



# See Park, Grafton Masterplan Report

26.10.21 / Issue F / 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.



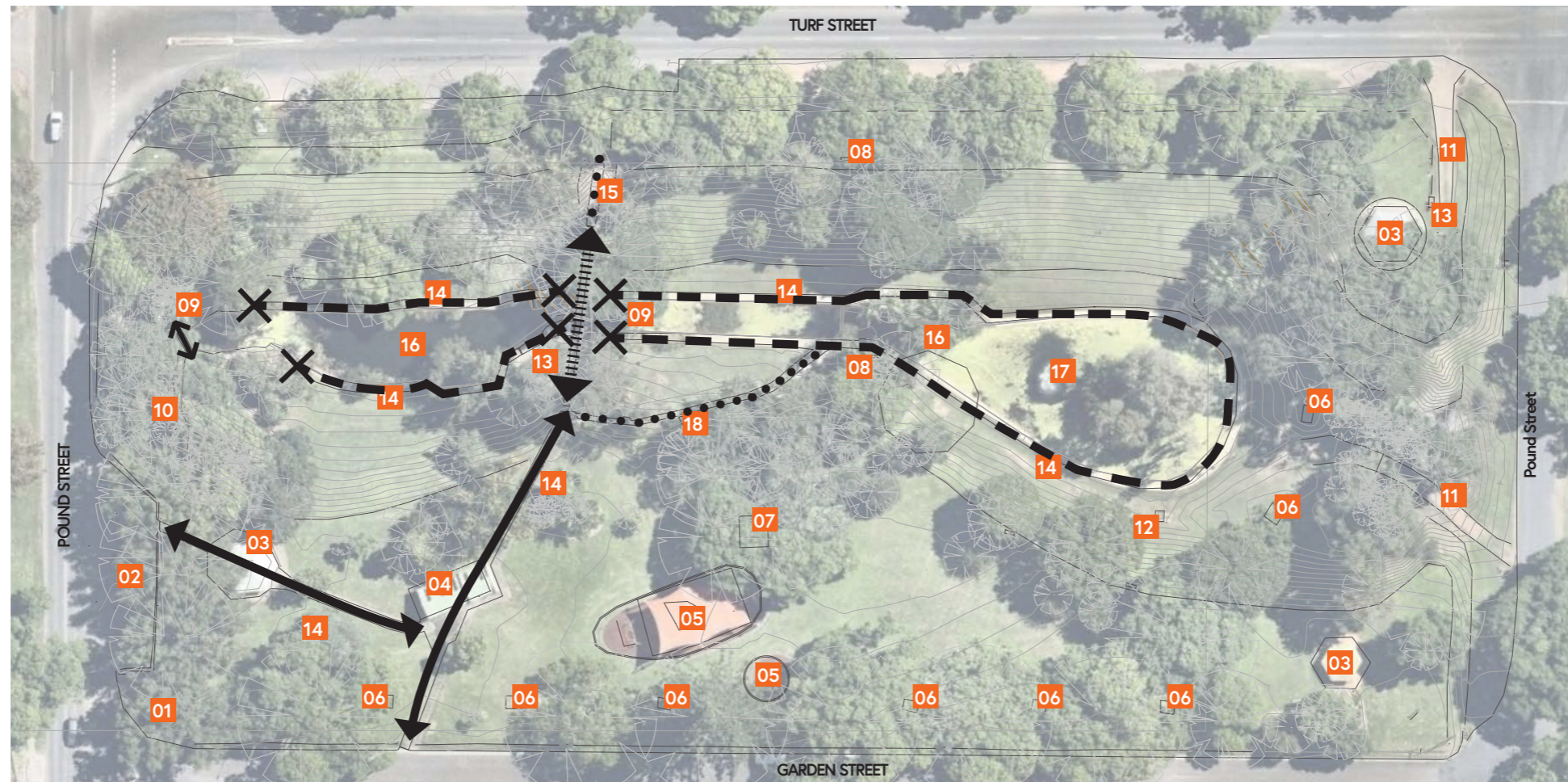
# Opportunities & Constraints

## 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

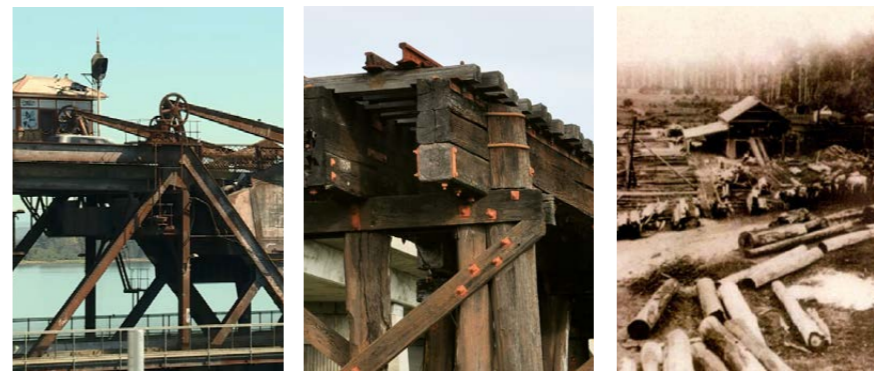
- ← Major pedestrian connection path (on grade)
- ← Major pedestrian connection bridge
- Major pedestrian connection stairway
- Pedestrian ramp (on grade)
- Stormwater treatment train pathway loop
- X Pathway termination point

# Concept

Combining the beauty of the English Garden....



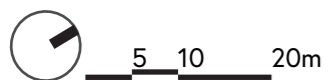
.. with the character & mood of Grafton's history



# Masterplan



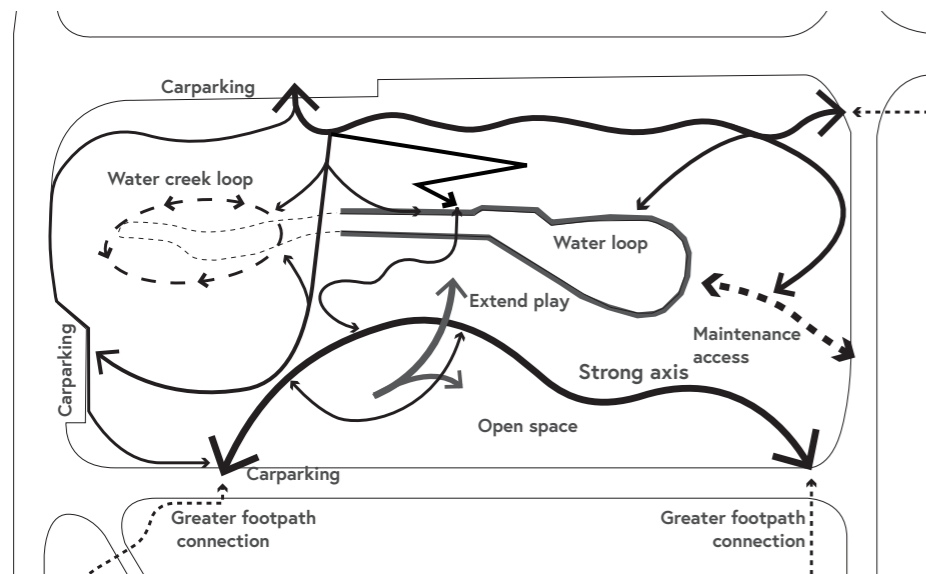
- 01** 'Naturalised' rock edged water body with water plants and existing trees to be retained.
- 02** Timber log bridge - anchored by boulders, this play element pays homage to Grafton logging history.
- 03** Existing 5m wide Stormwater body & concrete pathway
- 04** Existing Timber bridge to be retained.
- 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 - Rubber softfall path connecting through to lower level play and concrete paths
- 11** Embankment play with toddler ranged elements at lower bank.
- 12** 'Floating timber stage'
- 13** Proposed Park shelter with accompanying BBQ to be DDA accessible
- 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, One (1) wheelchair accessible piece of play equipment and minimum two (2) pieces of sensory play equipment. This is aligned with the NSW Department of Planning, Industry & Environment's "Everyone Can Play" best practice guidelines
- 33** Existing mature Jacaranda trees
- 34** DDA accessible path connecting users from Turf St to lower level/ water body. Path alignment subject to future design and tree TPZ's
- 35** 1.2m wide DDA accessible concrete path to play space to access all accessible facilities



# Design Principles

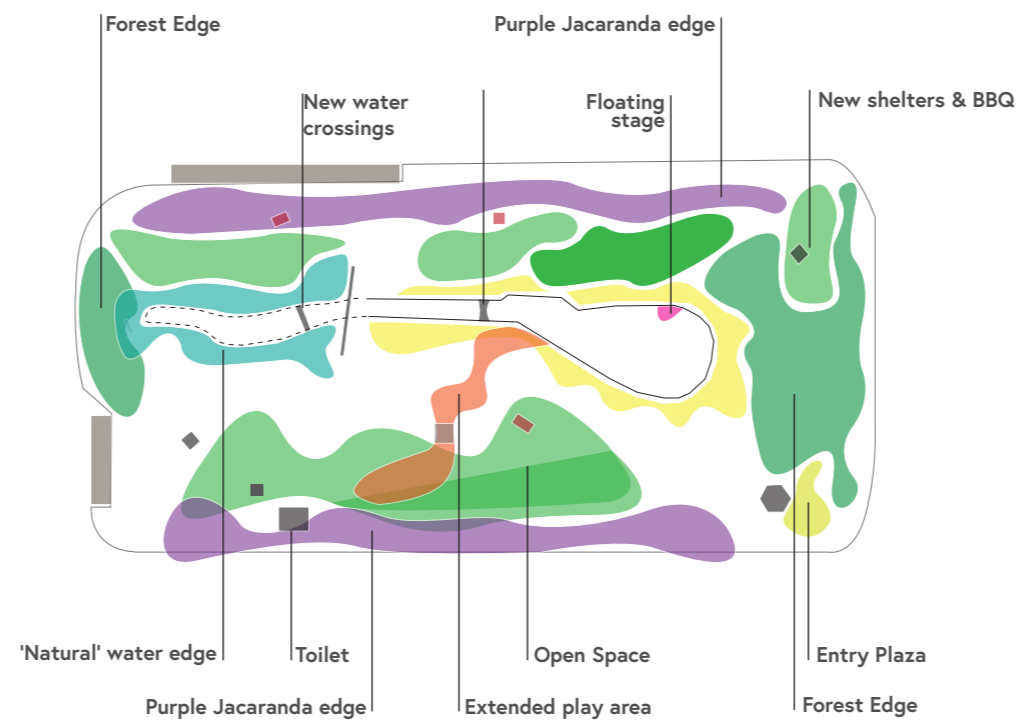
## 1. Movement

*Anchor, link and extend!*



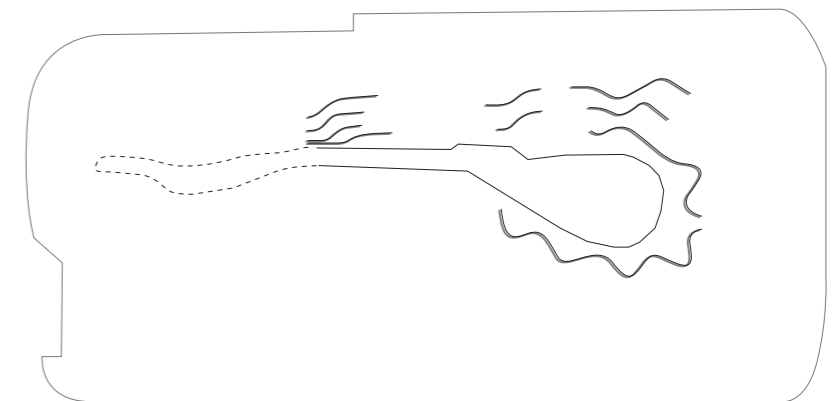
## 2. Activation

*Preserve, open and celebrate the parks many experiences*



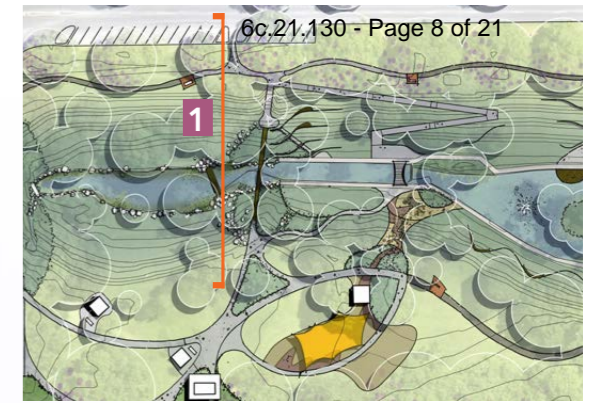
## 3. Craving spaces

*Activate topography with a subtle touch*



# Sections

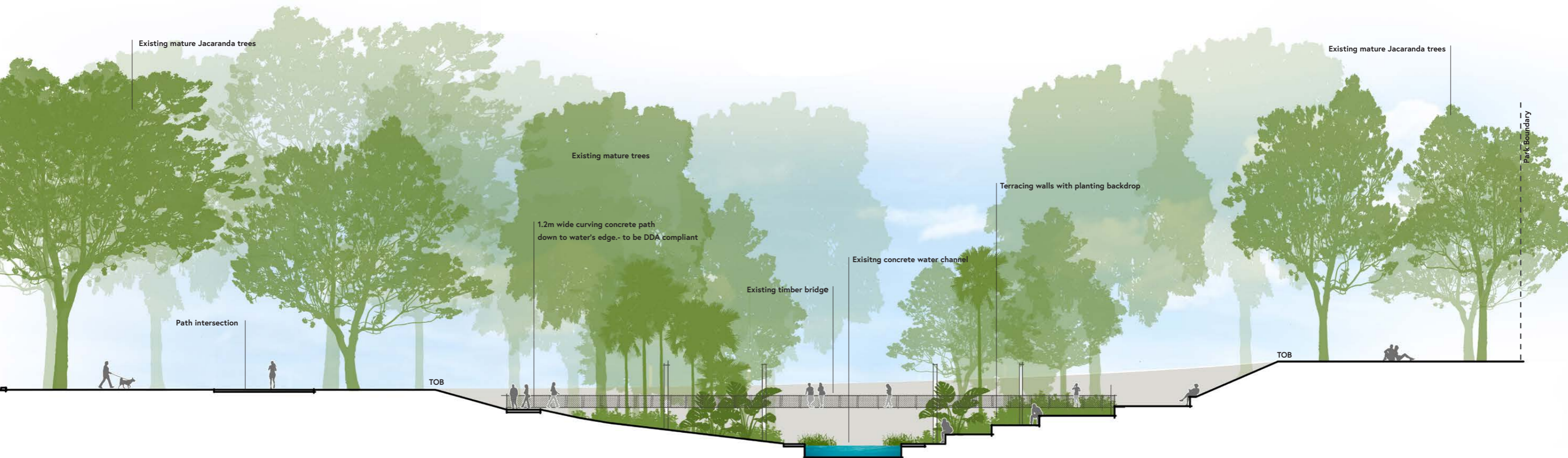
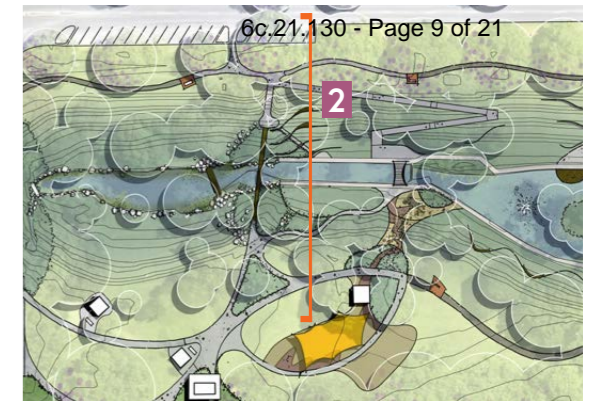
## Section 01





# Sections

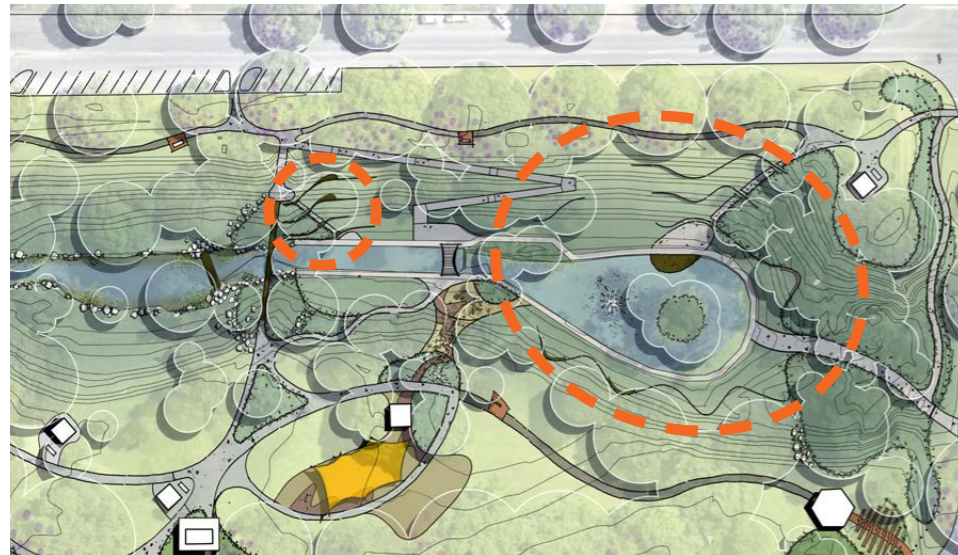
## Section 02



# Look & Feel

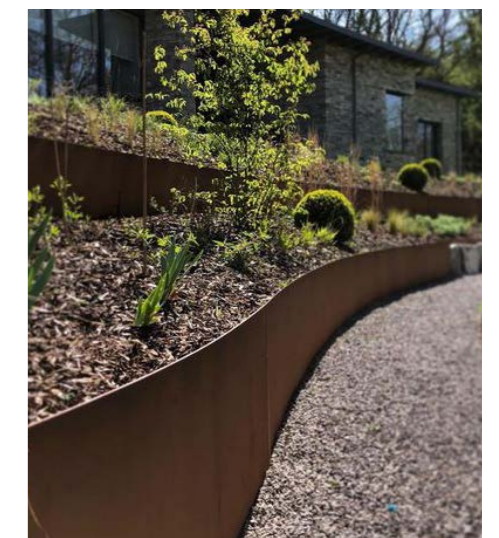
## Terrace walls

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*

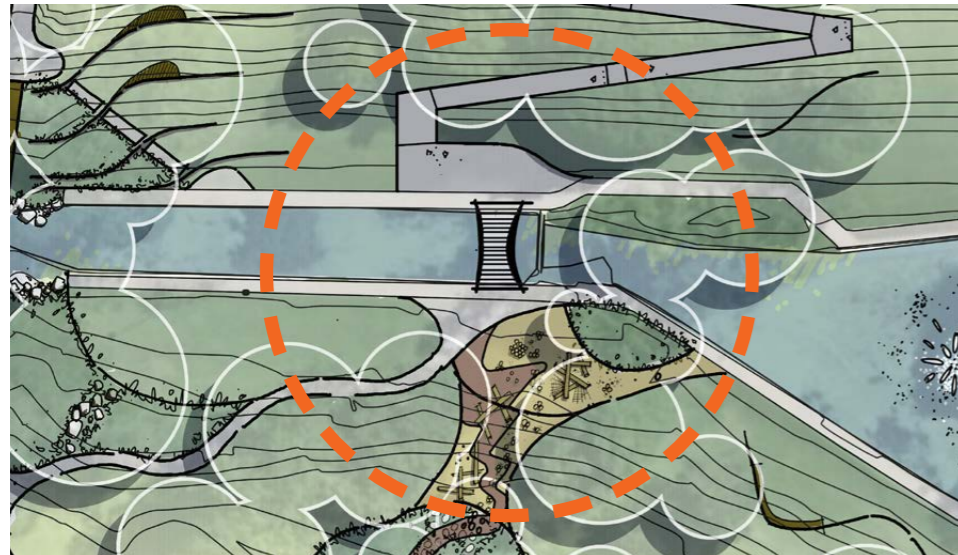
*Terracing walls to showcase planting*



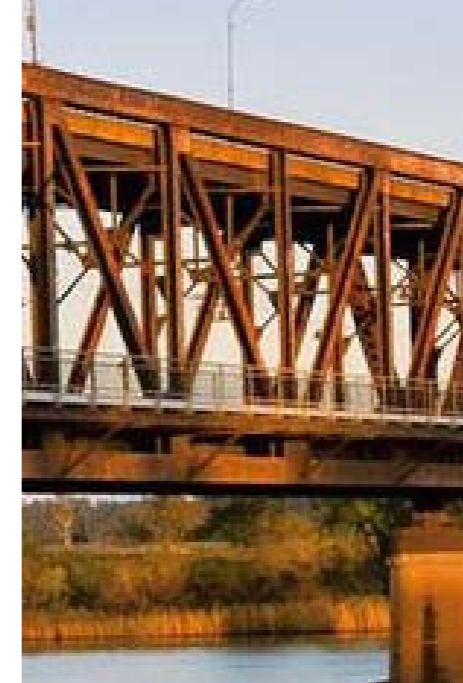
# Look & Feel

## Architectural Bridge Folly

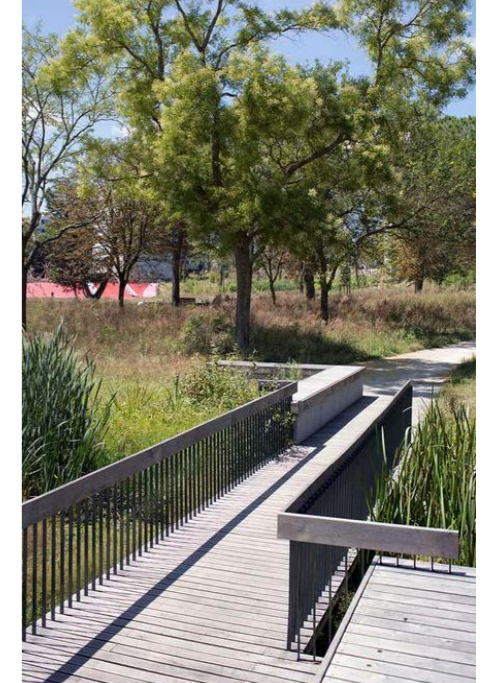
Inviting users down to the waters edge, to cross and enjoy the other side. The two proposed bridges to pay homage to Grafton's history, both the logging industry and the iconic Grafton Bridge.



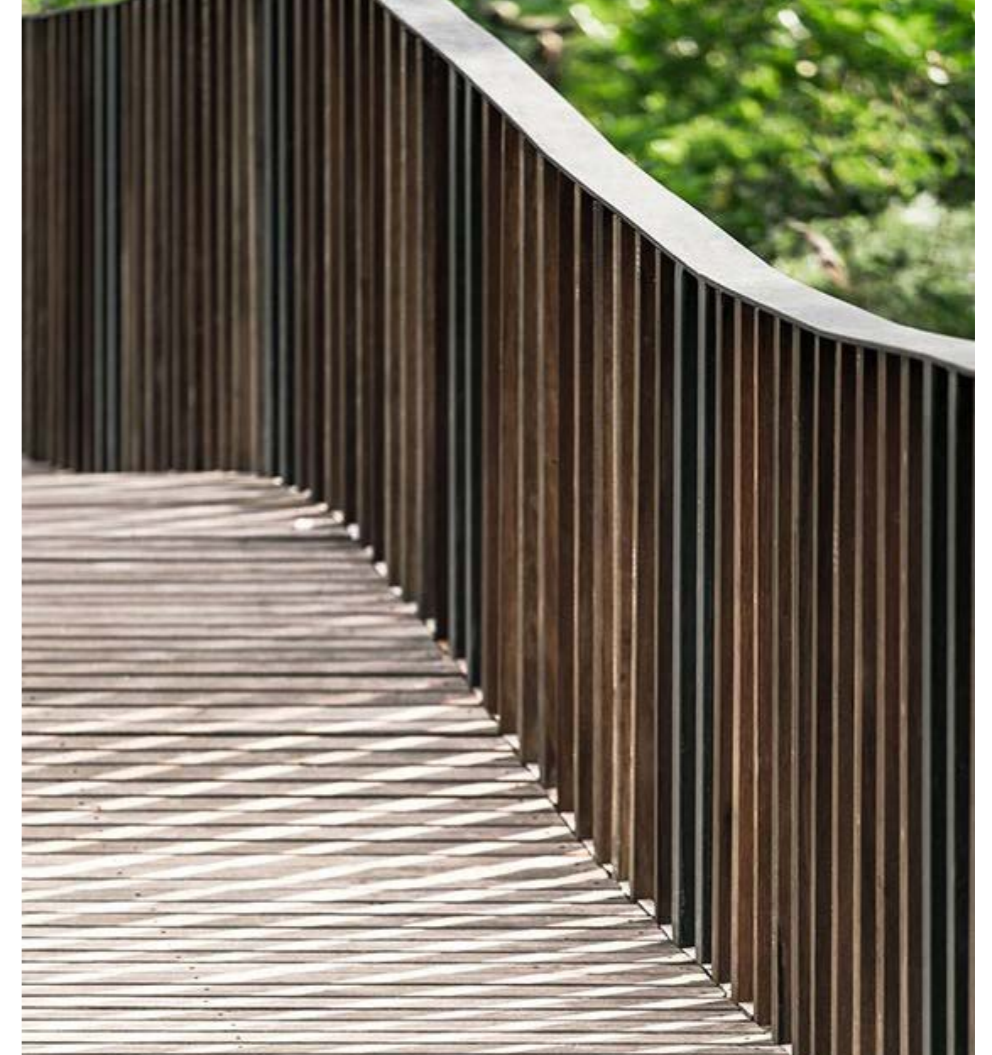
*Striking steel Profile*



*An journey to take in the views*



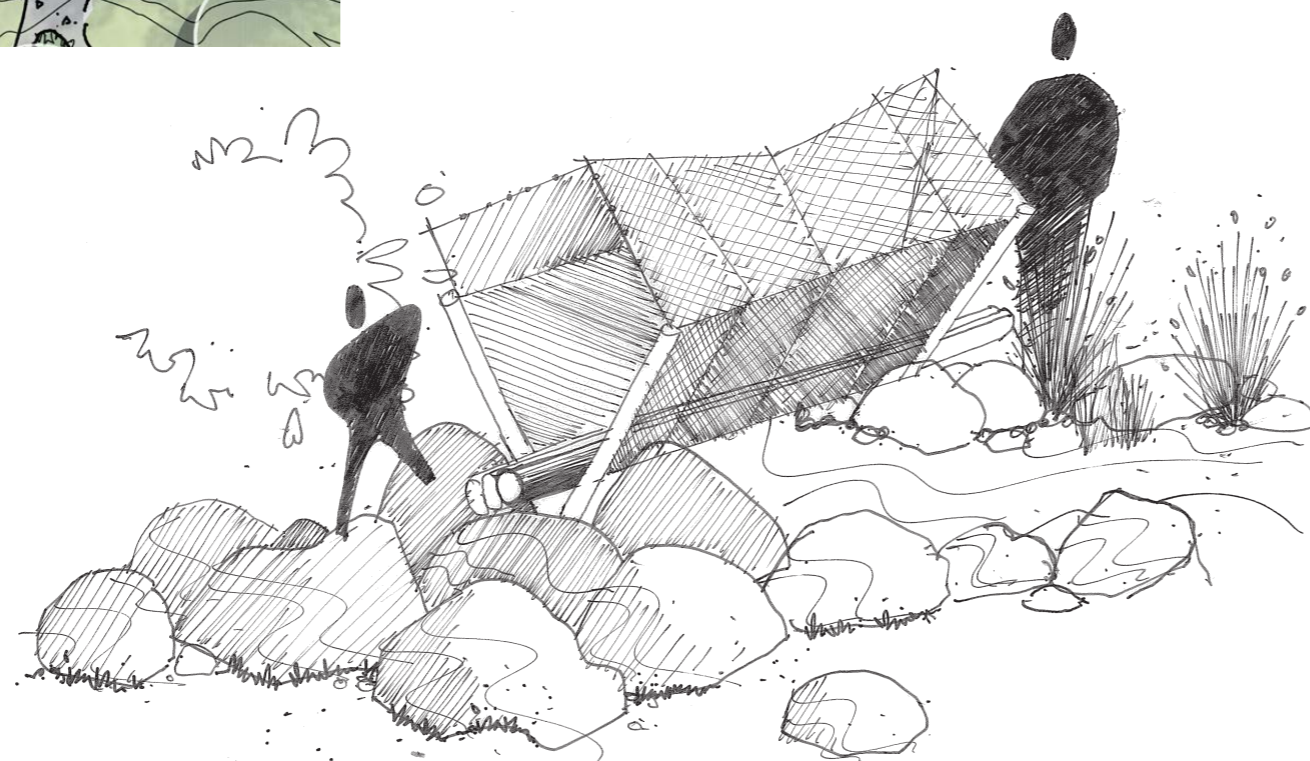
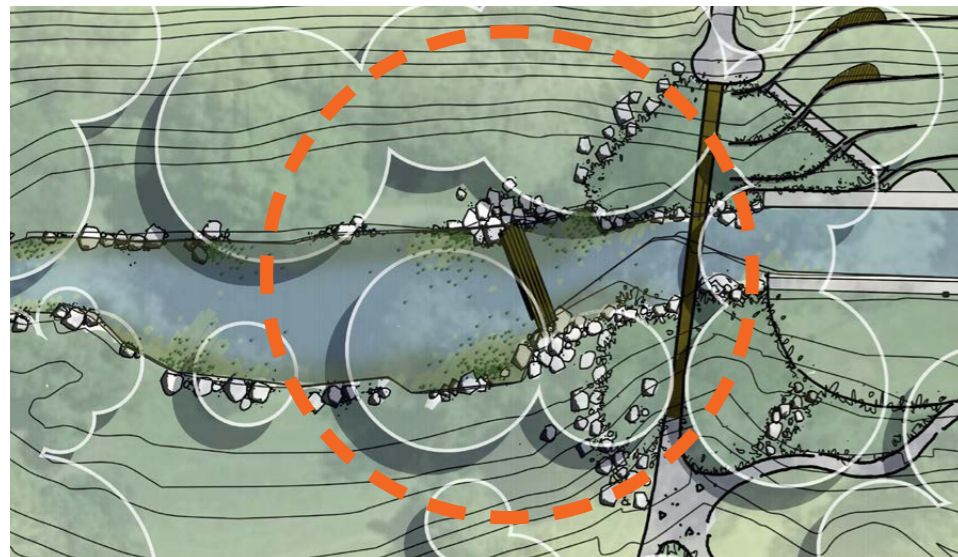
*Timber Decking for a warmer feel*



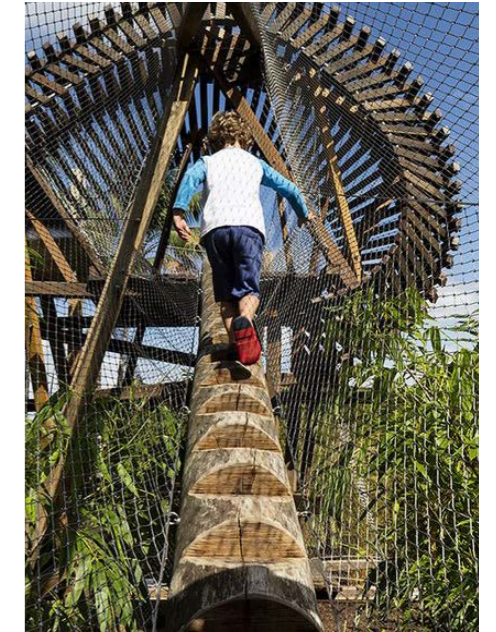
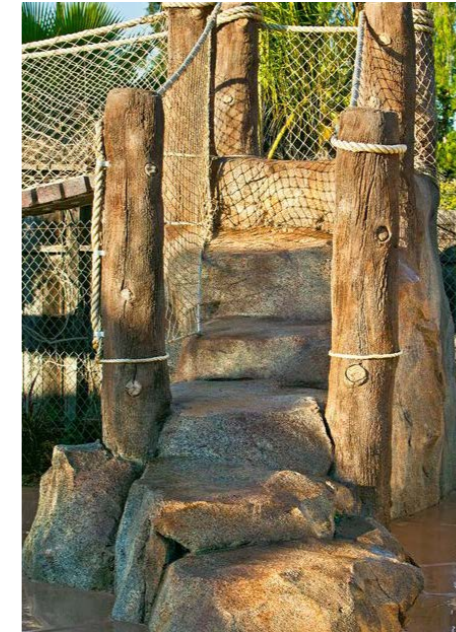
# Look & Feel

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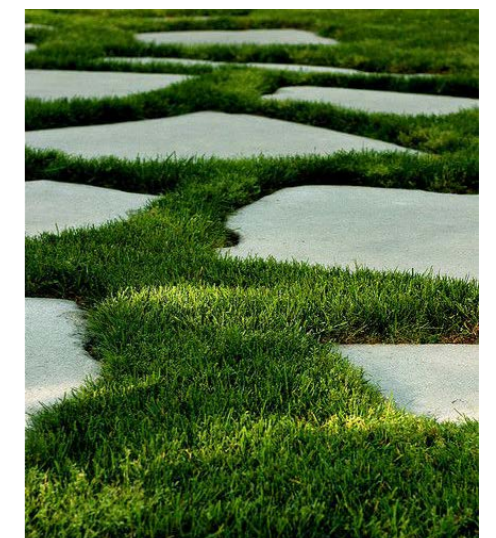
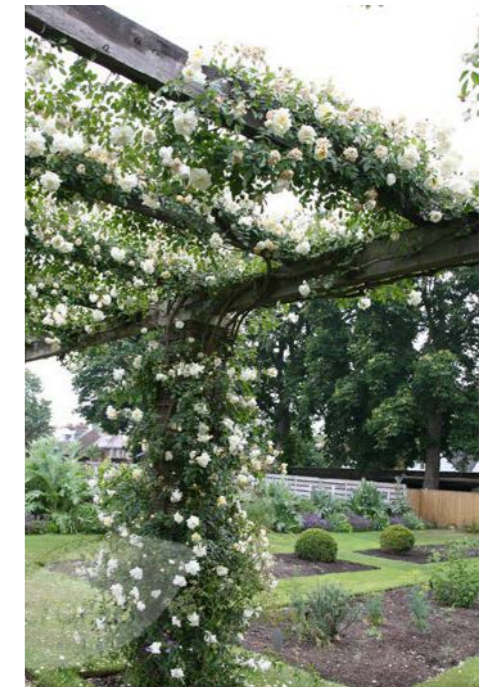
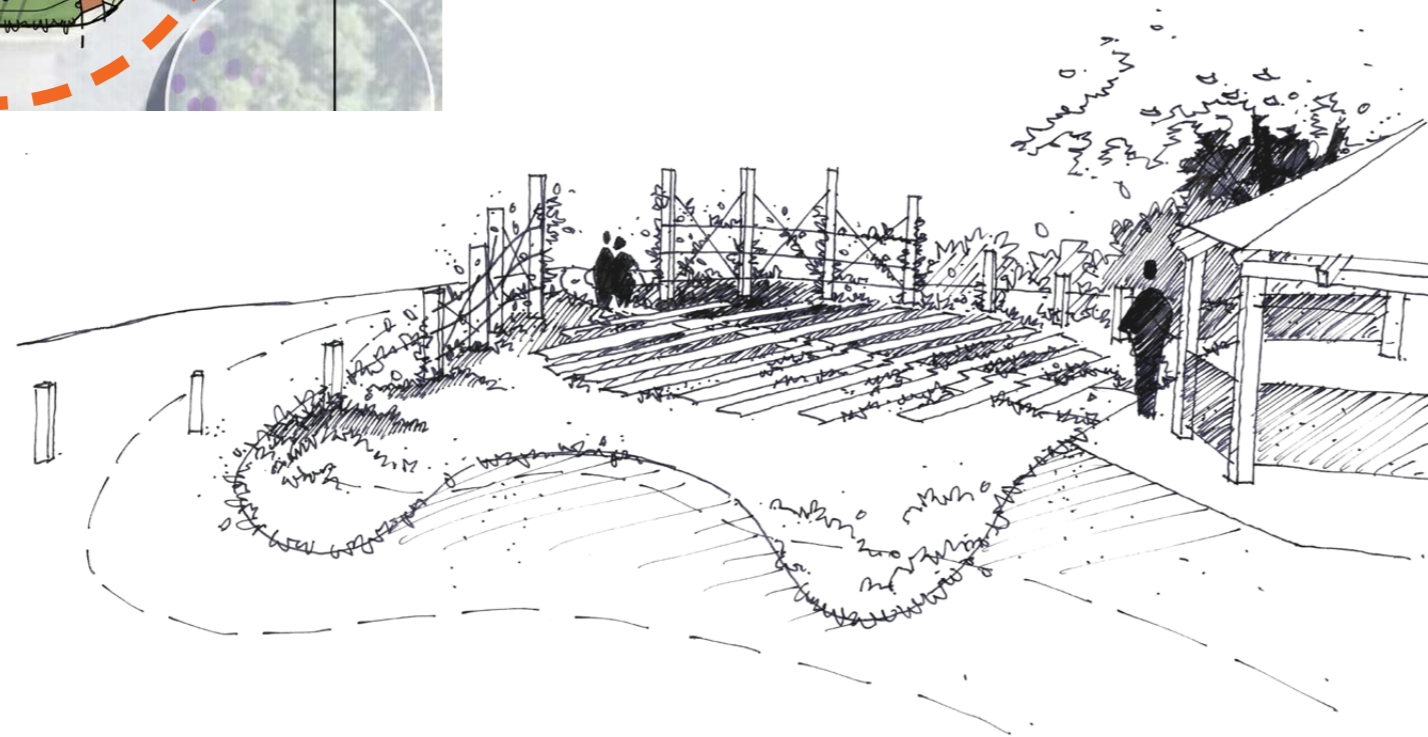
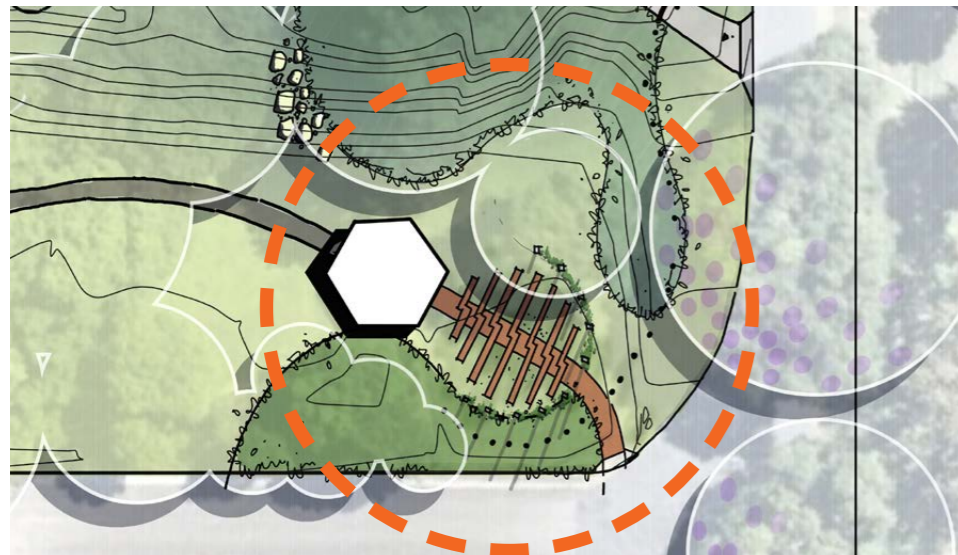
The journey begins by climbing up the boulders and through enclosed tunnel



# Look & Feel

## Entry Experience

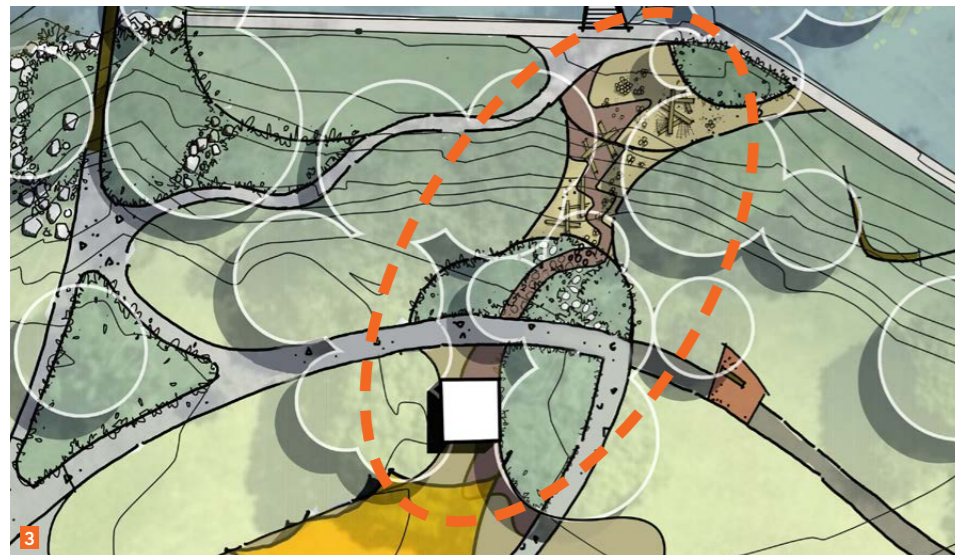
Informal entry plaza and Arbour as entry marker from Bacon and Garden street. This enclosing spaces also provides a more intimate and sheltered experience for weddings. As part of the local vernacular, a brick circular arrangement defines the space in an interlocking pattern as a representation of marriage (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 equipment (image top right) to compliment and add to the existing playground design.



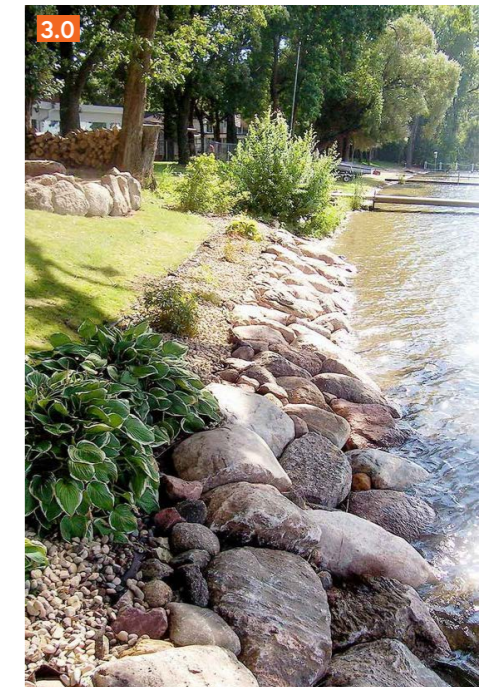
### Notes:

1. Softfall and concrete paths throughout the playground area to link all pieces of play (inclusive and accessible) equipment.
2. One (1) wheelchair accessible piece of play equipment and minimum two (2) pieces of sensory play equipment.
3. Bridge crossing to be compliant and facilitate wheelchair access.
4. Three (3) accessible BBQ's.
5. Accessible path from corner of Turf and Bacon Street or the footpath near the existing timber bridge down to the pond on Turf Street side of the park.
6. Playground equipment to be inclusive and aligned with NSW DPIE "Everyone Can play" best practice guidelines.

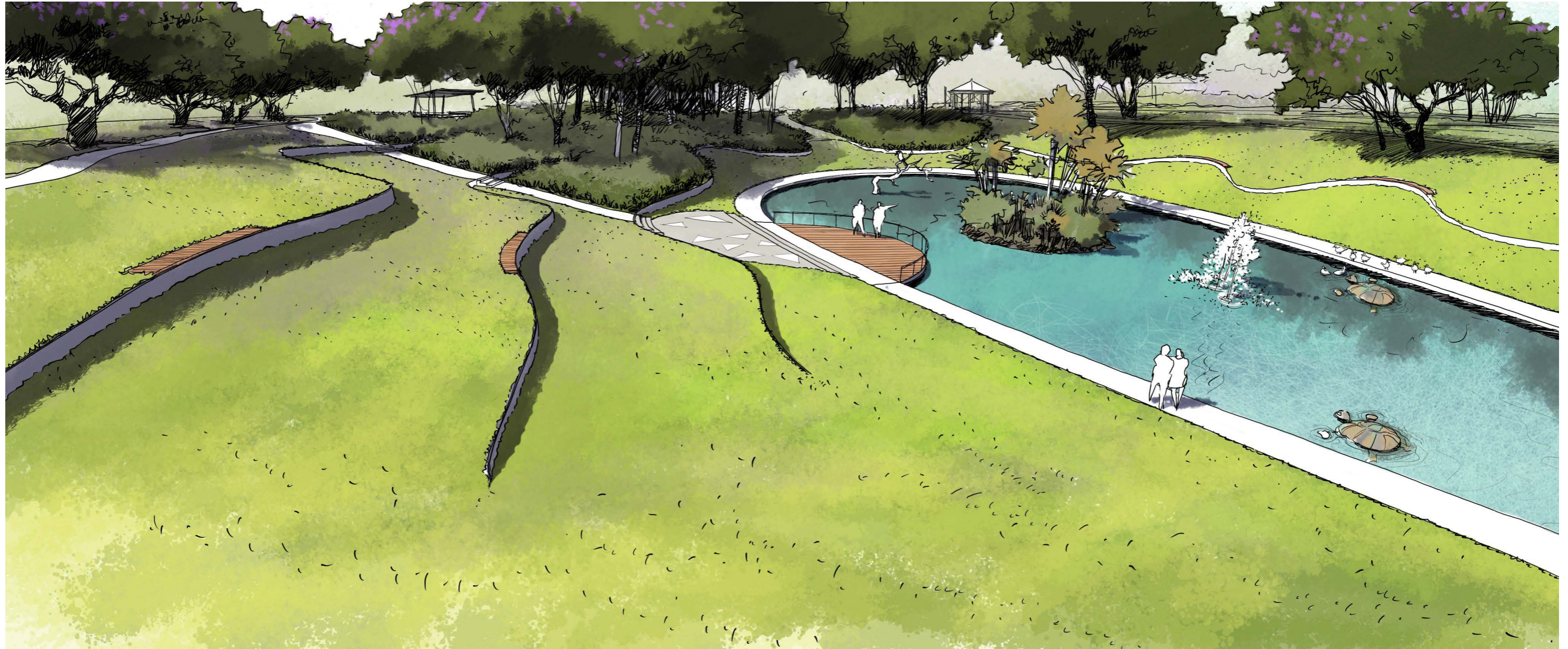


# Look & Feel

- 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 'Naturally' 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

Part 1/2

**See Park - Grafton, NSW**



## Landscape Construction- Opinion of Probable Costs

Type: *Landscape Works*

TOTAL AREA: 23,124m<sup>2</sup>

October 2021

Description	Unit	Rate	Qty	Amount
<b>1.00 PRELIMINARIES</b>				
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
<b>2.00 EXISTING VEGETATION TO BE RETAINED</b>				
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
<b>3.00 EARTHWORKS</b>				
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
<b>4.00 PAVEMENTS</b>				
4.01 Broom finished plain grey concrete mix (100mm thick, 25mpa with SL72 mesh)	m2	\$110.00	546	\$ 60,060.00
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	294	\$ 32,340.00
4.04 Brick paver design to Entry Plaza	m2	\$600.00	60	\$ 36,000.00
<b>5.00 PLAYGROUND</b>				
5.01 Play Item allowance - to include community endorsed play elements and Nature Play (sculptural elements)	Allowance	\$260,000.00	1	\$ 260,000.00
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	45	\$ 17,550.00
5.04 Third party playground certification (pre and post construction)	Item	\$5,000.00	2	\$ 10,000.00
<b>6.00 EDGING</b>				
6.01 450mm high steel edge (retained)	lin m	\$1,200.00	266	\$ 319,200.00
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



vee