



See Park, Grafton Masterplan Report

22.06.21 / Issue C / 100% Concept Design

See Park, Grafton

We are passionate about the design and delivery of vibrant community parklands that reinforces the local identity and the meaning of a place. See Park is bursting with potential, ready to be shaped into a renewed parkland supported by community and culture.

Site Location

Vee Design have been commissioned by Clarence Valley Council to prepare a Masterplan Report for See Park in Grafton, NSW.

This report provides advice on the Masterplan of the Park, including the relevant connecting pathways and parking areas.

The following pages were produced after attending the site on the 14th of May 2021. This document is intended to highlight amenity opportunities associated with the masterplan of the parkland. This has been assessed based on a focus to the stormwater body, play spaces, amenity and the existing natural beauty of the park. The Masterplan and concept designs within this report aim to demonstrate how the creation of these proposed spaces could provide valuable cultural capital for the neighbouring local communities and tourists.

This report should be read in conjunction with Civil Engineering and Town Planning Reports.



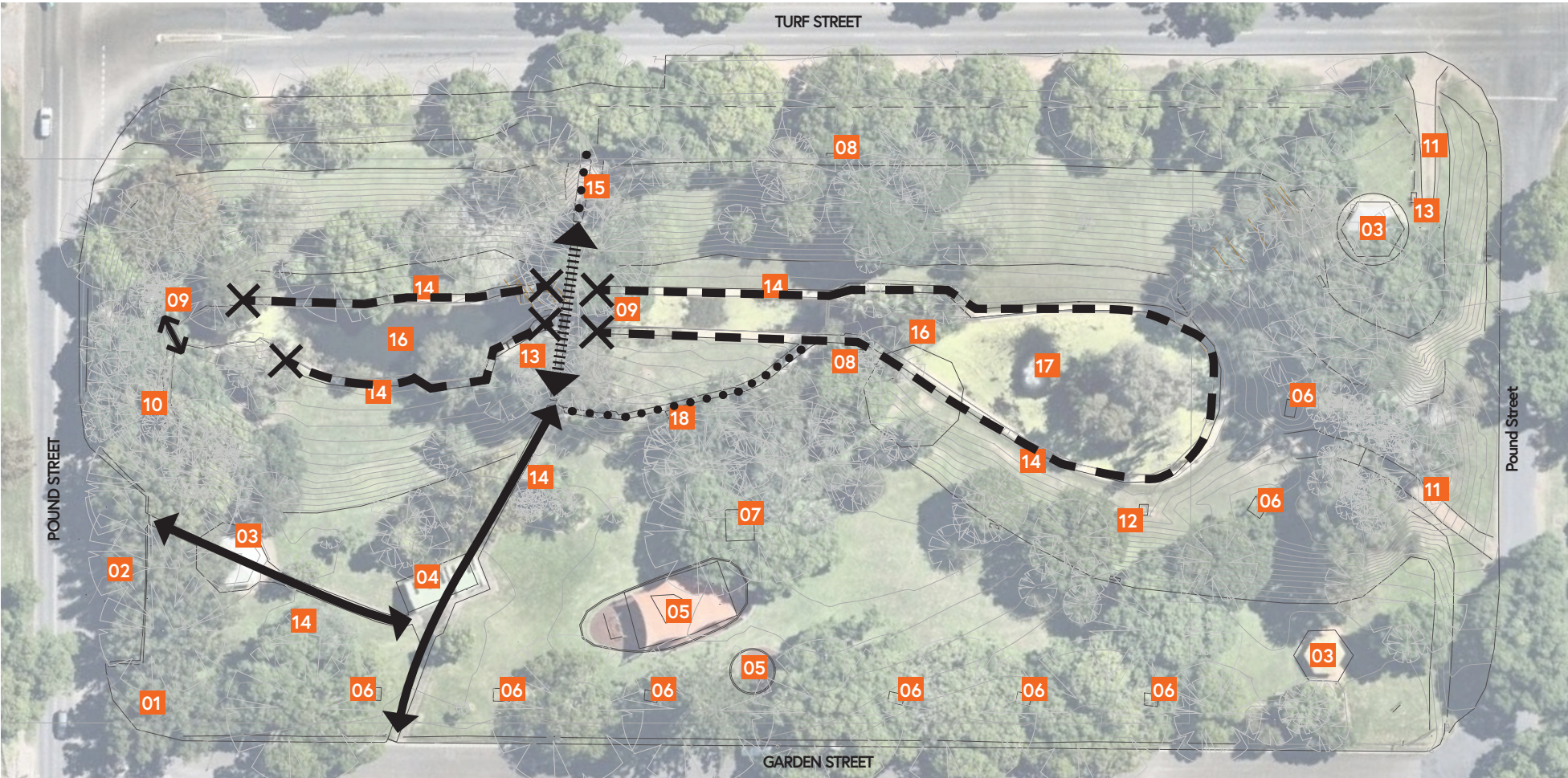
Opportunities & Constraints

OPPORTUNITIES:

- Greater pathway connections into the park
- Formalised entry and park gateways
- Greater connection to the water
- Overhaul of shelters, toilets and their locations
- Greater legibility throughout the park to showcase the parks natural beauty
- Maximise the range of water experiences; touch, sound and views
- Diverse range of activation opportunities through typography and level changes terrace intervention
- Celebrate the existing vegetation and mature trees
- Greater DDA compliance and mobility
- Informal wedding/events areas
- Night time activation

CONSTRAINTS:

- Topography and level change
- Water safety
- Flood and water quality
- Maintenance access
- Connectivity, legibility and DDA compliance
- Access to the waters
- Anti-social behaviour late at night



Key

- 01 Park signage
- 02 Formal car parking
- 03 Park shelter
- 04 Amenity block
- 05 Children playground
- 06 Picnic setting
- 07 Heritage structure
- 08 Park bench
- 09 Bridges
- 10 Cascading waterfall
- 11 Maintenance access path
- 12 Stormwater pit
- 13 Site power
- 14 Pedestrian pavement
- 15 Pedestrian stairway
- 16 Stormwater treatment train
- 17 Water fountain
- 18 Pedestrian ramp

- Major pedestrian connection path (on grade)
- Major pedestrian connection bridge
- Major pedestrian connection stairway
- Pedestrian ramp (on grade)
- Stormwater treatment train pathway loop
- Pathway termination point

Concept

Combining the beauty of the English Garden....



.. with the character & mood of Grafton's history



Masterplan



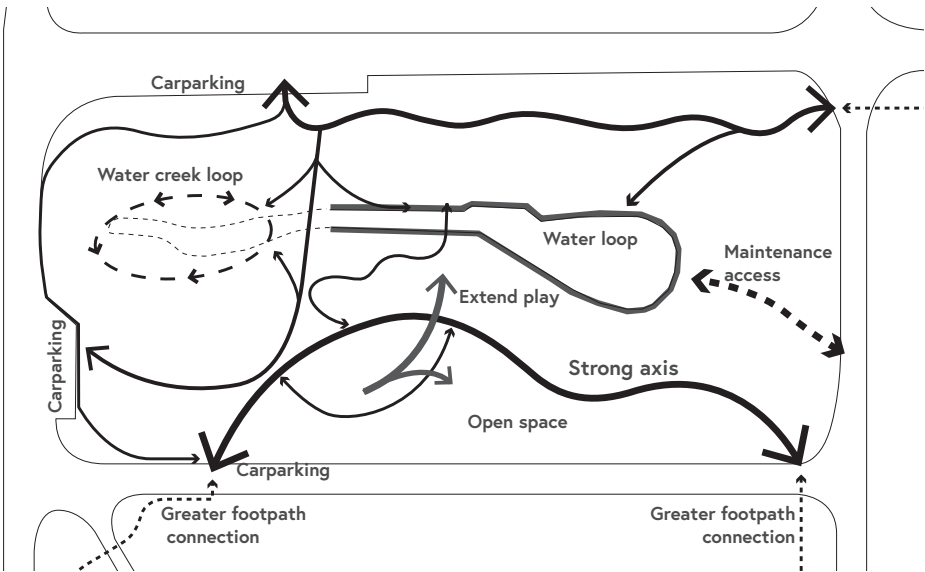
Key

- 01 'Naturalised' rock edged water body with water plants and existing trees to be retained.
- 02 Timber log bridge - anchored by boulders, this play element pays homage to Grafton logging history.
- 03 Existing 5m wide Stormwater body & concrete pathway
- 04 Existing Timber bridge to be retained.
- 05 Steel retaining walls
- 06 Steel bridge - 2nd bridge crossing
- 07 Existing Water Fountain - feature lighting for night-time activation
- 08 Existing playground with redefined edging to incorporate merging pathways and new play elements. Rubber softfall to be included for greater mobility.
- 09 Repurposed heritage structure as 'play hut'. To include rubber softfall surfacing and internal wall play elements.
- 10 'Enchanted garden' playspace
- 11 Embankment play with toddler ranged elements at lower bank.
- 12 'Floating timber stage'
- 13 Proposed Park shelter with accompanying BBQ.
- 14 Formalised carparking areas - 60° angle parking to allow sufficient buffer from adjacent tree roots
- 15 Existing shelter
- 16 Informal plaza within flowering trellis
- 17 3m wide maintenance access
- 18 Timber bollards with locking rail at access points.
- 19 1.8m wide compacted gravel path with concrete edging.
- 20 New signage location
- 21 Power access - 3 phase power
- 22 Custom timber seating
- 23 Proprietary seating on feature concrete pad
- 24 Open space kickabout area
- 25 Oversized boulders as informal pathways
- 26 Disability parking bay
- 27 Semi- submerged art pieces acting as informal water 'ladders'
- 28 Existing & new light poles
- 29 Feature lighting
- 30 Standard 2 accessible toilet block
- 31 Concrete footpath - connecting to seating and park amenities
- 32 Community- endorsed playground item
- 33 Existing mature Jacaranda trees

Design Principles

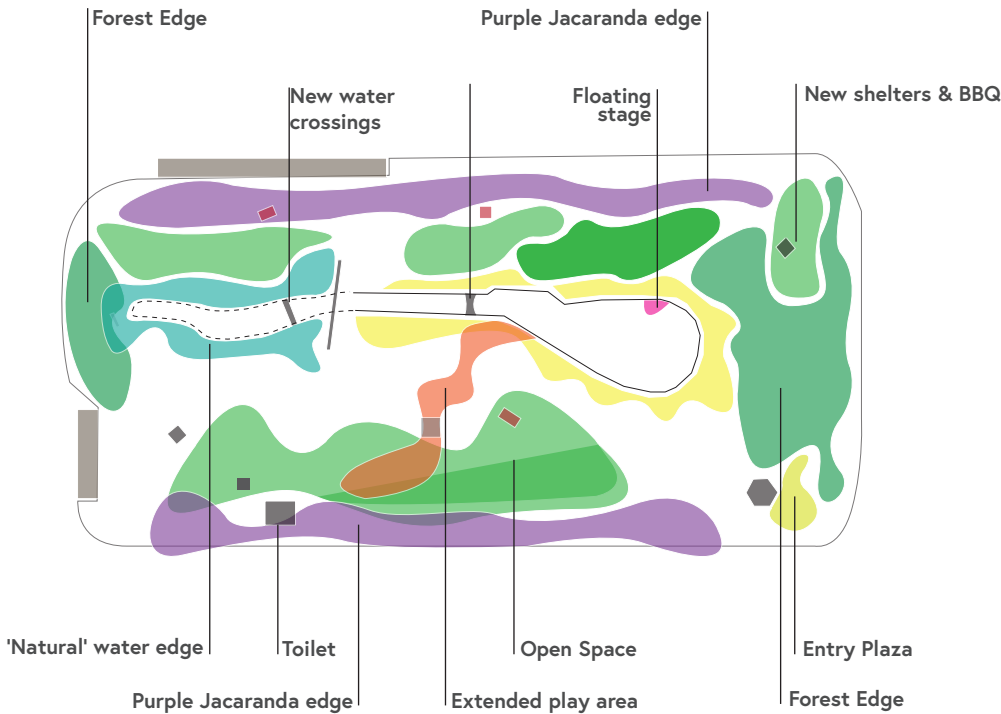
1. Movement

Anchor, link and extend!



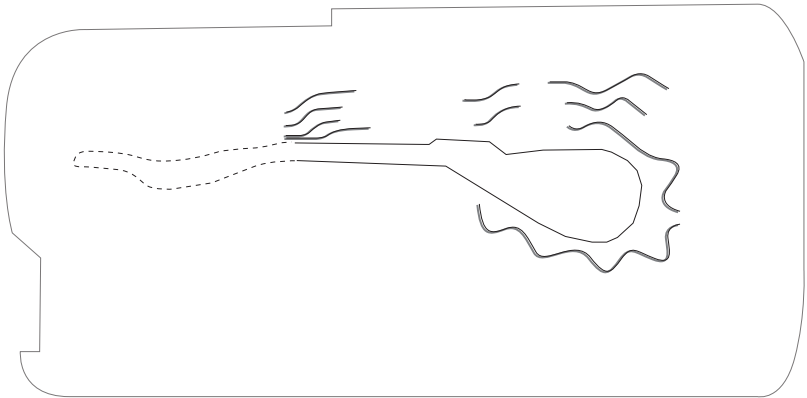
2. Activation

Preserve, open and celebrate the parks many experiences



3. Craving spaces

Activate topography with a subtle touch

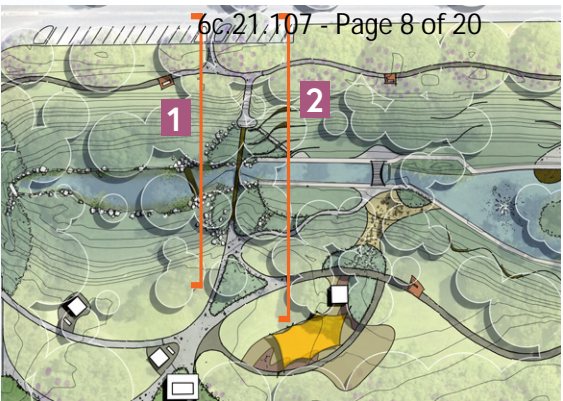
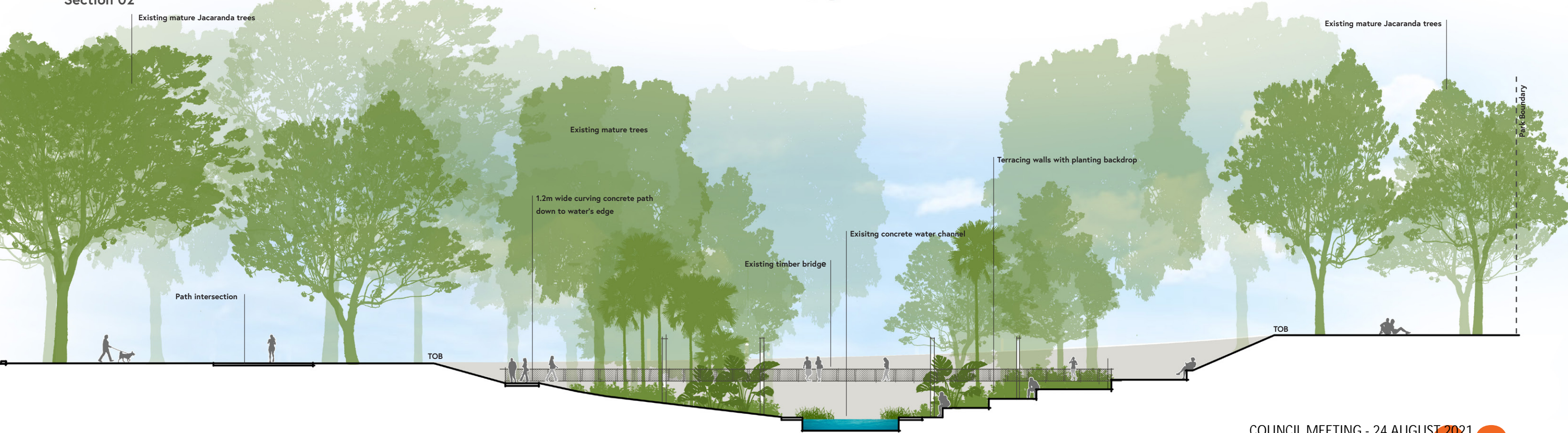


Sections

Section 01



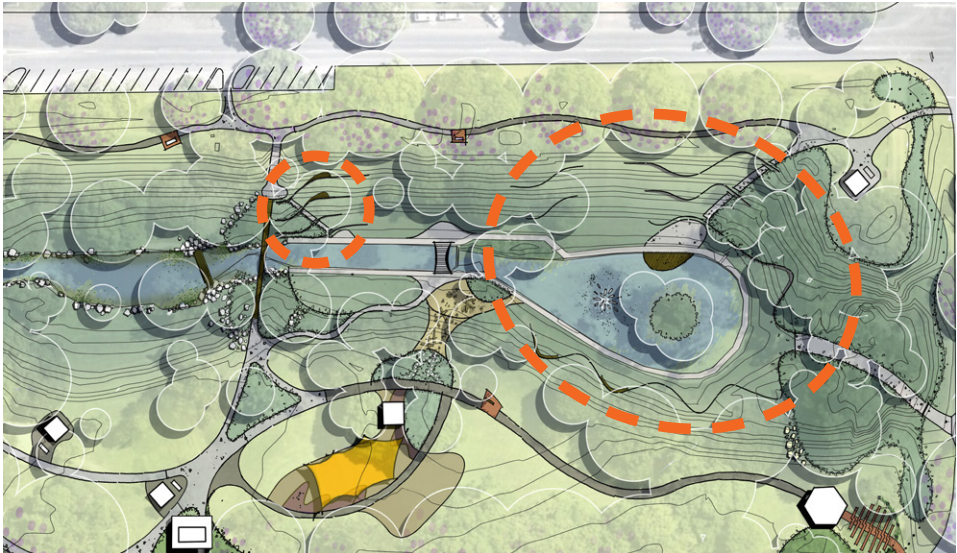
Section 02



Look & Feel

Terrace walls

Steel retaining walls to key embankment areas to create 'soft' turfed terraces, as both informal park amphitheater and stairways. Min. 2m widths between walls to allow maintenance access. Detailed timber benches to be dotted along walls for seating opportunities.



Integrated timber seating

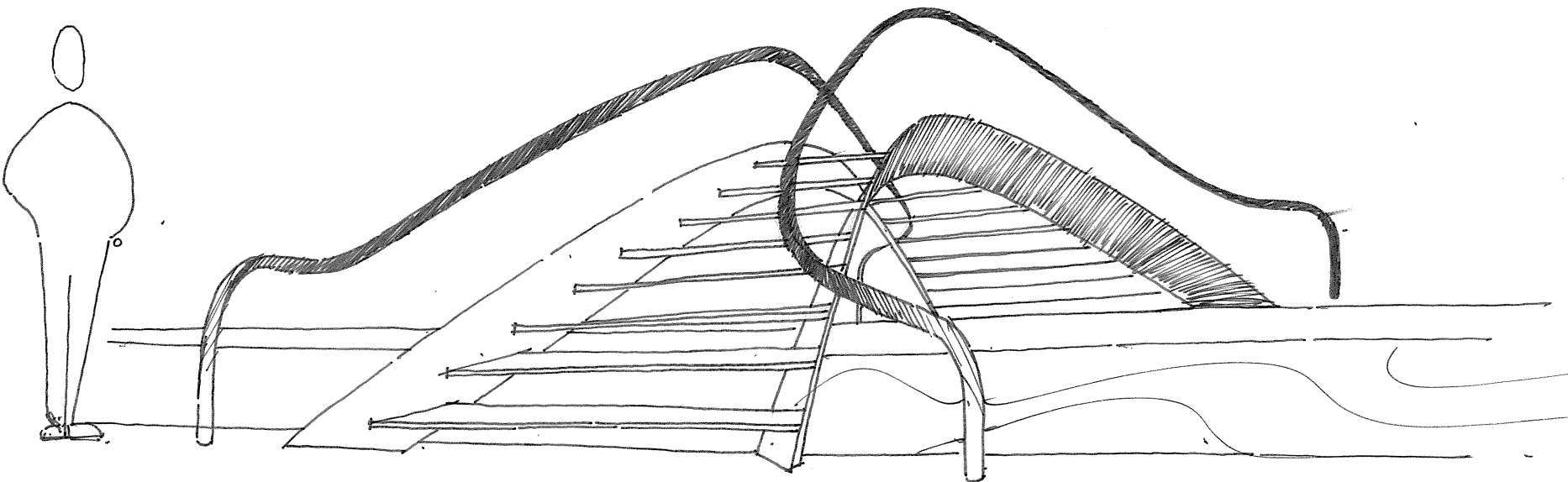
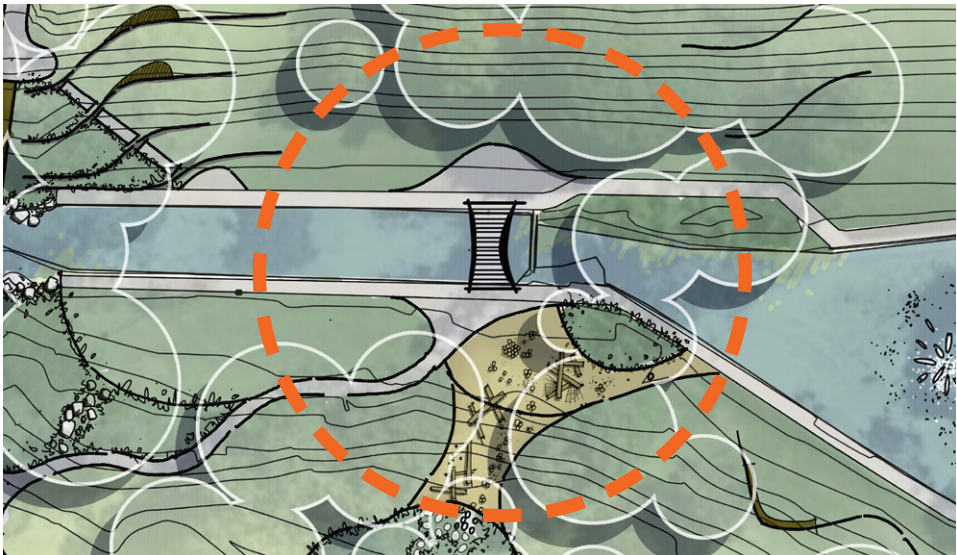
Terracing walls to showcase planting



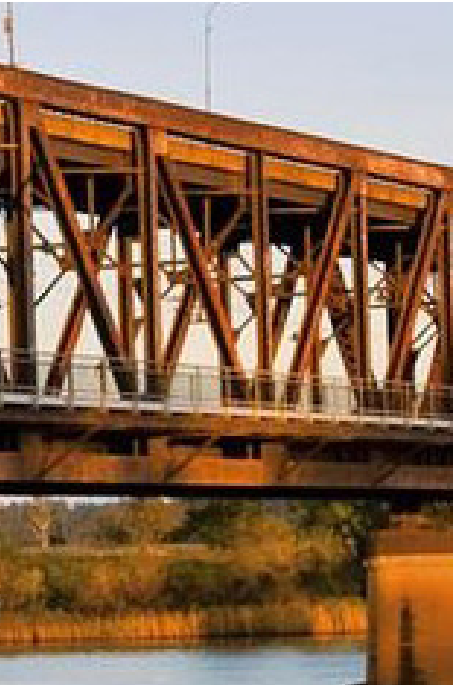
Look & Feel

Architectural Bridge Folly

Inviting users down to the waters edge, to cross and enjoy the other side. The two proposed bridges to pay homage to Grafton's history, both the logging industry and the iconic Grafton Bridge.



Striking steel Profile



An arching journey to take in the views



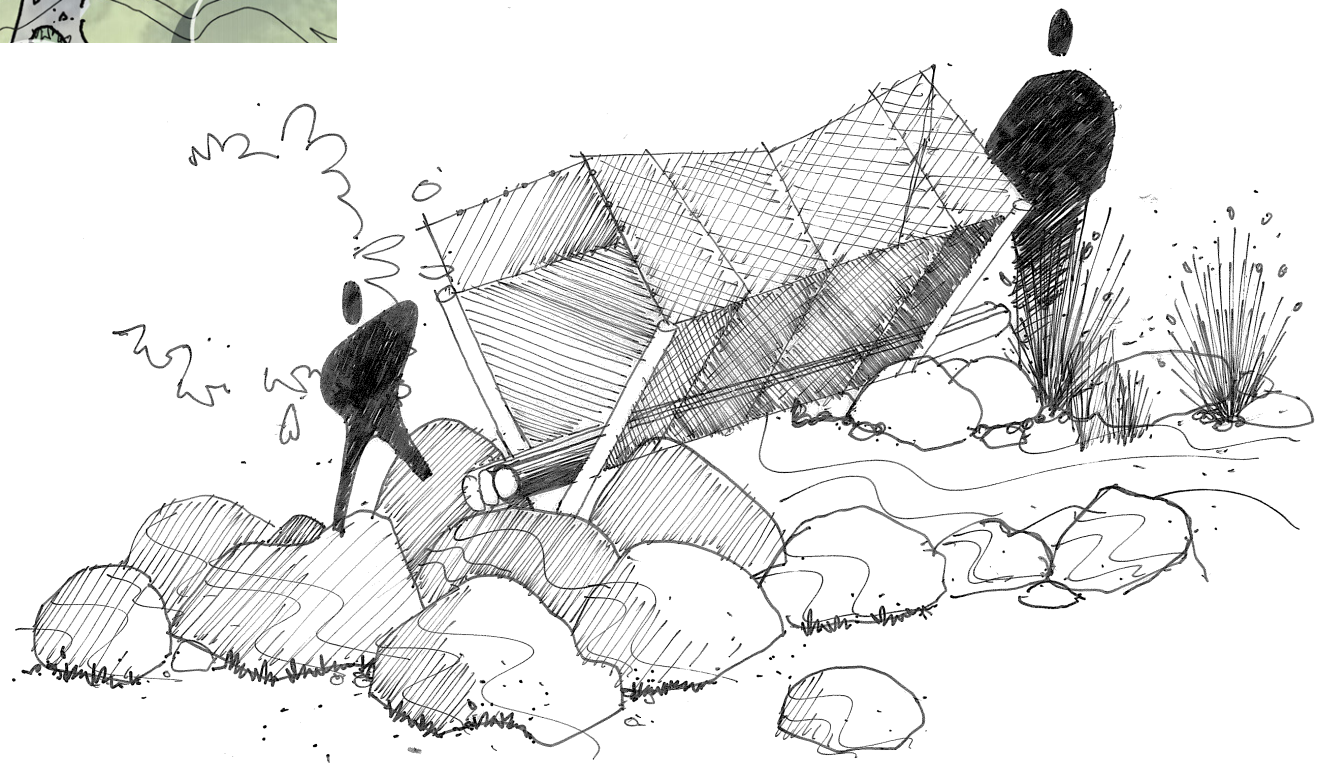
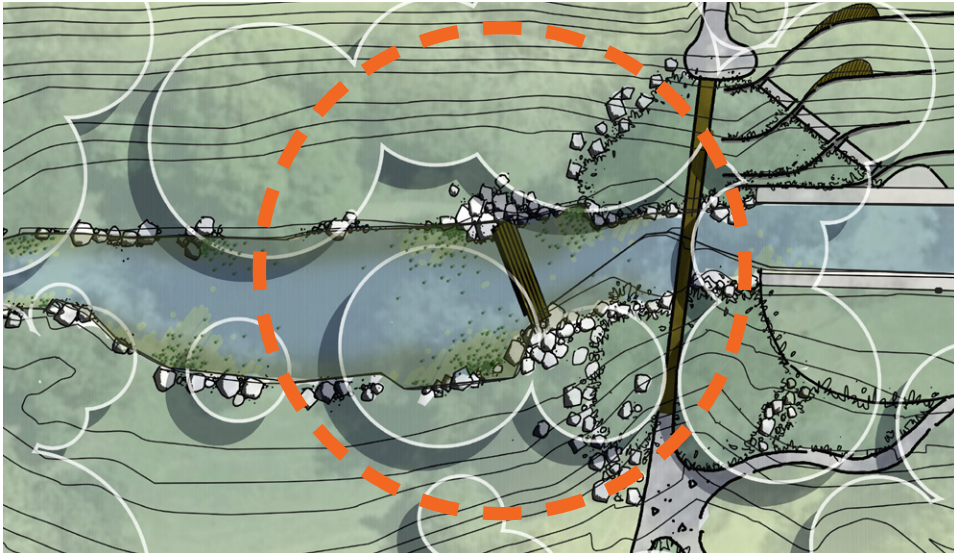
Timber Decking for a warmer feel



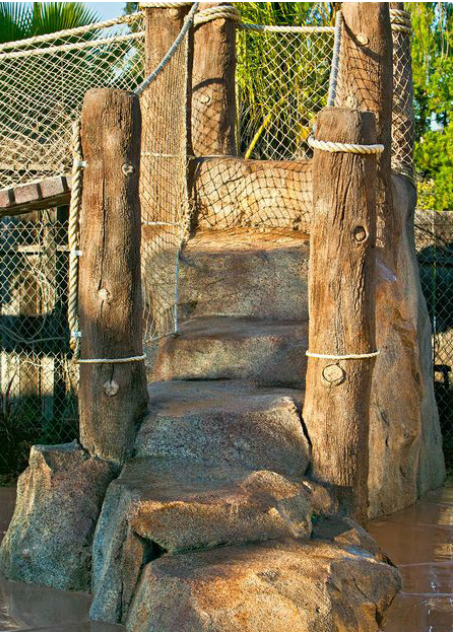
Look & Feel

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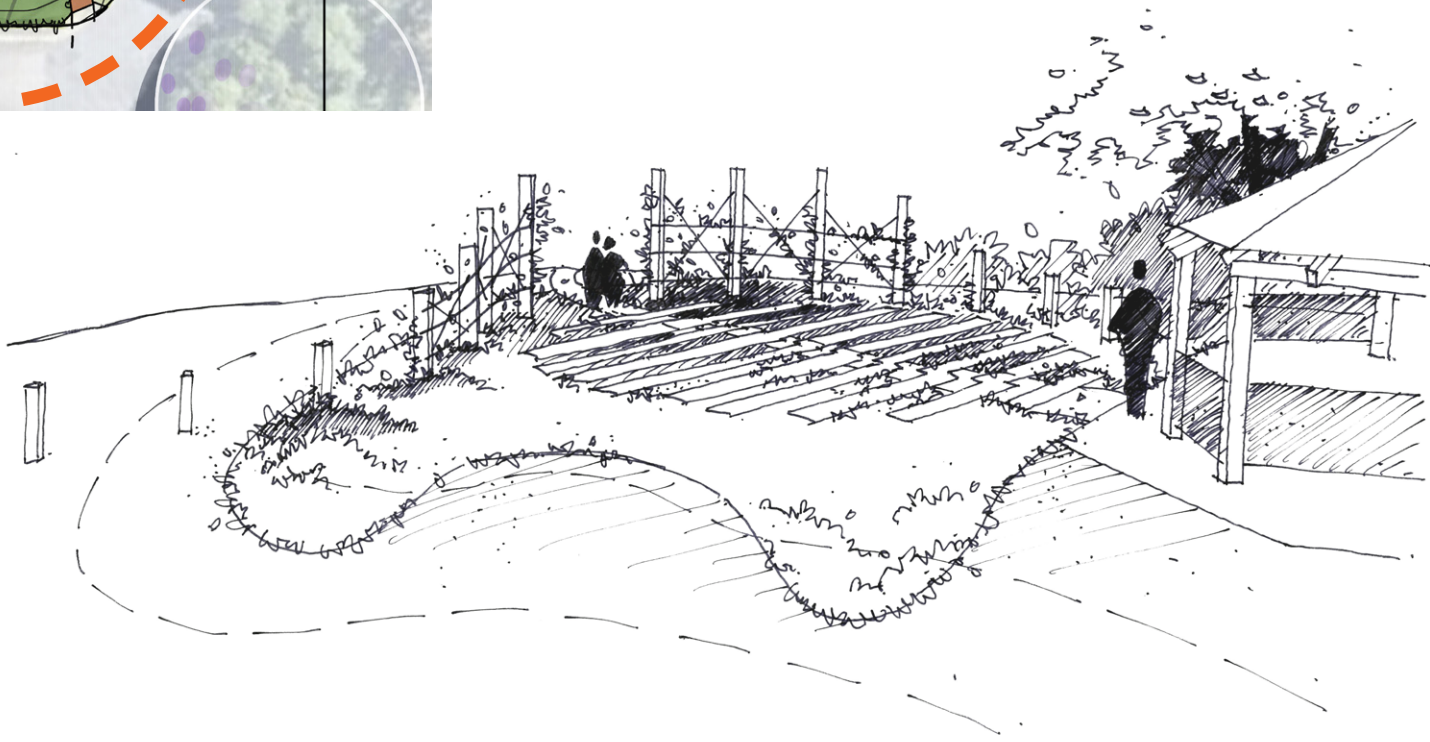
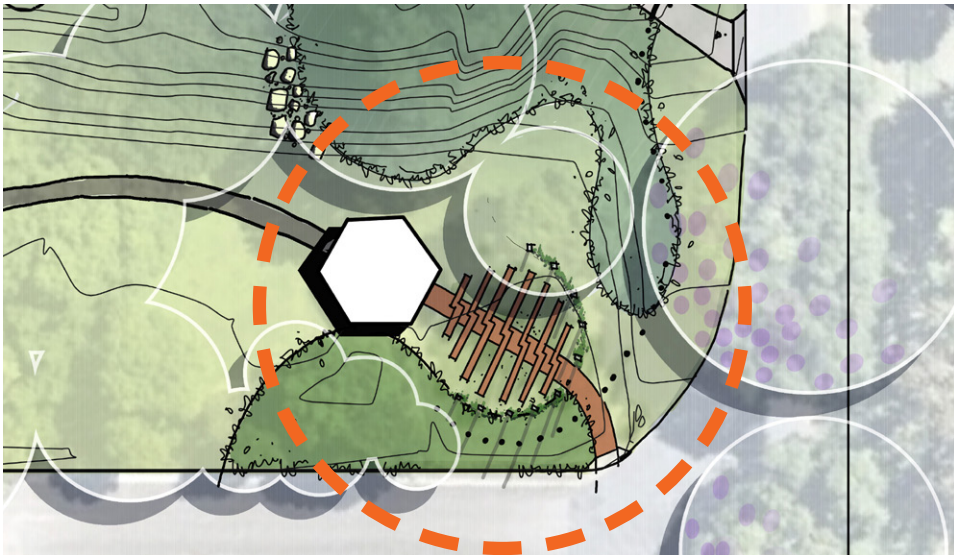
The journey begins by climbing up the boulders and through enclosed tunnel



Look & Feel

Entry Experience

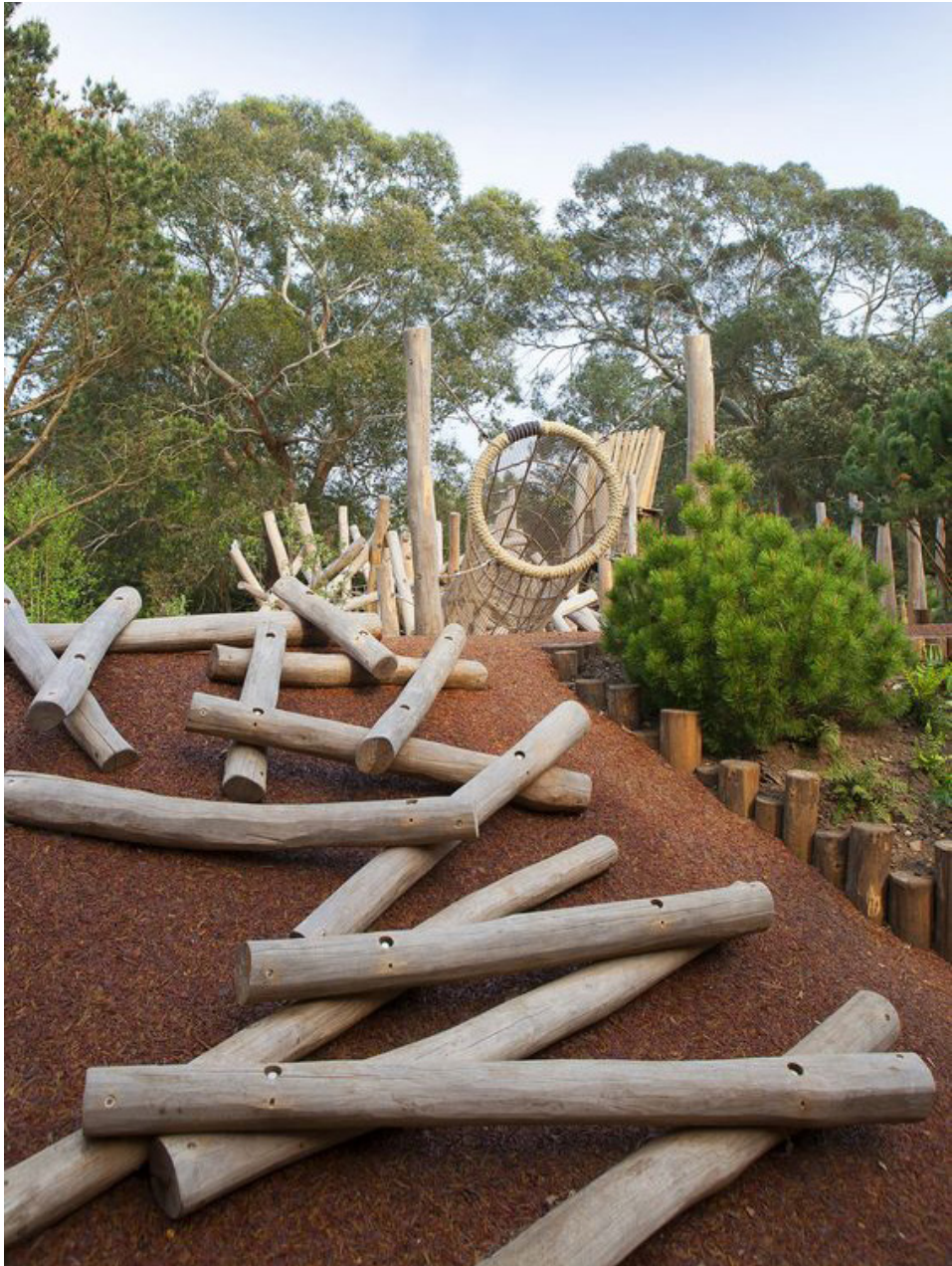
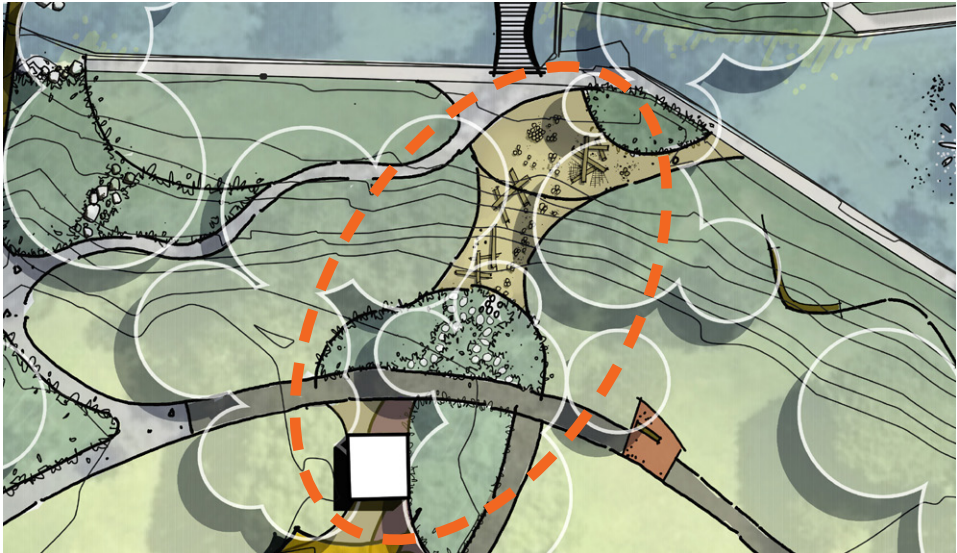
Informal entry plaza and Arbour as entry marker from Bacon and Garden street. This enclosing spaces also provides a more intimate and sheltered experience for weddings. As part of the local vernacular, a brick circular arrangement defines the space in an interlocking pattern as a representation of marriage (the location known locally as a wedding destination).



Look & Feel

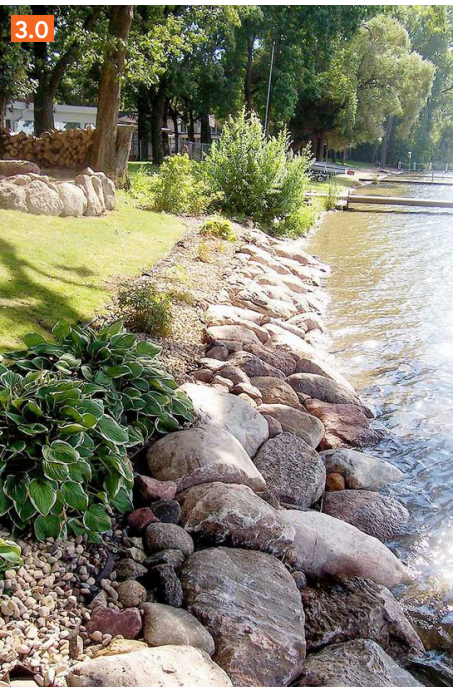
Extended playground and sculptural elements

Enchanted forest playground under existing with repurposed heritage shelter as 'fairy hut'. Celebrating natural materials to recreate a play adventure that moves through trees and uses the existing slope for sliding and climbing elements. Also provide community- endorsed play element (image top right) to compliment and add to the existing playground

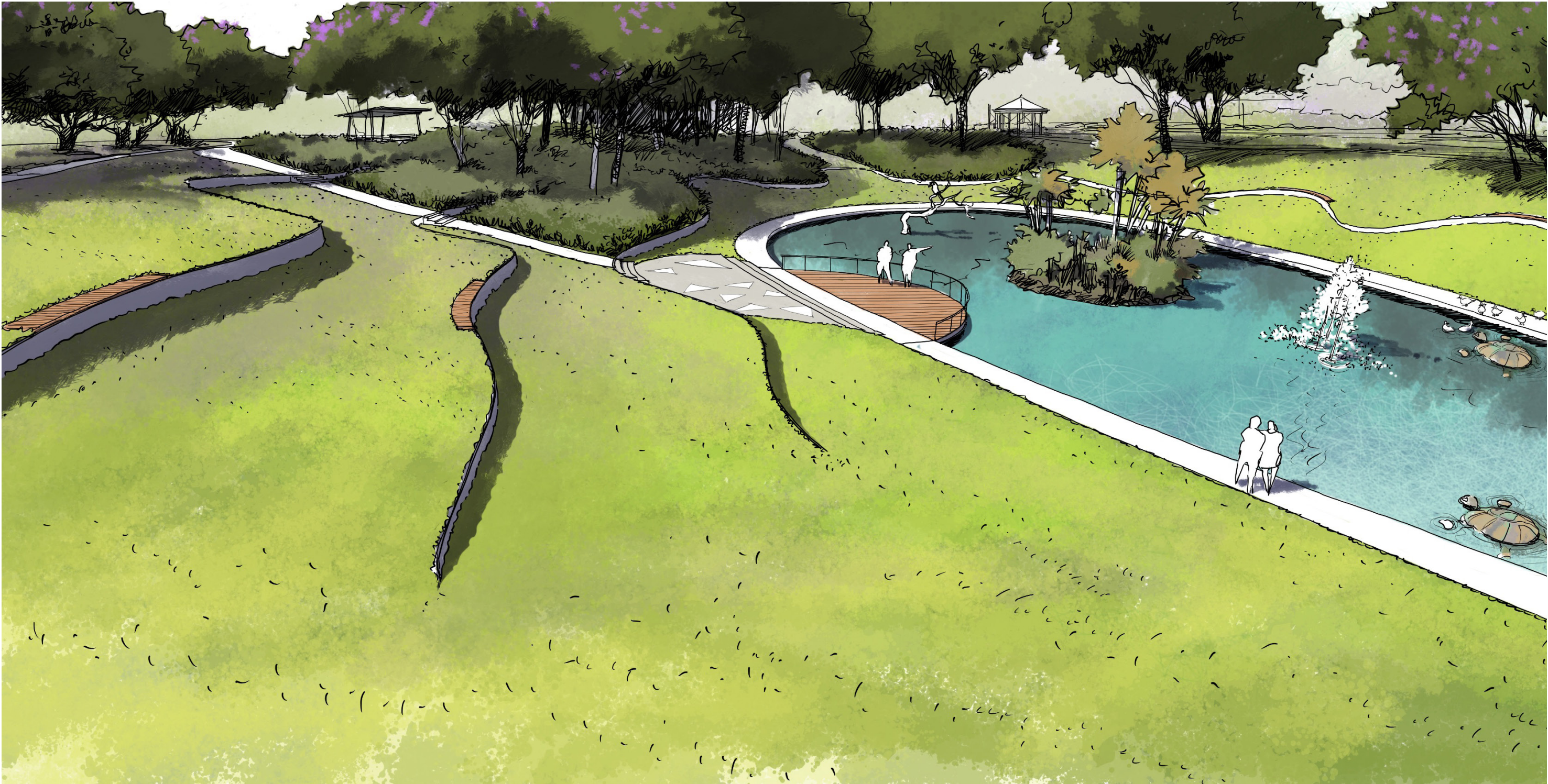


Look & Feel

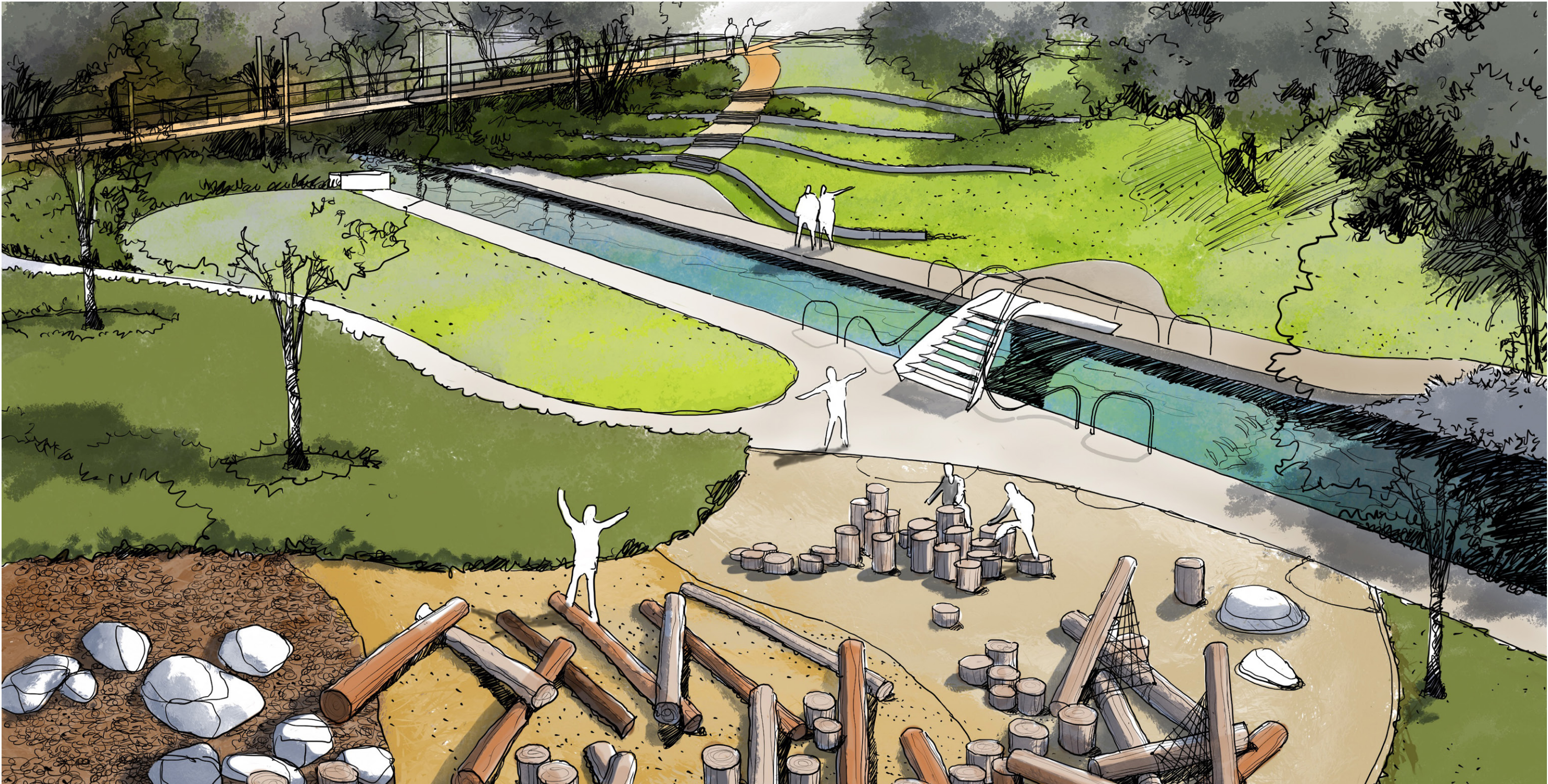
- 01 Lighting strategy to include feature lighting to water fountain and water body at night. This is to incorporate with other night activation and increase CPTED principles.
- 02 Compacted gravel paths to connect and wind through park with concrete edging.
- 03 'Naturlised' creek edge with rock edging. Existing pavers to be removed in favour of turf, boulders, and planting.
- 04 Steel retaining walls to key areas to create 'soft' turfed terraces, as both informal park amphitheatre and stairways. Min. 2m widths between walls to allow maintenance access.
- 05 Nature- based playground extension to add to Grafton's wider growing play offerings. New playground to be on the embankment and nestled under existing trees giving an 'enchanted forest' theming, with a focus on toddler ranged- play
- 06 Semi- submerged art sculptures to be dotted around northern water edge to relate to Grafton's history and double as 'climbable' structures to exit water. These sculptures could include native turtles, water birds and reference first nation stories.
- 07 The existing beauty of See Park to be protected and enhanced. New pathways and park assets to navigate around all existing mature trees, specifically Jacaranda *mimosifolia* species.
- 08 New custom park shelters to tie into park character and include new BBQ amenities (refer to Masterplan for locations).



Perspective 01



Perspective 02



Planting Palette

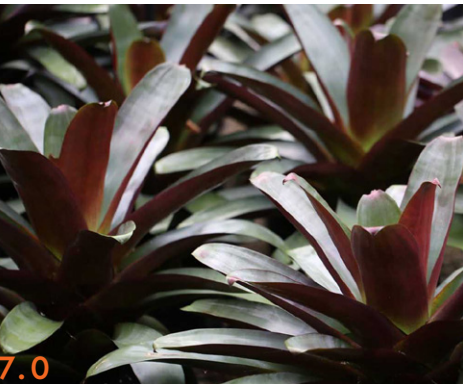
Trees:

- 1.0 *Randia fitzalanii*
- 2.0 *Michelia figo*
- 3.0 *Jacaranda mimosifolia*



Accents:

- 4.0 *Asplenium australasicum*
- 5.0 *Photinia 'Red Robin'*
- 6.0 *Strelitzia reginae*
- 7.0 *Alcantarea imperialis 'Purpurea'*



Groundcovers:

- 8.0 *Oceaniopteris gibba*
- 9.0 *Juniperus conferta*
- 10.0 *Hymenocallis littoralis*
- 11.0 *Trachelospermum jasminoides 'tricolour'*
- 12.0 *Myoporum parvifolium*



Water plants:

- 13.0 *Lepironia articulata*
- 14.0 *Eleocharis acuta*



Opinion of Probable Costs

<div>See Park - Grafton, NSW</div> <div>vee</div> <div>Landscape Construction- Opinion of Probable Costs</div> <div>Type: <i>Landscape Works</i></div> <div>TOTAL AREA: 23,124m2</div> <div>June 2021</div>					
Description		Unit	Rate	Qty	Amount
1.00 PRELIMINARIES					
1.01	Preliminaries - Allow for all site setup and preliminaries including but not limited to, insurances, site based WHS plan preparation and distribution, erosion and sediment control to landscape areas, facilities, site sheds, geo-technical reports to enable design and construct for embellishments, attendance at fortnightly project meetings on site during construction, attendance at council inspections for on and off maintenance and during construction, any temporary site facilities required.	item	\$17,000.00	1	\$ 17,000.00
1.02	Allow for removal and appropriately disposal off site, of all rubbish and foreign matter (eg. Redundant fences, litter, old car tyres etc) from the park dedication and catchment management areas. PROVISIONAL SUM	item	\$1,500.00	1	\$ 1,500.00
2.00 EXISTING VEGETATION TO BE RETAINED					
2.01	INITIAL WORKS - Including eradication of weeds in areas as detailed. Including weed removal in all areas and any existing native species vegetation and regrowth to be retained. Works to be signed off by Landscape Co-ordinator prior to four (4) week follow up period commences.	m2	\$0.73	23124	\$ 16,880.52
3.00 EARTHWORKS					
3.01	Install of x1 boulders to water edge	item	\$76.85	24	\$ 1,844.40
3.02	Install of oversize boulders to water edge	item	\$860.10	54	\$ 46,445.40
3.03	Final trim to +/- 100mm (priced on 30% of site area)	m2	\$0.50	6937	\$ 3,468.50
4.00 PAVEMENTS					
4.01	Broom finished plain grey concrete mix (100mm thick, 25mpa with SL72 mesh)	m2	\$100.00	288	\$ 28,800.00
4.02	Feature nodes - broom finish CCS coloured concrete pavement (100mm thick, 25mpa with SL72 mesh)	m2	\$220.00	60	\$ 13,200.00
4.03	Compacted gravel with concrete edging	m2	\$110.00	451	\$ 49,610.00
4.04	Brick paver design to Entry Plaza	m2	\$600.00	60	\$ 36,000.00
5.00 PLAYGROUND					
5.01	Play Item allowance - to include community endorsed play elements and Nature Play (sculptural elements)	Allowance	\$200,000.00	1	\$ 200,000.00
5.02	Softfall, bark mulch to 400mm min. depth	m2	\$55.00	155	\$ 8,525.00
5.03	Rubberised softfall, colour TBA	m2	\$390.00	20	\$ 7,800.00
5.04	Third party playground certification	Item	\$10,000.00	1	\$ 10,000.00
6.00 EDGING					
6.01	450mm high steel edge (retained)	lin m	\$1,100.00	266	\$ 292,600.00
6.02	Spade cut edge	lin m	\$2.50	15	\$ 37.50
6.03	Concrete garden edge (100x100) - Plain Grey	lin m	\$25.00	21	\$ 525.00
6.04	Playground Concrete Edge	lin m	\$55.00	113	\$ 6,215.00

Opinion of Probable Costs

7.00 STRUCTURES 7.01 Custom Park Shelter 7.02 Upgrades to Existing Structures (Heritage Structure and pergola) 7.03 Timber Log Bridge 7.04 Steel Bridge 7.05 Public amenities building - standard 2 accessible toilet block 7.06 Entry Arbour 7.07 Building certifications 7.08 Timber Deck (to extend over water body) - Provisional sum 7.09 Park signage - Intermediate Park ID signage (Provided by council)	PC Sum	\$35,000.00	3	\$	105,000.00
	PC Sum	\$15,000.00	1	\$	15,000.00
	PC Sum	\$85,000.00	1	\$	85,000.00
	PC Sum	\$80,000.00	1	\$	80,000.00
	PC Sum	\$120,000.00	1	\$	120,000.00
	PC Sum	\$45,000.00	1	\$	45,000.00
	item	\$8,000.00	1	\$	8,000.00
	m2	\$2,100.00	30	\$	63,000.00
	Item		2		
8.00 FURNITURE & PARK ASSETS 8.01 Bin enclosure 8.02 Barbecue 8.03 Proprietary bench seat 8.04 Drinking Fountain 8.05 Soakage pit for drinking fountain 8.06 Bollard - 200mm timber 8.07 Locking Rail 8.08 Timber insets for seating element - fixed to steel edge	item	\$6,739.00	2	\$	13,478.00
	item	\$15,000.00	2	\$	30,000.00
	Item	\$3,496.20	4	\$	13,984.80
	item	\$5,982.50	2	\$	11,965.00
	item	\$2,635.00	2	\$	5,270.00
	item	\$122.50	55	\$	6,737.50
	item	\$1,250.00	1	\$	1,250.00
	m2	\$2,000.00	21	\$	42,000.00
9.00 GENERAL SOFTWORKS 9.01 (PA1) Planting area - 200mm imported topsoil, 100mm site ameliorated, Cultivation to 150mm depth, 100mm important forest blend mulch, 4x 140mm pots 9.02 Turf area - Imported topsoil @ 100mm depth, Cultivation to 150mm depth, supply & install "A Grade" couch (QLD Green)	m2	\$47.22	1,113.0	\$	52,555.86
	m2	\$15.00	600.0	\$	9,000.00
	no.	\$250.00	15	\$	3,750.00
	lin m	\$125.00	35	\$	4,375.00
10.00 ARTWORK 10.01 Custom public sculpture - submerged object - Provisional Sum	item	\$15,000.00	4	\$	60,000.00
11.00 LIGHTING 11.01 Carparking - providing formalised bitumen parking bays with kerb & channel 11.02 Carpark lighting 11.03 Code and feature lighting allowance 11.04 3 Phase Power connection (3 locations)	by Civil Engineer			\$	-
	by Electrical Engineer			\$	-
	item	\$200,000.00	1	\$	120,000.00
	Allowance	\$10,000.00	1	\$	10,000.00
LANDSCAPE TOTAL				\$	1,645,817.48
Construction Contingency - 20%		\$ 329,163		\$	1,974,980.98
FEES Landscape Architect Fees for full service (5% of construction budget) Engineering for Structures	% Allowance	\$1,645,817.48	0	\$	82,290.87
	% Allowance	\$30,000.00	1	\$	30,000.00
FEE TOTAL				\$	112,290.87
TOTAL				\$	1,758,108.35

