



BALRANALD AND EUSTON BALRANALD LIONS PARK (PROJECT SITE 2)

Site Analysis and Draft Concept Report **DRAFT**

April 2022

Contents

Existing Site Character	03
Overall Concept Plan	04
Concept Design Plan - Inclusive Play Space	05
Precedents: Play Experiences and Equipment	06
Precedents: Supporting Facilities and Features	07
Selection Schedule	08
Concept Design Plan - Pump Track and Dog Park	09
Precedents: Pump Track and Dog Park	10



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Existing Site Character



Existing play equipments
 - Dated, need to be replaced (possible compliance issues)
 - Lack of accessibility



Existing Shelter
 - Dated, need to be replaced



Existing toilets
 - Lack of accessible facilities
 - Dated appearance



Existing paved footpath
 - Maintained well and level access



Existing boundary
 - Low timber rail
 - Mature tree canopy provides natural shade
 - Signage is dated



Existing sewerage pump station
 - Visually intrusive



Existing site (Rear block)
 - Desire line / shortcut
 - Mature native trees



Existing site (Real block)
 - No irrigation and sparse vegetation
 - Lack of shade

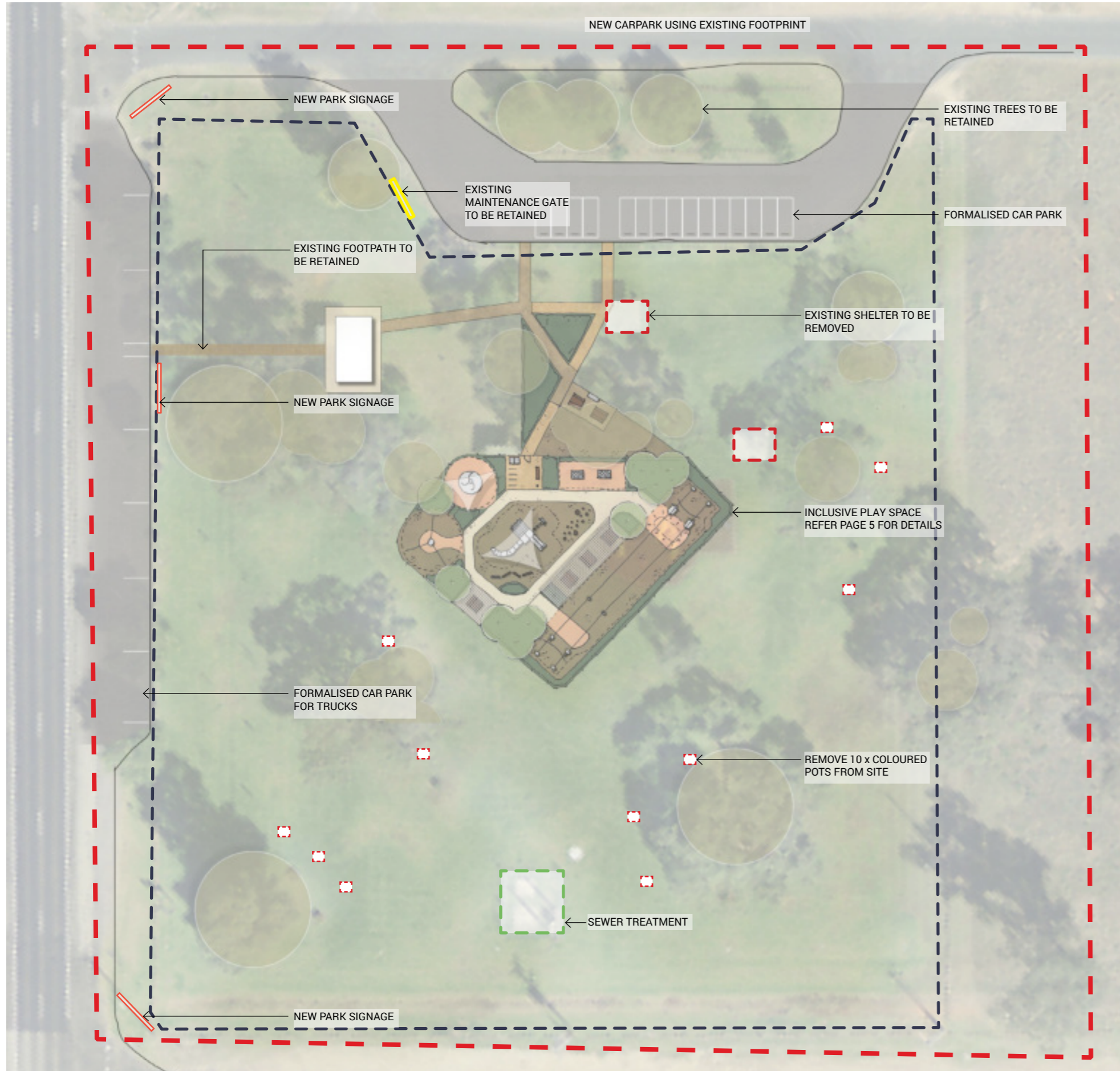
Legend

- - - Site area
- Existing trees
- - - Existing low timber rail
- Existing furniture
- Existing shelters
- Existing toilet block
- Existing paved footpath
- Existing feature planter pots
- Access gate for maintenance
- Existing power poles
- Existing bin locations
- Existing park signage
- Existing drinking fountain

Site Description

Lions Park is located at the western end of the Balranald Township and has an area of approximately 2 Ha. The reserve is rectangular in shape. The site is combined of 2 parts:
 Part 1/ Front Block - is approximately 10,200m² has existing facilities. maintained lawn and irrigation. There are existing BBQ, toilet and playground facilities that are outdated and run down and require upgrading.
 Part 2/ Rear block - is approximately 9830m² vacant with native trees and shrubs.

Overall Concept Design Plan Part 1/ Front Block

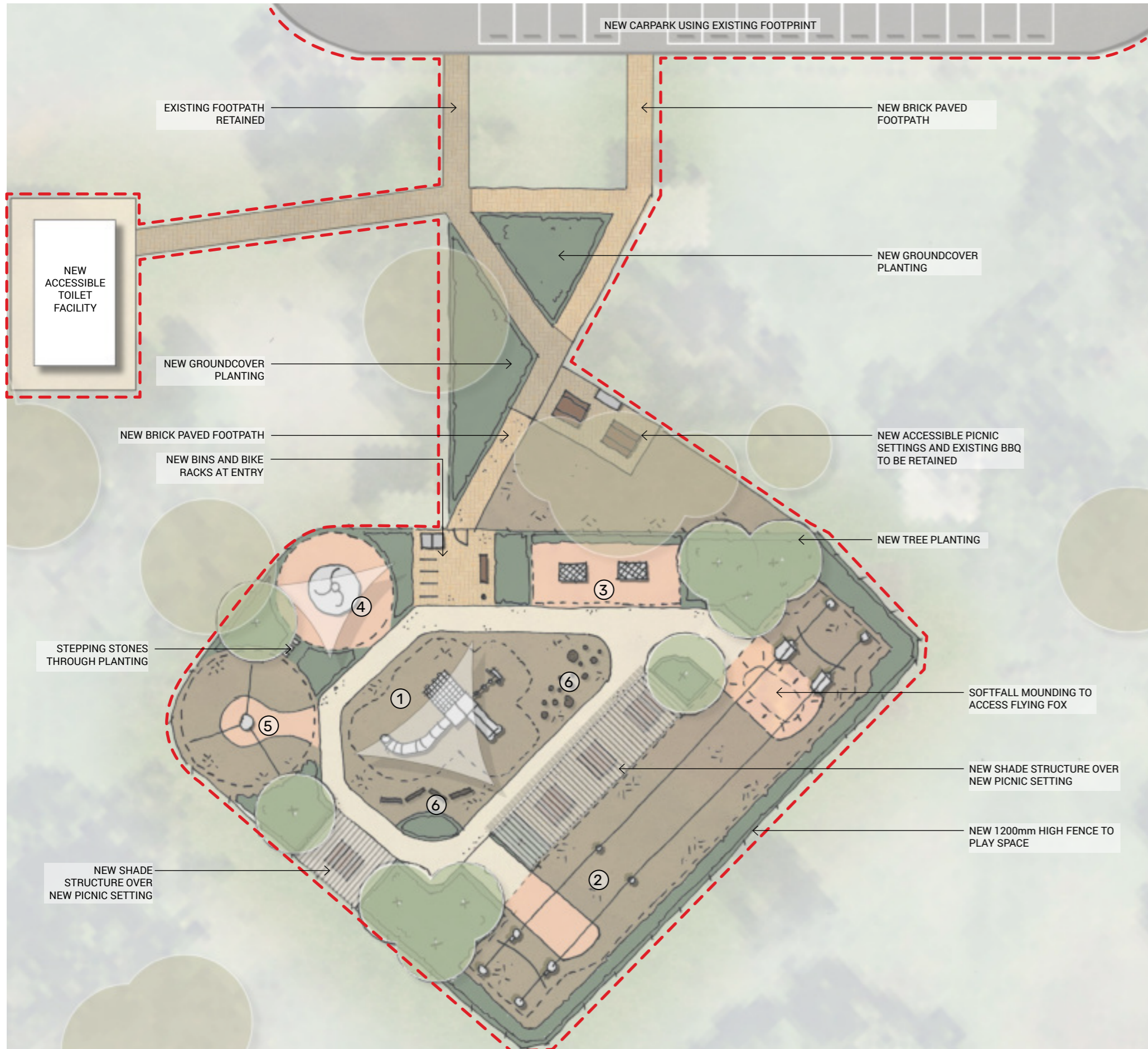


Legend

- - - Site extents
- Existing trees
- Proposed trees
- - - Existing low timber rail to be retained
- [- - -] Items to be demolished/removed



Concept Design Plan Part 1/ Front Block -Inclusive Play Space



DESIGN STATEMENT

"The design looks to ensure everyone can get there, play and stay at Balranald Lions Park Inclusive Play Space".

The design responds to Council's requirement to replace the existing playground and create a new inclusive play space with contemporary physical play experiences (climbing, swinging, sliding) and additional inclusive play elements. These include in-ground accessible trampolines and a wheelchair accessible carousel. The double flying fox provides an inclusive seat option and enables all abilities to play side by side.

The varied play experiences are supported by a clearly defined 'welcome entry' area that is linked to an accessible looped path with signage for wayfinding and accessible furniture (picnic settings, backed seats, drinking fountain) and shade structures for the comfort and protection of all visitors. Low maintenance trees and shrubs provide a natural setting and a new fence around the space provides a secure boundary.

Additional inclusive elements include formalised car parking upgrades which include accessible car parking options, and a new accessible toilet facility.

Legend

- Site extents
- Existing trees
- Proposed trees
- Planting area
- Mulch
- Softfall

Play Equipments

- ① Multi-story climb-slide tower
- ② Double flying fox
- ③ Accessible In-ground trampoline
- ④ Accessible carousel
- ⑤ Pendulum swing
- ⑥ Nature play - Steeping stones/logs, Balance beams, Imaginative play



Precedents: Play Experiences and Equipment



1. Multi-story climb-slide tower



2. Double flying fox



3. Accessible In-ground trampoline



4. Accessible carousel



5. Pendulum swing



6. Nature play - stepping logs



6. Timber Balance Beams



6. Stepping Stones



6. Quiet/ Imaginative play

Precedents: Supporting Facilities and Features



Passive open lawn spaces



Accessible pathways



Accessible surfacing



Shade sails



Shelter structure



Bin enclosure



Accessible drinking fountain



Seating with back and armrest



Accessible picnic settings



Toilet block



Double accessible BBQ



Play Communications Board



Entry Signage

Selection Schedule

Description	Dimensions	Specification	Recommended Supplier	Image
Concrete Pavement	H: 110mm	Material: Natural Concrete Colour: Standard Grey cement Finish: Light Broom Joints: 10mm Expansion joints & 3mm sawn control joints at 1.5m. Slip Resistance Classification (AS4586): P5 Installation: Poured in situ	N/A	
Feature Paving	H: 76mm W: 110mm L: 230mm	Material: Dimensioned Brick Pavers, to match existing Pattern: Herringbone, to match existing on site.	Australbricks	
Asphalt	H: 40mm (Over base course and sub course)	Installation: To future detail and Council standard	N/A	
Softfall Surface	-	Description: Colour: 5 Parts Cream (45%) 5 Parts Beige (45%) 1 Parts Pale Grey (9%)	Vicrubber Surfacing Phone: 0402 330 611 https://vicrubbersurfacing.com.au/ Chirnside Park, Vic 3116	
Turf	-	Species: To be confirmed by Council. Soil Profile: Minimum 150mm with 100mm cultivated subgrade (refer to details and specification)	Lawn Solutions Australia Telephone: 1300883711 lawnolutionsaustralia.com.au	
Playground Mulch	H: 300mm	Description: Playground Mulch (rated to AS4685)	Hurstbridge Garden Supplies 998 Main Road, Hurstbridge VIC 3099 T: (03) 9718 2831	
Garden Mulch	H: 75mm	Description: Eucy Mulch. Organic, light tan in colour and long lasting hardwood material.	Hurstbridge Garden Supplies 998 Main Road, Hurstbridge VIC 3099 T: (03) 9718 2831	
Stepping Stones	H: 40mm W/L: Varies	Description: Sandstone paver (stepping stone) Finish: Grade 2, diamond sawn on top and sealed Fixing: Mortar bed on 100mm compacted roadbase DGB 20/98% M0D	Naturalstonetiles 591 Bridge Rd, Richmond (03) 9121 8888	
Hardwood Timber Edging	W: 38mm H: 100mm	Description: Hardwood timber edge Size: 100 x 38mm Material: Hardwood timber Finish: Sealed and stained Staking: 75 x 25 x 300mm hardwood timber stakes screw fixed 20mm below top of finished level. Space stakes at 1500mm maximum centres and at 100mm from end of edging board	N/A	
Playground Fencing	H: 1200mm	Description: 1200mm high flat top playground fence Panel length: 2400mm Finish: Polyester powder coat (black) to AS4605 Rail size: 40 x 40 x 1.6mm Post size: 65 x 65 1800mm long (min) SHS Picket spacing: 87mm (19mm dia) Material: Pre galvanised steel to AS1450 Fixing: No fines concrete footing	Blue Dog Fences Australia www.bluedogfences.com.au (T): 1800 887 887	
Entry Gate	H: 1200mm L: 950mm	Description: 1200mm high flat top playground gate Finish: Polyester powder coat (black) to AS4605 Rail size: 40 x 40 x 1.6mm Post size: 65 x 65 x 1800mm long (min) SHS Hinges: D and D 'Sure-close' self closing hydraulic hinges Latch: D and D 'series 3' pulltop Magna Latch with 'MLAK' key at lower level connected to gate opening system for wheelchair access to playground. Picket spacing: 87mm (19mm dia) Material: Pre galvanised steel to AS1450 Fixing: Sub surface fixed to manufacturer's recommendations	Blue Dog Fences Australia www.bluedogfences.com.au (T): 1800 887 887	
Maintenance Gate	H: 1200mm W: 3000mm	Description: 1200mm maintenance Access gate between playground fencing Finish: Polyester powder coat (black) to AS4605 Rail size: 40 x 40 x 1.6mm Post size: 65 x 65 x 1800mm long (min) SHS Hinges: D and D 'Sure-close' self closing hydraulic hinges Latch: D and D 'series 3' pulltop Magna Latch with 'MLAK' key at lower level connected to gate opening system for wheelchair access to playground. Picket spacing: 87mm (19mm dia) Material: Pre galvanised steel to AS1450	Blue Dog Fences Australia www.bluedogfences.com.au (T): 1800 887 887	N/A
Drinking Fountain	H: 1600mm W: 235mm L: 125mm	Description: Wheelchair-accessible drinking fountain and drink bottle filling station with self flushing dog bowl Product Code: DF10	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 (T): 1300 557 654	
Bin	H: 1000mm W: 560mm L: 1140mm	Description: Robust, vandal resistant unit which houses a 240L wheelie bin Product Code: MBT3	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 (T): 1300 557 654	

Description	Dimensions	Specification	Recommended Supplier	Image
Bike Hoop	H: 850mm L: 242mm D: 42mm	Description: Stainless steel, Narrow and Sub-surface fixed bike rack Product Code: BR-BHNS	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 (T): 1300 557 654	
Backed Seat	H: 823mm W: 2015mm L: 545mm	Description: Aluminium seat with back rest Product Code: SSD	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 (T): 1300 557 654	
Picnic Setting	H: 780mm W: 2013mm L: 1810mm	Description: Accessible table and 2 profile benches. Aluminium frame and planking Product Code: TSE	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 (T): 1300 557 654	
Custom Shelter Structure	H: 3500/3000mm W: 3100mm L: 9000mm	Description: Custom shelter, extended in run. Powder coated. Colour TBC. Product Code: Parkland Shelter 6931 (CUSTOM)	Spark Furniture (T): 1800 608 908 13/19 Heath Street, Lonsdale, South Australia 5160	
Shelter Structure	H: 3500/3000mm W: 4000mm L: 4000mm	Description: Powder coated shelter Product Code: Parkland Shelter 4040	Spark Furniture (T): 1800 608 908 13/19 Heath Street, Lonsdale, South Australia 5160	
Shade Sails	H: >2.5m	Structure: Hypar Shade Sails Steelwork: CHS (round) posts with anti-climbing devices Surface Coating: Hot dipped galvanised posts Footings: Bored piers to be certified by structural engineer Cover: Architect 400 with minimum 15yr warranty against UV degradation. UV rating of a minimum of 90%. All fittings are rated galvanised chain. No turnbuckles or wire slings. Colours: Natural	Greenline www.greenline.com.au Contact: Duncan Wallace (T): 0400 917 224 email: Duncan.wallace@greenline.com.au	
3.5m Mammoth Swing	H: 3770 W: 6670 L: 3870	Description: Multi-directional swing. Product Code: S-8799-20	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307	
In Ground Trampoline	W: 1500 L: 1050mm	Description: Wheelchair accessible trampoline - 'Wheely' Model In Ground Trampoline Installation: To manufacturer's details	All-in-play info@all-in-play.com (P): 07 3062 4286	
Spinpoint	H: 830mm W: 2330mm L: 2330mm	Description: Accessible carousel (2.4m diameter) Product Code: N-9052	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307	
Double Sky Rider	H: 4480mm W: 4650mm L: 32510mm	Description: Double Cable Ride (25m Double cable ride with pommel and all abilities seat) Product Code: B-9465	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307	
Skytowers	H: 4300mm W: 8130mm L: 5110mm	Description: The Grand Gatehouse Skytower, with climbing and sliding elements Product Code: TO-9301	Moduplay 17-19 Waverley Drive PO Box 512 Unanderra NSW 2526 (P): 1300 911 307	
Natural Timber Balance Challenge	H/W/L: Varies	Description: Custom timber play piece, including stepping logs and balance beams	Custom made by contractor	
Car Park Bollards	H: 1200mm D: 140mm	Description: Inground bollard, used to restrict vehicle access Finish: Powdercoated Safety Yellow	Esafetysupplies www.esafetysupplies.com.au	
Wheel Stops	H: 100mm W: 230mm L: 2000mm	Description: Precast concrete wheelstops Fixing: To manufacturer's recommendation Finishing: Ensure rebates are concrete filled to avoid water pooling	Esafetysupplies www.esafetysupplies.com.au	
Car Park Line Marking	W: 50mm	Description: Linemarking on carpark, including parking spaces, disability parking spaces, directional arrows, and no parking zones.	Custom made by contractor	
Kerb	H: 150mm W: 200mm	Description: In situ concrete kerb (raised) Size: 150w x 200d Finish: Off form C2 (trowel top) with 10mm radius edge Colour: Light Grey Concrete strength: 32 MPa	Custom made by contractor	
Amenities Building	H: 2.6m W: 5.3m L: 5.7m	Description: Caretaker Series, one disabled toilet and 2 standard cubicles Product Code: K9505	Landmark Pro 4/27 Lear Jet Drive Caboolture QLD 4510 (P): 1300 768 230	

Concept Desing Plan Part 2/ Rear Block



Legend

- Site extents
- Existing trees
- Proposed trees
- Planting area



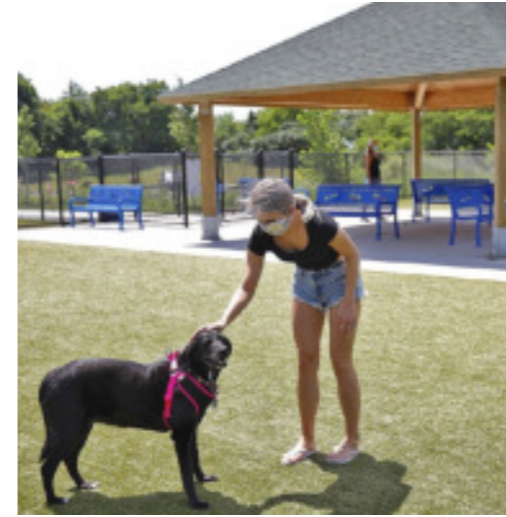
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Passive open lawn spaces



Pump track



Dog park



Bin enclosure



Seating with back and armrest



Accessible picnic settings



Accessible pathways



Shelter structure