



TOWN OF
VICTORIA PARK

go edwards park – concept plan



Quality Information

DOCUMENT GO EDWARDS CONCEPT DESIGN

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Details - Final Issue

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NOTE:

Refer Phase 1 - Site Needs + Analysis Report - 3rd November 2011 - Rev. A

Refer Phase 2 - Draft Concept Design - 3rd November 2011 - Rev. A

Process

AECOM were engaged by the Town of Victoria Park to prepare a landscape concept plan to enhance the GO Edwards community parkland. The intent of the landscape design is to protect the natural environment and existing function of spaces, whilst taking into account the opinions, needs and requirements of the local council, various stakeholders, the community and local school groups.

Background research and information was collated during the Phase 1 - Site Needs + Analysis Report by AECOM dated 3rd November 2011. The Site Needs + Analysis Report provides the basis to understand what is most important about the existing condition of the parkland and what elements are required to be addressed during the next phase of works in order to upgrade the parkland to the benefit of the community.

Background

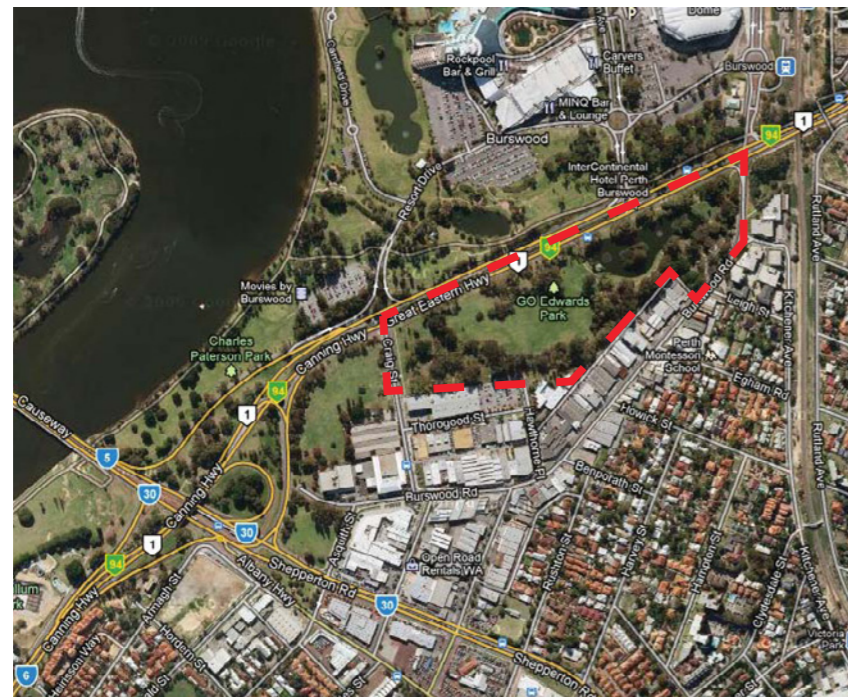
The draft concept plan takes into account the future development and vision of the surrounding area with the Causeway Precinct Review Report approved in March 2009. This provides GO Edwards Park with an opportunity for additional landscape features, facilities and upgrades.

The draft concept plan briefly includes an all access pathway through the parkland, new nature based playground, sensory and botanical gardens, new furniture and lighting structures, an educational center for children and families to learn about the natural surrounds, with proposed habitat areas, native aquatic planting and tree species to the parkland. All these landscape features intend to create a cohesive and coherent landscape aesthetic to the GO Edwards Park.

The following draft concept report outlines the key landscape areas for re-design, upgrade indicating the future or ultimate design. The draft concept plan addresses the key opportunities looking at;

- Landscape Zones - Character, Active + Passive
- Circulation - Paving + Pathways
- Landscape Elements - Furniture + Structures
- Softscape - Planting + Habitat

Imagery of Causeway Precinct Review (CPR) Edwards Park - Concept by others



Project Site Aerial - Great Eastern Hwy, Burswood Rd and Craig St.

George Oswald (Ossie) Edwards

GO Edwards Park is named after George Oswald Edwards who was the City of Perth, Town Clerk between January 1966 to October 1981. It was Edwards who recognised the importance of the location as the main route to the city from the airport and would provide an attractive garden approach to the State's capital. Consisting of approximately 20 hectares of parkland including 2 lakes with 2 islands, contouring terrain and feature gazebo, the park became the State's number one project in the lead up to the 150th anniversary.



Imagery of George Oswald (Ossie) Edwards at his desk and with Montessori School Students in the GO Edwards park pavilion - Photo from SERCUL



Imagery of Sir Charles Court and George Oswald Edwards before earthworks on site 5th April 1978

1 design intent

Existing GO Edwards -Aerial + Causeway Precinct Review Approved building form



2 final landscape concept

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2 final landscape concept



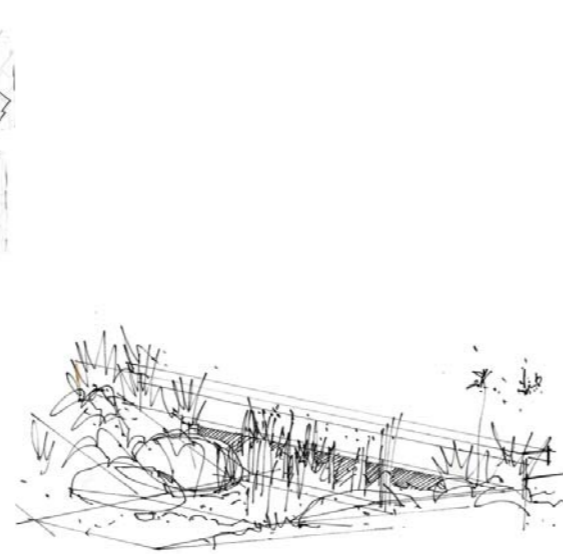
2 final landscape sections – indicative

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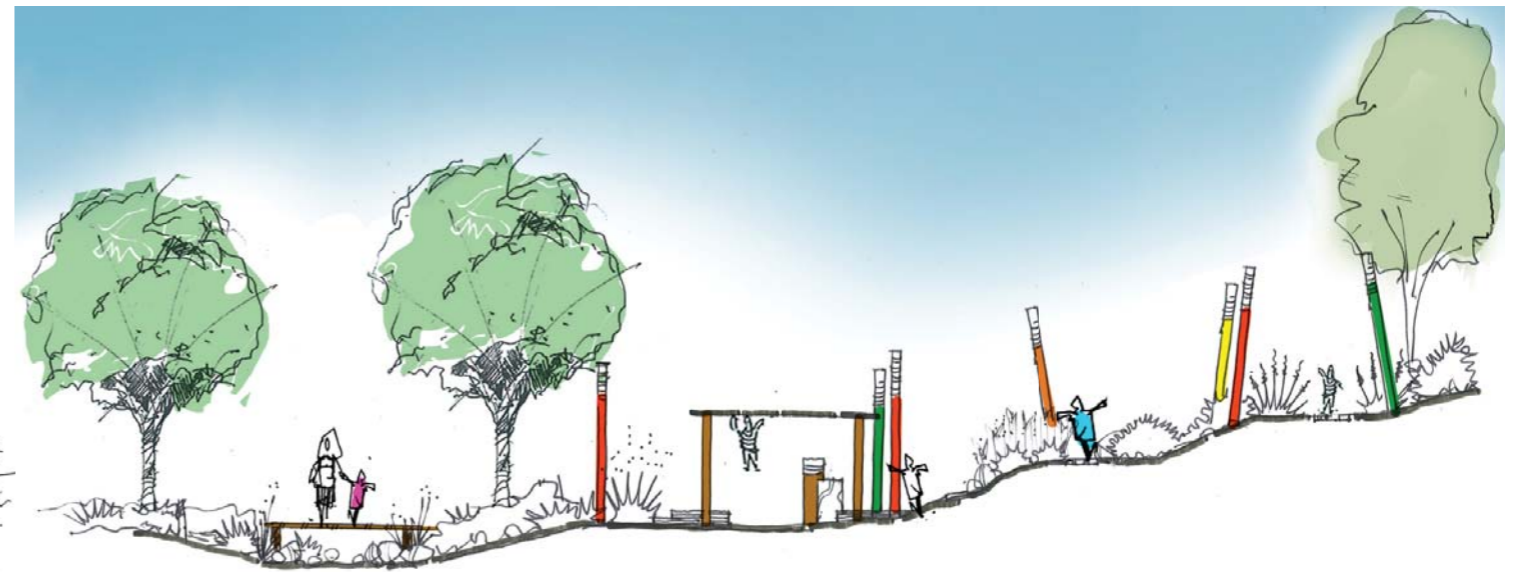


KEY PLAN

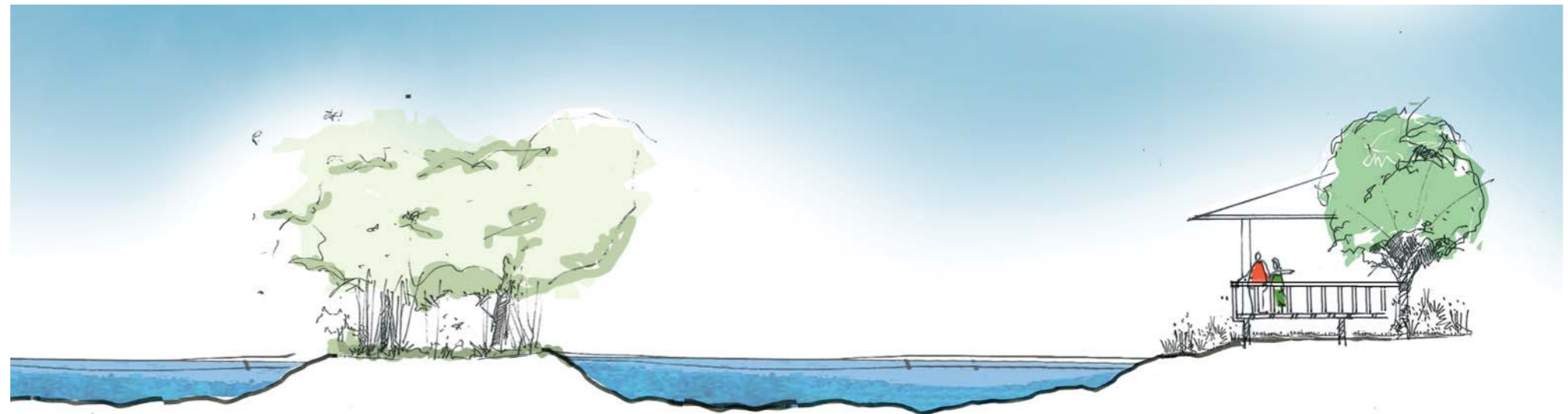
--- Section Cut



Feature swale with natural planting with footbridge over, to be designed by civil engineer



Nature Play + Sensory/Botanical Gardens - **INDICATIVE SECTION A - n.t.s**



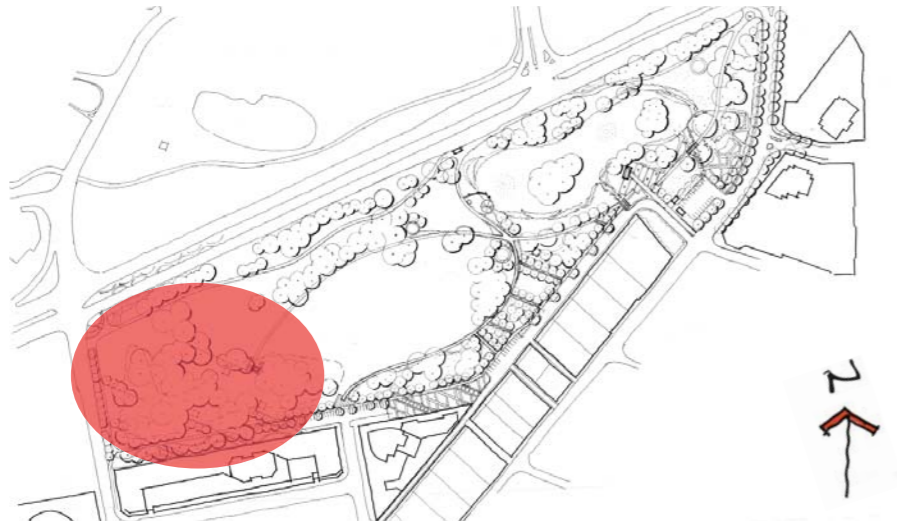
Lake island, proposed boardwalks + existing gazebo - **INDICATIVE SECTION B - n.t.s**



Urban gardens, bench seating + open active lawn - **INDICATIVE SECTION C - n.t.s**

2 landscape character

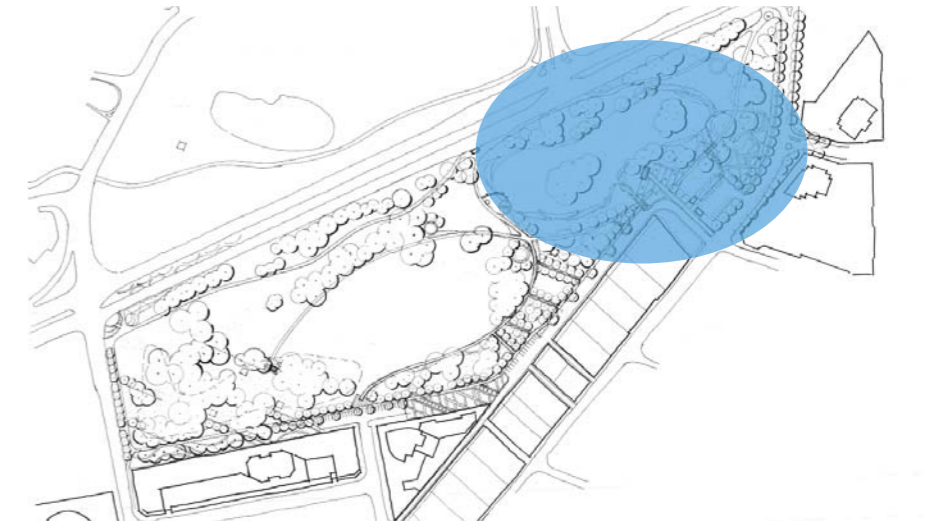
Informal Parkland



Urban Open Space



Natural Lakeside Recreation

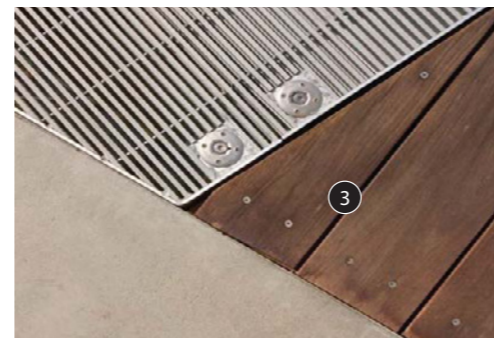
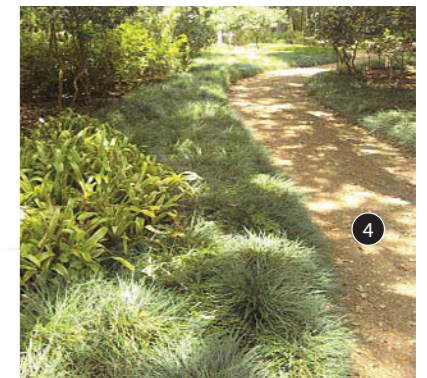
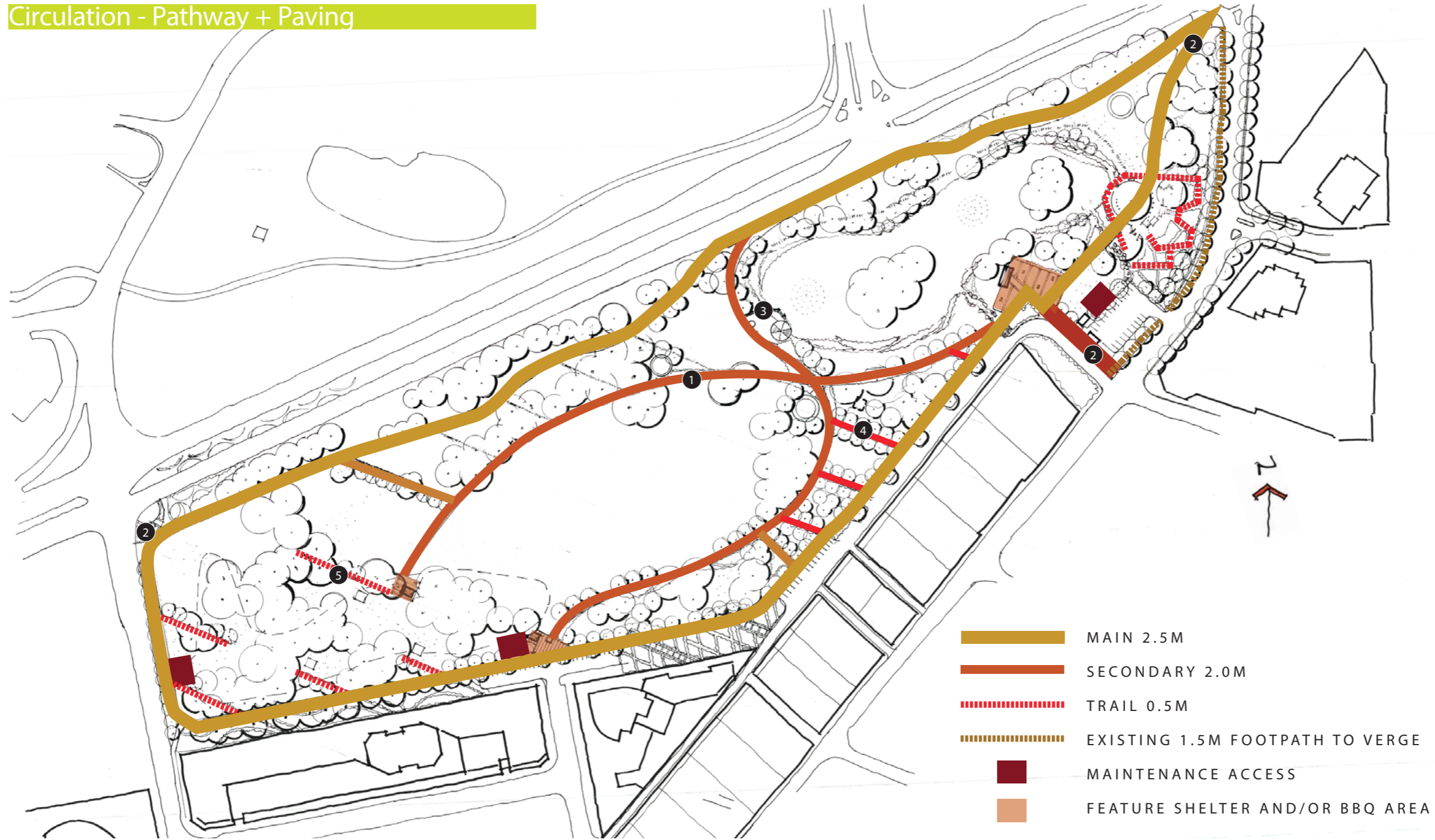


NOTE: IMAGERY INDICATIVE ONLY

2 hardscape and softscape

Circulation - Pathway + Paving

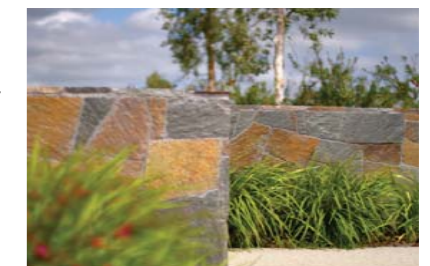
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NOTE: IMAGERY INDICATIVE ONLY

2 hardscape and softscape

Landscape Elements - Furniture + Structures

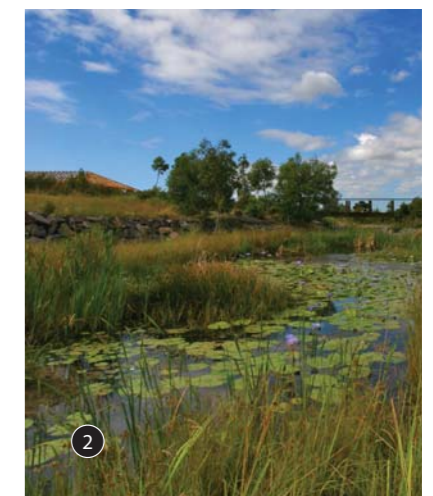
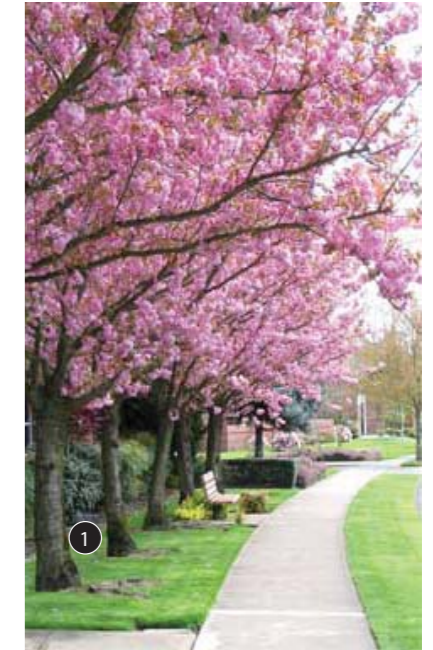


NOTE: IMAGERY INDICATIVE ONLY

2 hardscape and softscape

Softscape - Planting + Habitat

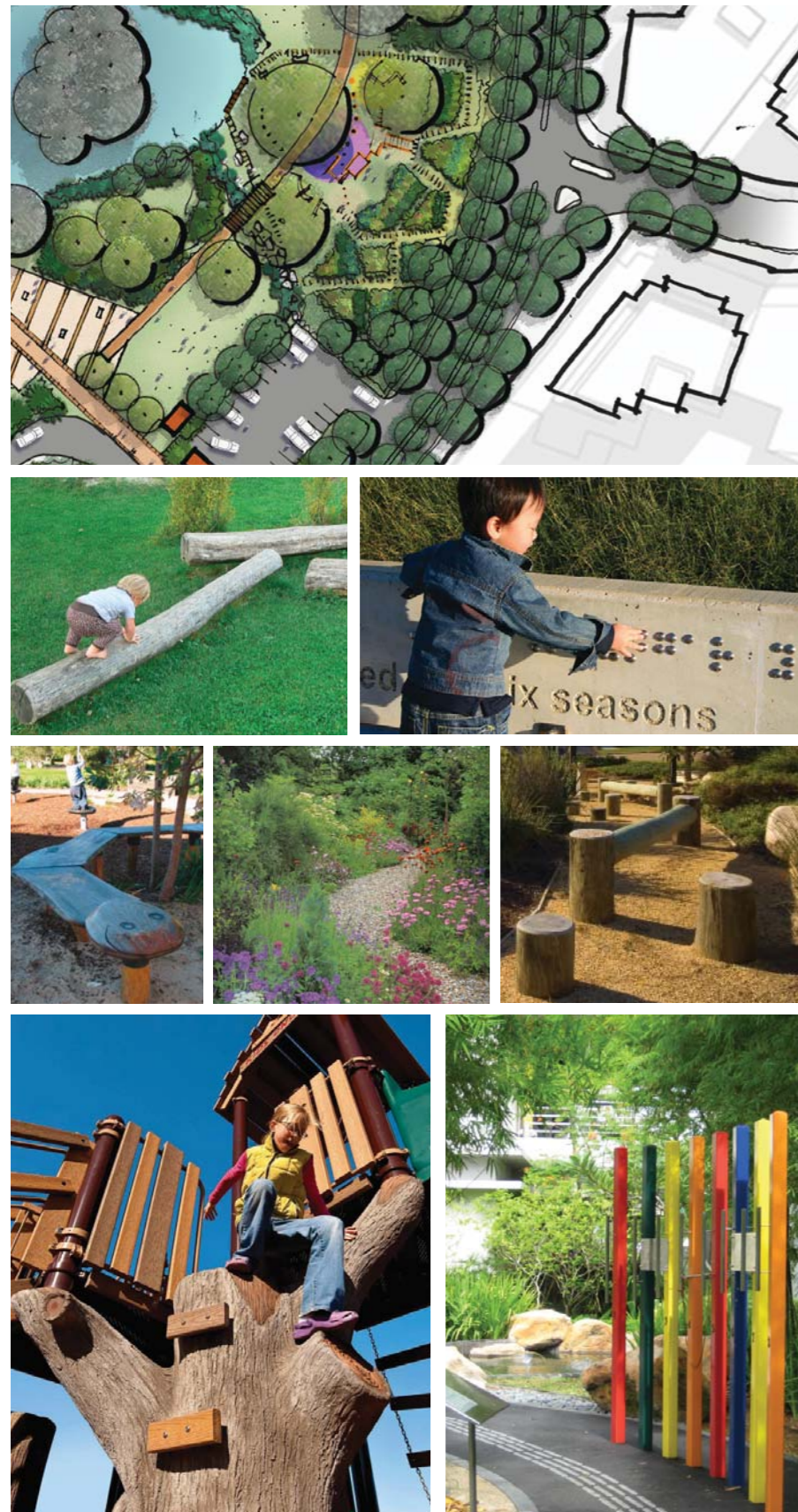
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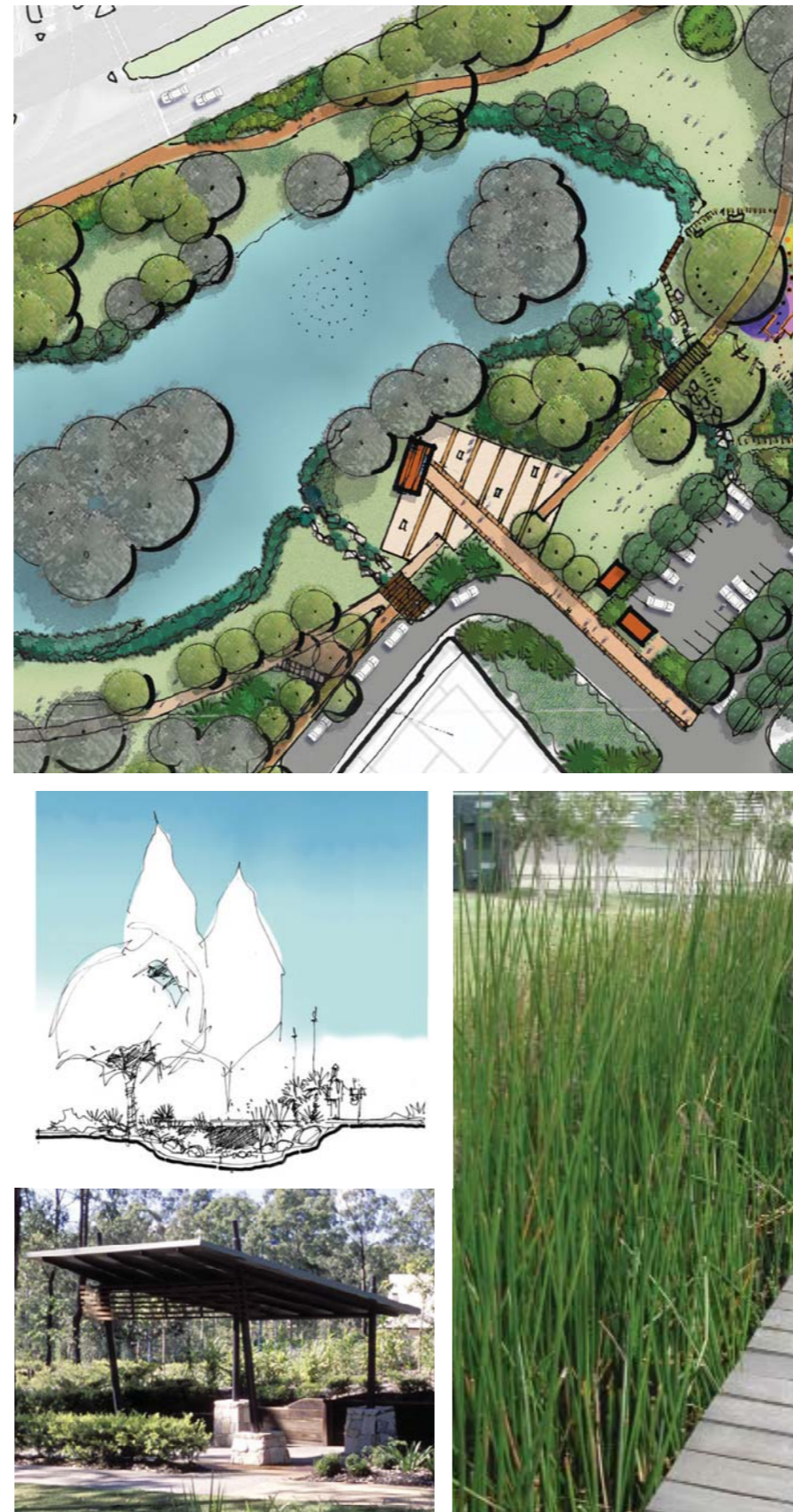
NOTE: IMAGERY INDICATIVE ONLY

2 feature areas – detail blow-ups

Nature Based Play + Sensory Garden Area



Lakeside Barbeque + Woodland Area



Urban Edge + Botanical Gardens




NOTE: IMAGERY INDICATIVE ONLY

- Town of Victoria Park – website - www.vicpark.wa.gov.au
- Town of Victoria Park – Causeway Precinct Review – Final Report (Modified), Author – Blackwell & Associates. March 2009
- GO Edwards Park Lake Water Quality Improvement Plan - 60217874_WQIP_O, Author – AECOM. October 2011
- Friends of GO Edwards Park - Notes to accompany concept plan outlining possible redevelopment ideas of the park, Author - Kate Biondo. June 2011
- Mr. Go Edwards Letter, Submission to comment on Draft concept plan, Author – Mr. GO Edwards. September 2011
- Town of Victoria Park – Consultation with Staff Meeting. Wednesday 31 August 2011.
- Town of Victoria Park – Council Minutes; Town Planning Scheme No. 1 Amendment No. 44 - Causeway Precinct. 19th March 2009
- Phase 1 - Site Needs Analysis - Prepared by AECOM. 3rd November 2011
- Phase 2 - Site Concept Plan - Prepared by AECOM. 3rd November 2011
- 090619 - Arbor Logic - Charles Patterson and G O Edwards Park Tree Survey

Public Comment on Draft Concept & Response Summary

Generic Comment Table – GO Edwards Concept Plan

ToVP response
AECOM notes 2012-07-16

Theme	Comment	Response/Recommendation
General Comments	No photo of GO Edwards in the document	<p>Graphic of GO Edwards Park to be included in Concept Plan. AECOM can include a photo in our Final Concept report.</p>
	The document should reference cited the Arbor Logic survey of the trees in GO Edwards Park in 2009/10, and the GHD fauna survey prepared in 2009. These are important reference documents which should influence the preparation of the GO Edwards Concept Plan.	<p>Specific comments sought from AECOM on this matter. The Final Concept Report can reference 090619 - Arbor Logic - Charles Patterson and GO Edwards Park Tree Survey on Page 14. AECOM has not received the GHD fauna survey.</p>
	<p>There needs to be some clarity as to how the plan responds to the 'opportunities' in Figure 3.1 of the Causeway Precinct Review March 2009 in relation to providing a focal point at the end of Hawthorne Place or the possible mid-block pedestrian links into the park from Burswood Road.</p> 	<p>Specific comments sought from AECOM on this matter. Noted. Concept plan denotes a 'feature entrance' to park at the termination Hawthorn Place. Mid-block access points into parks from Burswood Road can be indicative notes in the Concept plan and developed further in Detailed Design phase once building formations and access are confirmed.</p>

Theme	Comment	Response/Recommendation
General Comments Continued	<p>Concern over the value of establishing an education facility in the park, due to expense to establish, maintain and resource. If such a Centre were to be established:</p> <ul style="list-style-type: none"> • Who would establish and be responsible for its ongoing management? • It should provide education not only about the park environment but the nearby river and Burswood area etc - raising awareness of the area in catchment terms, rather than in isolation. <p>Concerns about the practicality of the plan (i.e. can it be achieved) and initial and on-going management cost (both dollar costs and environmental costs/carbon/waste etc). Care is essential to minimise inputs and outputs through, for example, greenwaste production requiring removal, replacement of short-lived plants, replacement of inappropriate choices of plants, over-ordering of mulches, inappropriate placement of mulches, labour intensive choices etc.</p>	<p>The establishment and content of a Centre would need to be considered by the Town. The Town of Victoria Park would be responsible for the maintenance of such a Centre. Noted.</p> <p>The implementation of the Plan would be long-term. The Town recognises that the Plan will involve significant cost and works. To assist, the Town will need to develop an implementation plan, and will seek out grant funding, where available. Noted.</p>
Existing Vegetation/Revegetation/Vegetation Removal	<p>Some issues raised regarding existing vegetation, revegetation and vegetation removal include:</p> <ul style="list-style-type: none"> • The Plan needs to outline proposals for: <ul style="list-style-type: none"> ○ The existing mature trees that extend along the south eastern edge of the park, particularly looking at the 'Hardscape and Softscape' plan. 	<p>Specific comments sought from AECOM on this matter.</p> <p>AECOM shall propose for these trees to be thinned and under storey to be removed for groundcover replacements. This will be designed to CEPTED principles and safety issues therefore addressed. There will be increased lighting to this area and more active edge with footpath linking High street and Hawthorn place along the lane to south of the park.</p>

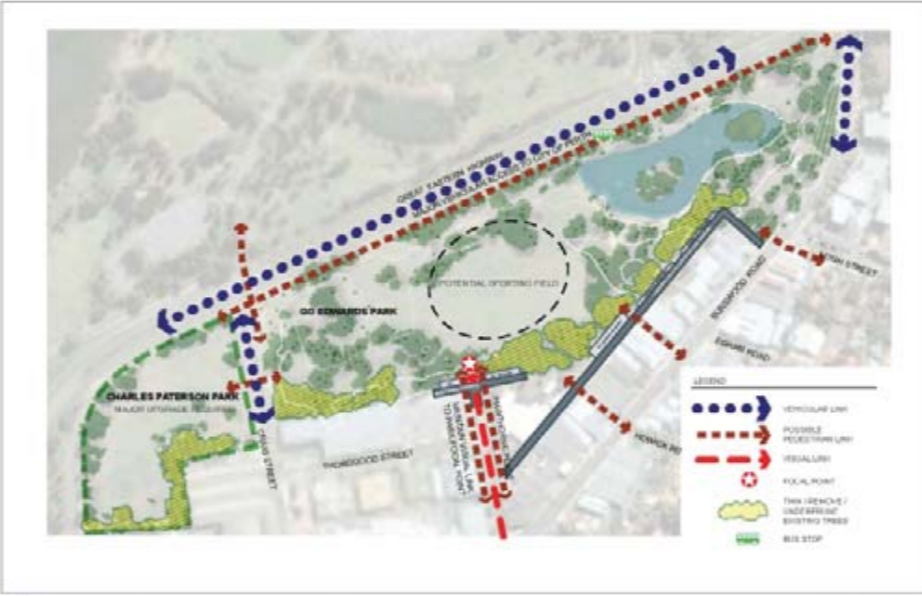
Theme	Comment	Response
<p>Existing Vegetation/Revegetation/Vegetation Removal Continued</p>	<ul style="list-style-type: none"> ○ The establishment of deep-rooted vegetation at the lake edge. The planting of ‘stands of deep-rooted woody wetland fringe vegetation around the lake’ is recommended as a High Priority Action in the GO Edwards Park Lake Water Quality Improvement Plan (WQIP). However, it appears that planning for has not been included in the Draft Concept Design. 	<p>Noted. The Draft Concept Plan indicatively shows more deep rooted vegetation at the higher, up-gradient groundwater side of the lake (near High Street and Burswood Street as recommended by the WQIP. Refer Concept Plan and notes;</p> <p>6 - Proposed wooded tree planting area + deep-rooted vegetation for water quality improvement of lake</p> <p>7 - Proposed native macrophyte vegetated lake edge + islands. In the following stages of design these issues will be addressed in more detail.</p>
	<ul style="list-style-type: none"> ● Concern as to the necessity of removing bird habitat overhanging the lake and on islands to reduce phosphorous loadings (from leaf fall and bird faeces). Shading is effective in reducing eutrication and in reducing water temperatures (which benefits aquatic animals in summer); secondly, litter fall is an integral part of aquatic foodwebs; and thirdly, are nesting birds likely to be contributing more to the phosphorous load in the water than any of the other birds that live on or visit the lake? With these points in mind, would we invest resources in removing healthy habitat? 	<p>Specific comments sought from AECOM on this matter.</p> <p>The final concept plan will indicate removal of deciduous and exotic trees overhanging the lake in preference to removal of any healthy native vegetation overhanging the lake.</p> <p>Native species overhanging the lake will only be removed if required due to:</p> <ul style="list-style-type: none"> a.) health and safety risks or b.) if the tree is in bad health or c.) blocking sightlines into park (to align with CEPTED principles).

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Theme	Comment	Response
Existing Vegetation/Revegetation/Vegetation Removal Continued	<ul style="list-style-type: none"> Advocate that deciduous trees be removed and replaced with indigenous species. Leaf litter from deciduous trees add to the phosphorous loading in the lake. Indigenous trees drop their leaves more regularly and provide more appropriate habitat to local birds. The tree leaf litter is more of a problem to the eco system than the bird droppings in the lake. Removing healthy Indigenous/West Australian habitat would be detrimental to the Park. 	<p>The Town advocates the use of native species wherever practical. The actual species that are planted is likely to be the subject of a detailed implementation plan.</p> <p>Proposed tree species next to the lake will be native species. The final concept plan will indicate removal of deciduous and exotic trees overhanging the lake. Native species overhanging the lake will only be removed if required due to:</p> <ul style="list-style-type: none"> d.) health and safety risks or e.) if the tree is in bad health or f.) blocking sightlines into park (to align with CEPTED principles).
	<p>Consider understorey and overstorey planting. If sight lines through to/from southern side of parkland are an issue, these may be maintained by keeping tree canopies 3m and above and under plantings to 600mm and below.</p>	<p>This will certainly be considered. The actual species that are planted is likely to be the subject of a detailed implementation plan.</p> <p>Agreed.</p>
	<p>Swale will only be useful if designed properly.</p>	<p>It is anticipated that the design of the swale would be in accordance with the best practice guidance, such as the DoW Stormwater Management Manual and would occur at subsequent detailed design stage.</p> <p>Specific comments sought from AECOM on this matter.</p> <p>Agreed and would require civil engineers input to a detailed design.</p>

Theme	Comment	Response
Infrastructure (Signage, Paths, shelters, lighting etc)	<p>There is a need to put in more lighting at the site. There is a lack of lighting in areas across the site. The installation of more lighting would reduce the incidence/risk of anti-social behaviour.</p>	<p>More representation of additional lighting to be included in Concept Plan. Actual design and location thereof to occur at subsequent detailed design stage. The Concept Plan refers in the report - Hardscape + Softscape page **lighting @ spacing along path. Agreed lighting within the Park needs to be increased and can be completed in detailed design.</p>
	<p>It would be useful to demonstrate how GO Edwards Park relates to the adjacent Charles Paterson Park with respect to what pedestrian links are proposed, and that this is proposed to continue to accommodate for the needs of people with dogs.</p>	<p>Comments noted. Subsequent works to Charles Patterson Park beyond the scope of this project.</p>
	<p>More shelters should be considered with the seating that is planned for the site.</p>	<p>This will be considered. This is likely to occur at subsequent detailed design stage. AECOM have shown three new shelters proposed on the Final Concept Plan. Existing pavilion to be retained.</p>
	<p>Concern over need for new paths and associated potential problems with tree roots. Consider minimising waste by maintaining current path infrastructure.</p>	<p>Noted.</p>
	<p>Should new paths be put in place, materials used for new paths should incorporate appropriate water sensitive urban design principles, must be durable to limit replacement waste and cost and ideally be made from recycled materials.</p>	<p>This will be considered. This is likely to occur at subsequent detailed design stage. Noted.</p>

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Theme	Comment	Response
Infrastructure (Signage, Paths, shelters, lighting etc) continued	Concern over the need for exercise equipment, as it is already present along the Swan River Foreshore.	Comments noted. Input from CEWG requested. Noted.
	Concern over the need for a second toilet block.	There is no additional toilet block proposed as part of the Concept Plan; the plan reflects the existing two toilets blocks (old and new). Correct.
	Feature entrances may be unnecessary (unnecessary expense).	Comments noted, input from CEWG requested.
	<div data-bbox="928 525 1038 1743" style="display: flex; flex-direction: column; align-items: flex-start;"> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Causeway Precinct Review Final Report (March 2009)</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Figure 3.1 - Opportunities Plan for Public Open Space</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 37</p> </div> 	

Theme	Comment	Response
Infrastructure (Signage, Paths, shelters, lighting etc) continued	Paved area at existing BBQ is too large, resulting in continuing problems with tree roots underneath.	Comments noted. Input from CEWG requested. Noted. Concept Plan endeavors to change this BBQ area and the use of deep rooted trees will prevent the buckling of pavement and concrete hardstand.
	Concern over addition of board walk to gazebo. The reeds around the gazebo are currently much used by lake birds.	Design and impacts to be considered at subsequent detailed design stage. Agreed.
Weeds	If bank profiles are to be 'retrofitted', involving the removal of weeds, it should be a high priority to minimise chemical use and, preferably, use other proven methods.	This will be considered. This is likely to be the subject of a detailed implementation plan. The Concept Plan and Water Quality Improvement Plan advocate the minimized use of chemicals.

Generic Comment Table – GO Edwards Water Quality Improvement Plan

Theme	Comment	Response/Recommendation
General Comments	Consider altering the title. The terminology 'Water Quality Improvement Plan' has tended to relate to catchment-based plans that adhere to the "Framework for Marine and Estuarine Water Quality Protection". Therefore the title potentially confusing.	The title of the report was determined by the Council and is as stated in the RFQ to the consultant dated 20 April 2011. Section 1.2 of the report titled "Objectives" adequately defines the terms of reference for the report, avoiding any potential confusion with catchment-based plans.

Theme	Comment	Response/Recommendation
General Comments Continued	Add an explanatory note as to why water quality is being assessed against DEC 2010 Freshwater guideline level.	As the lake is an expression of the groundwater (superficial aquifer), levels were assessed against DEC Freshwater guidelines as these are most appropriate for the protection of fresh water aquatic ecosystems as they reference ANZECC & ARMCANZ (2000)*. *Australian and New Zealand Environmental and Conservation Council/Agriculture and Resource Management Council of Australia and New Zealand guideline for freshwater lakes and reservoirs in south-west Australia.
	Consider soil testing within the WQIP to ensure adequate rates of fertiliser application.	Council will consider the appropriateness of testing to ensure sound fertilizer application and management.
	Could not locate information about pH or EC of surface water quality.	The reader is referred to Section 4.0 on page 7 and figure 4a & b on page 8 of the report <i>GO Edwards Lake Water Quality Assessment</i> by AECOM dated 13 September 2011.

