



BALRANALD AND EUSTON EUSTON RECREATION RESERVE (PROJECT 1)

Site Analysis and Draft Concept Report **DRAFT**

April 2022

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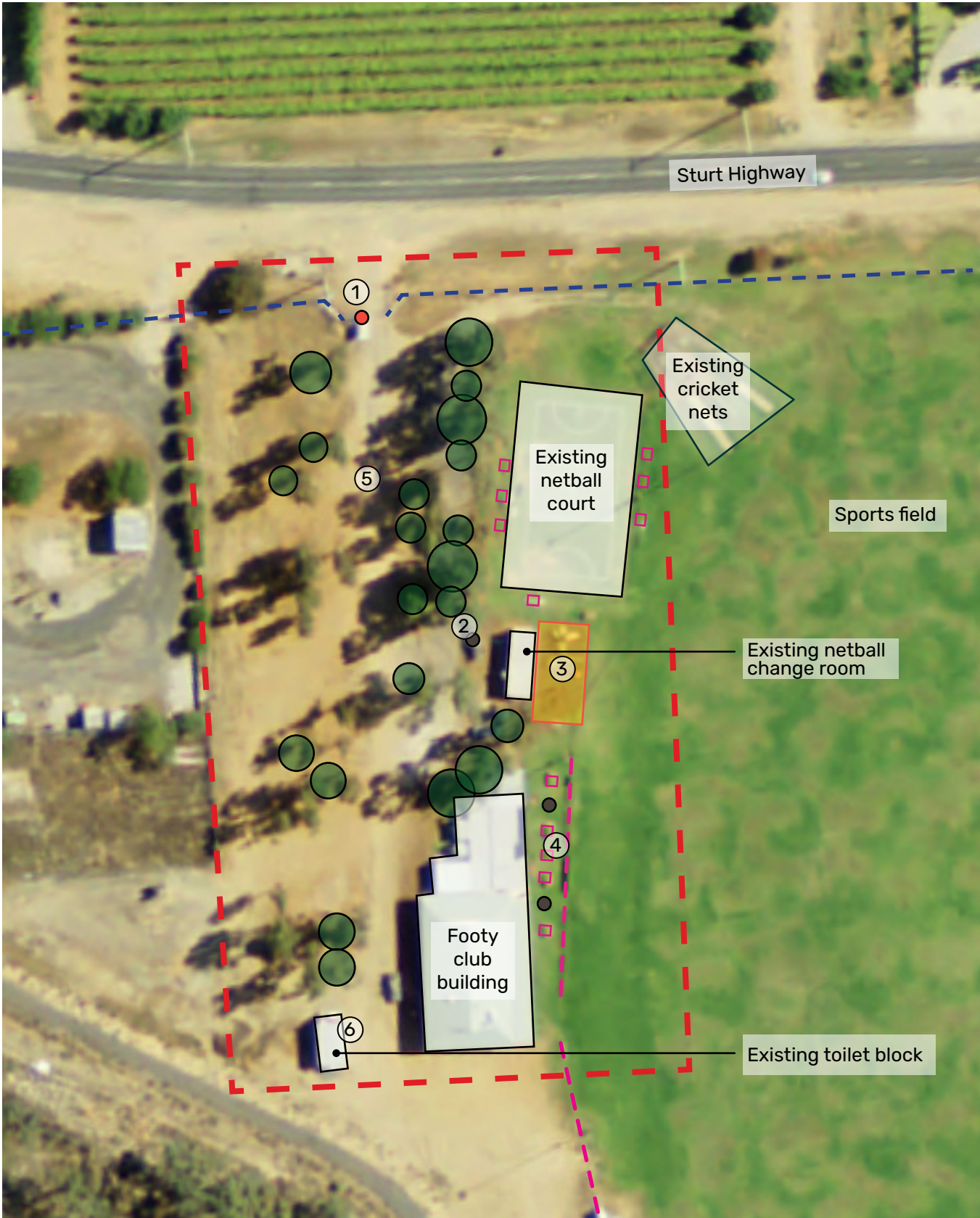


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Report title	Balranald and Euston, Euston
Document number	2522028
Prepared for	Balranald shire council
Authors	Baz Richards, Zhenge Mao
Revision number	01
Revision issue date	
Approved	Nick Ison
Reason for revision	N/A

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Existing Site Character



1:1000@A3

Legend

- Site area
- Existing trees(indicative location)
- Existing timber fence
- Existing sports field fence
- Existing picnic settings/benches
- Existing play space
- Existing bin locations
- Existing park signage

Site Description:

The Euston Recreation Reserve, has an area of 8000m2 in a perfect rectangular shape, located on the western end of Euston. Euston is located on the Sturt Highway, a major interstate transport route between Adelaide and Sydney with large volumes of tourist traffic. Euston is also at the western end of the Murray Valley Highway which is a major Victorian route that joins the Sturt Highway.



Existing entry
- Mix of materials and signage
- Lack of 'arrival point'
- No formal car parking spaces



Central arrival area
- Worn/old furniture
- 'Back of building' appearance
- Underutilised and uninteresting space



Existing netball change room and playground
- Playground well maintained (fence, play equipment)
- Lack of shade and accessible play elements



Spectator / viewing area
- Dated furniture
- Lack of shade
- Lack of footpath connections



Area adjacent to netball court and change room
- Native avenue of trees
- Shade canopy area
- Lack of seating or recreation facilities



Existing toilet block
- Dated
- Isolated location (south of site)
- Lack of accessible facilities

Concept Plan - Option 1



1:800@A3

Legend

- Existing trees
- Proposed trees
- Planting area
- Vehicular movement
- Formalised pedestrian footpaths
- Overflow carpark
- Bike hoop
- BBQ
- Drinking fountain
- Bin

Precedent images



- ① Upgraded Entry / Arrival**
New entry signage, planting and surfacing upgrades to create a welcoming sense of arrival



- ② Shaded passive space**
Create a shaded passive area under existing trees with new picnic setting and walking paths



- ③ New play space**
Provide a centrally located play space that caters for younger children with shade and seating for carers



- ④ New netball change building**
Develop a new custom designed netball change building that incorporates public toilets



- ⑤ New spectator viewing areas**
Dedicated spectator viewing areas with new shade structures, seating and hard surfacing



- ⑥ Formalised car parking and entry road**
Provide sealed surfacing with line marking, wheel stops and accessible parking bays with tree planting



- ⑦ New gathering area**
Informal outdoor seating and gathering space with new tree planting, and potential for future development (pump track, learn to ride)



- ⑧ Central gathering node**
Provide custom seating structure with planting between play space and netball court

Concept Plan - Option 2 (Alternate netball change room location)



Legend

- Existing trees
- Proposed trees
- Planting area
- Vehicular movement
- Formalised pedestrian footpaths
- Overflow carpark
- Bike hoop
- BBQ
- Drinking fountain
- Bin

Precedent images



- ① Upgraded Entry / Arrival**
New entry signage, planting and surfacing upgrades to create a welcoming sense of arrival



- ② Shaded passive space**
Create a shaded passive area under existing trees with new picnic setting and walking paths



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- ④ New netball change building**
Develop a new custom designed netball change building that incorporates public toilets



- ⑤ New spectator viewing areas**
Dedicated spectator viewing areas with new shade structures, seating and hard surfacing



- ⑥ Formalised car parking and entry road**
Provide sealed surfacing with line marking, wheel stops and accessible parking bays with tree planting











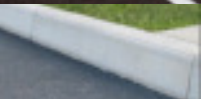

- ⑦ New gathering area**
Informal outdoor seating and gathering space with new tree planting, and potential for future development (pump track, learn to ride)



- ⑧ Central gathering node**
Provide custom seating structure with planting between play space and netball court

Selections 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	
Ashpalt	H: 40mm (Over base course and sub course)	Installation: To 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	-	Description: Council to confirm 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	Hurstbridge Garden Supplies 998 Main Road, Hurstbridge VIC 3099 T: (03) 9718 2831	
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	
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 Telephone: 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 Telephone: 1800 887 887	
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	
BBQ	H: 850mm W: 220mm L: 850mm	Description: Accessible cantilevered BBQ Product Code: BBQ.2P	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-BHSN	Stoddart Suite 17/100 Overton Rd, Williams Landing Vic 3027 T: 1300 557 654	
Bench	H: 823mm W: 2015mm L: 545mm	Description: Aluminium seat with back rest Supplier: Town & Park Metro 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	
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 Mob:0400 917 224 email:Duncan.wallace@greenline.com.au	
Playground	20m x 25m	Description: Junior playspace including new swings, spinner, seesaw and existing play equipment to be retained and relocated.	Recommnd supplier: Moduplay (P): 1300 911 307 Play by Design(Kompan) (P): 07 3635 6200 Lark Industries (P): 1300 156 322 Proludic (P): 1300 911 307	
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.	N/A	
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	N/A	
Amenities Building	200m2 (aprox)	Description: Public toilet with disable access,change rooms for host and away team, storage room.	N/A	

EUSTON TOWN - WAYFINDING

EUSTON TOWN - WAYFINDING ANALYSIS



Legend

● Key town destinations

Euston Town

Euston is a small town on the banks of the Murray River, southern New South Wales, Australia in Balranald Shire. The twin town of Robinvale is on the other side of the river in the state of Victoria

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Existing site character



Main entry point to Euston Town from Sturt Highway

- No town identification signs
- Key signage opportunity to introduce Euston town



Main entry point to Euston Town from Carey Street

- No town identification signs
- Lack of way finding signage to link and connect key locations



Entry point to Murray Terrace with many key town destinations

- Key signage opportunity to introduce main town destinations along Murray terrace



Entry point to Selwyn Street

- Lack of way finding signage to link and connect key locations
- No suburb identification signs



Entry point to Cowper Street

- Lack of way finding signage to link and connect key locations
- No suburb identification signs



Turning point to Nixon Street with key town destinations

- Lack of way finding signage to link and connect key locations (Euston Club Motel, Euston Club Cabin Park)
- No suburb identification signs

EUSTON TOWN - WAYFINDING DESIGN



1 N 1:8000@A3

Legend

- Key town signage
- Secondary town signage

Euston Town Wayfinding Strategy

- Improve the consistency, readability, placement accessibility and connectivity of signage.
- Make precincts and attraction easier to navigate.
- Promote council owned or supported local attractions and facilities
- Increase and improve walking/cycling connectivity and make walking/cycling more attractive
- Improve safety in public areas

Precedent images

- Key town signage



- ① ② ③
- Main entry point to Euston Town**
- Using strong, consistent image of Council
- Create a sense of arrival to the Town
- Highlight Council boundary points
- Market/promote local business
- Highlight local key destinations

- Secondary town signage



- ④ ⑤ ⑥
- Main entry point to Euston Town**
- Identify open space and facilities/amenities
- Identify main facilities/activities
- Highlight Council boundary points
- Market/promote local business
- Highlight local key destinations