrastructure are important considerations when designing the site.

Housing on the site should be designed to interact with the surrounding environment. For example, small blocks designed with minimum setbacks and laneways provide for a more permeable, pedestrian friendly network. This allows pedestrians to move easily throughout the suburb. In addition, dwellings should be designed to entice residents into using public spaces. This includes orienting dwellings around open green spaces to provide a natural sense of security and community. Low-density, mixed with compact housing will retain and enhance the character of the area while providing a diverse range of housing types. This would also allow the site to integrate with the surrounding character of North Watson.





## Green and Active

Green and active relates to recreational public spaces and tree lined leafy streets. The public realm should be designed for high quality pedestrian-oriented public spaces and streets. Emphasis should be made on blending the bush and nature reserves with the urban character. Landmarks or entry points could assist in wayfinding and establishing the identity of the area for future residents. Strong pedestrian links with canopied tree cover and public infrastructure could be incorporated with local amenities to encourage activity, so that all residents have the opportunity to lead active and healthy lifestyles.

New tree plantings along paths should be provided to increase opportunity for shade, amenity and a comfortable environment for movement through the development. The retention of important trees and habitat should be a priority for a landscape, which attracts and supports the Superb Parrot along with other native fauna and flora.

In addition, public spaces which support a range of activities should be considered in the development of Section 76 in order to promote active lifestyles, inclusivity, establish community bonds and provide educational opportunities to learn about the surrounding native plants and Ngunnawal stories of the surrounding area.

Parks and play spaces should be considered with principles such as providing quality over quantity, being inclusive and connecting to the community physically and socially, enhancing physical and mental wellbeing, enhancing and preserving the natural environments and being equitable (number, variety, location).

## Sustainable and Resilient

Sustainable and resilient is about embedding practices in communities that safeguard their longevity. Residents should be encouraged to reduce, reuse and recycle resources through the provision of common shared facilities such as communal laundries and the provision of common spaces for food production and gardening including native food gardens. Private open spaces should be designed to support canopy trees and edible gardens connected to a network of centralised social spaces.

Providing trees and understory planting will boost shade, biodiversity and cooling along active travel networks promoting resilience for a changing climate.

The opportunities for permeable surfaces should be maximised to support landscapes and reduce the effects of urban heat island. In addition, measures to mitigate the effects of urban heat can be applied by the provision of trees and irrigated spaces, while incorporating passive irrigation infrastructure to reduce water needs.





# Precedents

Precedents are projects that provide insight into what the future development outcomes of the site could look like. The following precedents have been selected as they resonate with the key themes and design principles chosen for Section 76. They do not represent what typologies will be constructed, but rather inspire what could be constructed in the future.

Precedents were selected based on the constraints of the site, design, context, scale and potential strategies for development of the site. The following precedents were selected due to their low to medium rise and/or medium density character, which are similar to the built form outcomes that are anticipated for the site. A summary of the key takeaways relevant to Section 76 have been listed for each precedent.







**Heller Street Park and Residences  
Brunswick, Victoria**

Heller Street Park and Residences project comprises sustainable six-star dwellings and a new public park on a former council nursery site. Heller Street provides much needed medium-density, family-friendly housing next to a park in an otherwise high density area.

The private terraces and pathway at the front of each dwelling are purposefully ambiguous in their public/private nature, encouraging interaction with the street and creating a greater sense of community.

To lower the bulk of the development and avoid a row of garages facing the park, a semi basement was dug and the soil mounded up on the park area. This provides some separation from the street, assists in water retention and provides differentiation between the dwellings and the public park area.

The park design provides a perimeter complete with a mix of native and indigenous planting surrounding a central grassed space.

Key Takeaways
Blurring the public/private boundary between residences and the park
A balanced ratio between public space and built form
Residential buildings provide natural surveillance with windows and terraces along the public realm
Retention of existing mature trees and landscape

**Cessinger Park  
Cessinger, Luxembourg**

Cessinger Park is located along a residential neighbourhood on the edge of Luxemburg City. The masterplan of the area ensured a high level of open space for the surrounding residences.

The developments adjacent natural belt and stream integrates the existing landscape topography, trees and flora with lush and wide meadows for recreation and exploration.

The urban belt provides a variety of dwelling types. It is a modern residential development which plays with geometric shapes and includes multiple footpath connections to the surrounding natural landscape and play areas. Generous lawn areas can be used for any undefined open space activity.

The connections between nature, the park and the built form celebrates the open spaces promoting activity and connections with nature.

Key Takeaways
Retention of existing trees and landscape
Recreational and active spaces for all ages and abilities
Medium density development over looking a natural green belt
Pathways through the residential development connect to the surrounding existing established landscape/open space

**Kinley  
Lilydale, Victoria**

Kinley is located at the bottom of the Dandenong mountain ranges near the eastern suburb of Lilydale in Melbourne. The former quarry has been selected as the final site to accommodate Melbourne's eastern growth. The suburb will consist of a low density built form connected through leaf lined street corridors connected to wide lawn verges for a predominantly green context.

The dwellings will be connected through a local permeable network of walking and cycling trails linked to public open spaces. New amenities consist of a range of recreational parks and a proposed village centre with local shops, cafés and open space. The site will also be connected to wider Melbourne through the introduction of a new train station, reducing the need for car dependency.

Key Takeaways
Low density built form linked through tree lined streets
Walking and cycling trails connect to public open spaces and local amenities
Strong transport connections to the wider city
Retention of existing mature trees

**Sollvallsparken  
Uppsala, Sweden**

Sollvallsparken is an inclusive park that promotes physical activity for people of all ages. The park supports a range of physical, activities, sports, health and social gatherings. The park is uniquely identified and accessible through a common walking and cycling route which has a multifunctional use.

The primary path connects to the various activities found throughout the park which are separated according to their intensity. The quieter section of the park consists of a playground for toddlers, located next to an outdoor gym and boot camp trail suited for parents who wish to exercise while entertaining their kids. A more sophisticated playground is located in the central part of the park suited for children. For the teenagers and young adults, a range of activities and sports is catered for including basketball, bocce and climbing wall, surrounded by an array of bleacher seating and open grass fields for picnicking or sports.

Key Takeaways
Parks with a range of activities and exercise equipment for people of all ages
A multifunctional walking and cycling route surrounds and connects the various activities
Adult exercise equipment is located next to children's playgrounds
Retention of existing mature trees



# Development Concept

The Development Concept was consulted on with the community concurrently with the draft variation. The draft variation proposed future statutory planning changes for the site to meet the community's aspirations, provide housing and improve amenity for a growing population and changing climate.

The Government is committed to continued consultation with the community during the detailed design stages.

The draft variation can be found at [yoursay.act.gov.au/northwatson](https://yoursay.act.gov.au/northwatson)





Opportunities and Constraints



Opportunities and Constraints

- 1 Connection through site
- 2 Noise from Federal Highway
- 3 Views north west to Brindabellas
- 4 Views to Mount Majura
- 5 Retain trees
- 6 Area of naturally occurring heavy metals
- 7 Path upgrades connecting to existing path networks to incorporate shade with north-west planting
- 8 Slope
- 9 NCA setbacks apply
- 10 Territory Plan setbacks apply
- 11 Neighbourhood park
- 12 Connection to Norrebro



## Zoning and Development Plan




### LEGEND

- NEW WALKING AND CYCLING PATHS
- SITE BOUNDARY
- BLOCK BOUNDARY
- INDICATIVE TREE LOCATIONS



## Zoning and Development Plan

- 1 New path to connect to existing walking and cycling networks. Paths should be well lit to enhance user safety. A 6 metre spacing between blocks could be considered during the detailed design of the project to provide for soft landscaping alongside paths.
  - 2 Norrebro future development  
6 Storeys - cafe - childcare
  - 3 Proposed access road
  - 4 Proposed service driveway
- Government Commitments:**
-  Develop a maximum of 200 dwellings across the site
  - 5 Provide one block for the Demonstration Housing process
  - 6 Deliver a Local Neighbourhood Park
  - 7 Retain trees
  - 8 Naturally occurring heavy metals may impact on the extent of residential development. This area is pending further environmental assessments
  - 9 Provide on-street parking (subject to detail design)

### Government Commitments:

- 4. Develop a maximum of 200 dwellings across the site
  - 5. Provide one block for the Demonstration Housing process
  - 6. Deliver a Local Neighbourhood Park
  - 7. Retain trees
  - 8. Naturally occurring heavy metals may impact on the extent of residential development. This area is pending further environmental assessments
  - 9. Provide on-street parking (subject to detail design)
- Future names of developments may consider Nggunawal names in consultation with the Dhawura Nggunawal Caring for Country Committee

Maintain or exceed 30% tree coverage across the site

Maintain or exceed 30% permeability across the site

Maintain connectivity through the site



# Local Neighbourhood Park Draft Concept

As part of the Place Plan and Development Concept consultation the community were consulted with on ideas for a draft development concept for a local neighbourhood park. The concept responds to feedback received for a park that features natural equipment typologies and materials that reflect the surrounding area. Complimented with educational opportunities embedded within the playground and landscaping to provide education on native plants, Ngunnawal stories and language.

The detail design and construction of the park is subject to future budget processes and further community engagement.



## Key Features

- 1 Main playspace area to include a range of equipment typologies to challenge children of various age and ability to include balance, climbing, spinning, swinging and social play elements
- 2 Static exercise equipment area
- 3 Native planting areas with boulder steppers and swale crossings throughout playground
- 4 Learn to ride with linemarking, signs and roundabout
- 5 Statement custom play combination unit made from natural materials
- 6 Planted earth mound with slides, steppers and climbing to top
- 7 Shade sails
- 8 Central gathering space. Custom pergola providing permanent shade, seating, picnic and drinking fountain
- 9 Seating provided throughout the playspace
- 10 Toddler play area close to central seating area with reclaimed natural play elements from site. Steppers and Ngunnawal themed carving
- 11 Grass kick-around area



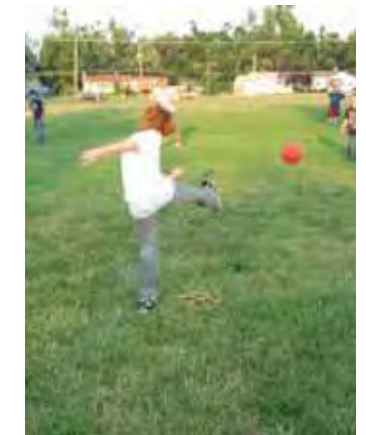
# Park Concept Precedents

The main play space area is proposing to include a range of natural equipment typologies to challenge children of various age and ability including balance, climbing, spinning, swinging and social play elements.

The park proposes to feature a series of native planting areas with boulder steppers, swale crossings throughout the playground, a statement custom play combination unit made from natural materials and a planted earth mound with slides, steppers and climbing to top.

Other features of the concept park include:

- Shade sails
- Toddler play area close to central seating area
- Learn to ride with line marking/signs and roundabout
- Exercise equipment area in playground close proximity
- Proprietary seating and wall seating amenity throughout play space
- Central gathering space custom pergola providing permanent shade, seating, picnic and drinking fountain.







View looking North-West across central playground





View looking East across central gathering space



# To stay up to date and for more information please go to [yoursay.act.gov.au/northwatson](https://yoursay.act.gov.au/northwatson)



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