

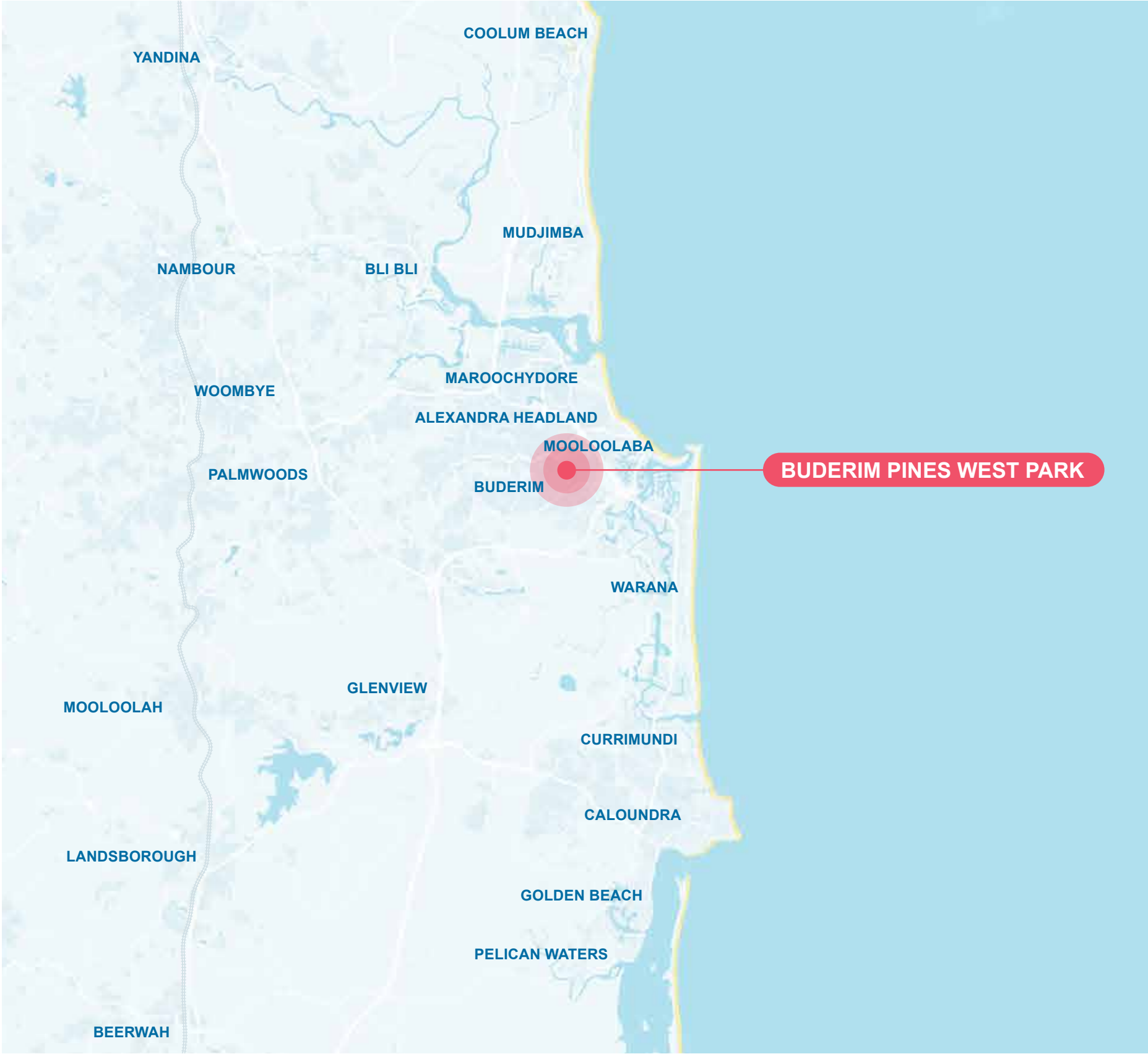


Buderim Pines West Park

Playground Investigation

Landscape Concept

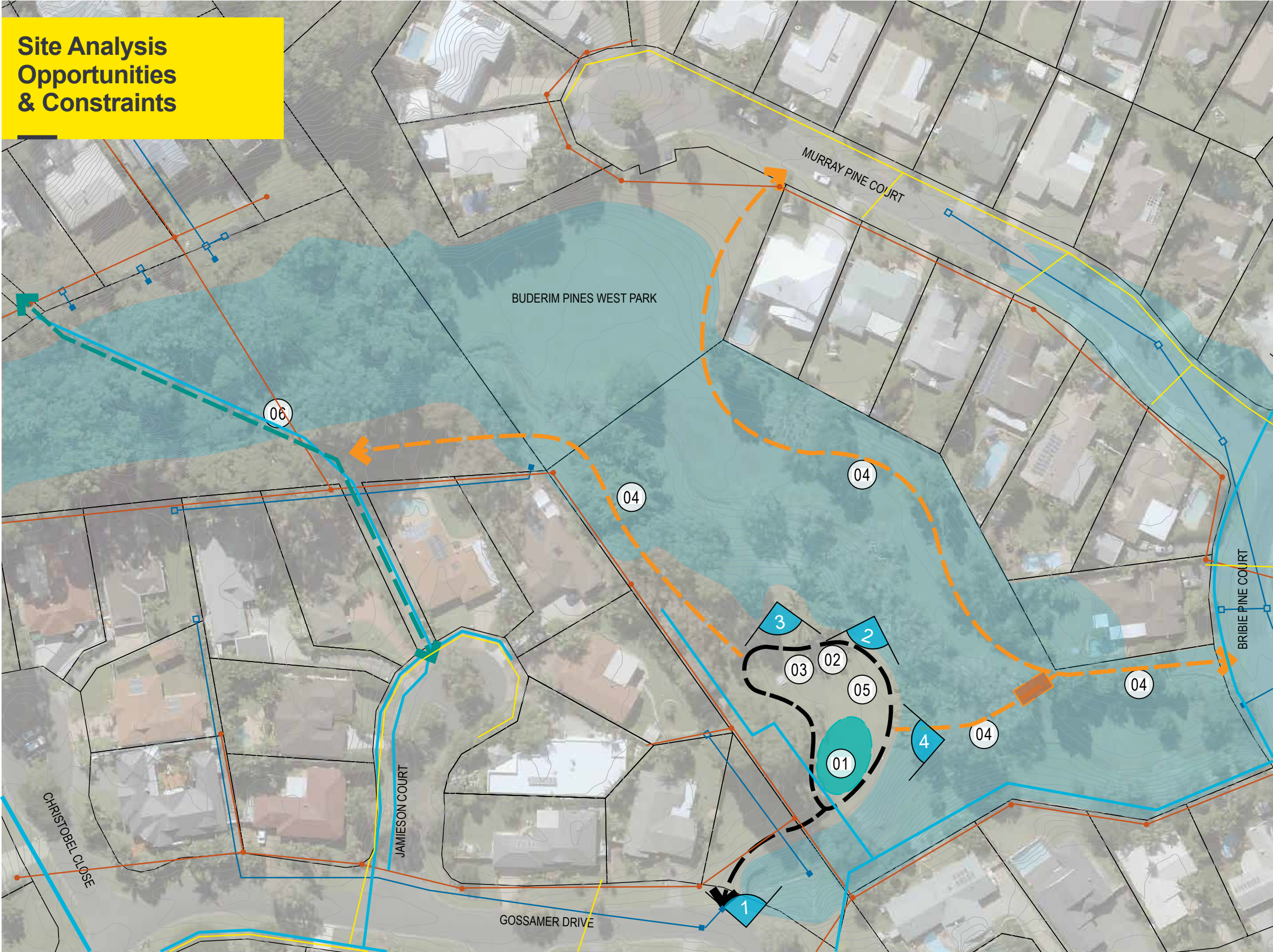
10.08.2022 — Rev C



Location & Context

Buderim Pines West Park forms part of Buderim’s open space network. The parklands consist of a combination of open space, park and playground facilities, remnant vegetation corridors and stormwater catchments.

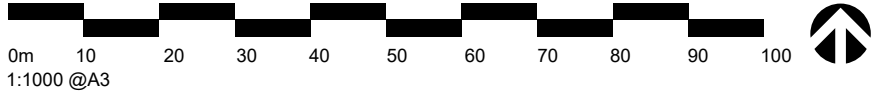
The existing Buderim Pines West Park primarily functions as a drainage corridor/ stormwater catchment with limited park infrastructure. The park contains a patch of remnant vegetation to the north west and open grass area to the south with a number of exotic and native trees providing good shade for park users.



LEGEND

- 01 POTENTIAL PLAYGROUND AREA
- 02 POTENTIAL WALKING/ TRIKE TRACK LOOP
- 03 EXISTING PICNIC SETTING
- 04 POTENTIAL LINK/ PARK PATH
- 05 POTENTIAL BRIDGE LOCATION
- 06 EXISTING FOOTPATH
- 1 SITE IMAGE VIEW POINT (SEE PAGE 2)
- INDICATES 1:100 AEP CURRENT CLIMATE FLOOD DEPTHS
- EXISTING UNITY WATER (SEWER) INFRASTRUCTURE
- EXISTING UNITY WATER (WATER) INFRASTRUCTURE
- EXISTING STORMWATER INFRASTRUCTURE
- EXISTING ELECTRICAL INFRASTRUCTURE

Note: The Proposed playground has been positioned to the front of the park opening to allow for casual surveillance from the road and adjacent residential properties



Site Photos



VIEW 1 - PARK ENTRY POINT



VIEW 2 - PROPOSED PLAYGROUND LOCATION



VIEW 3 - EXISTING SHADE TREES AND PICNIC SETTING



VIEW 4 - PROPOSED PLAYGROUND LOCATION

Council’s guiding documents

The **Sunshine Coast Environment and Liveability Strategy** provides long-term strategic direction to shape the region by guiding growth and delivering the transformational change required to maintain a healthy environment and liveable Sunshine Coast in 2041 for future generations.

The strategy focuses on the preservation and enhancement of the natural environment and the liveability of the region, enabling a good quality of life for all residents and supporting a strong economy in an accessible and well-connected built environment.

The strategy seeks to guide decision-making and actions that will continue to protect and respect the importance of the natural environment as the foundation for the Sunshine Coast way of life.

The strategy is based on three interdependent sections:

- The natural environment
- The environment we create – the built environment
- Living in the environment.

The integration of these three sections within the one strategy ensures we do not plan for the protection of the natural environment in isolation, and highlights the importance of the relationship our built environment and our lifestyle have with these natural assets.

Within the ELS, network blueprints have been developed that contain maps and descriptions to guide the geographical planning for the land and facilities within Sunshine Coast government area. The strategy also sets the Desired Standards of Service in regards to land, infrastructure **and** natural assets being purchased, contributed, developed or managed.

The Open Space Network Blueprint provides the guidance for the planning of recreation parks, sportsgrounds and recreation trails across the Sunshine Coast. There are 6 district catchments identified within the Sunshine Coast - Urban A, B, C & D and Rural 1 & 2. Buderim Pines West Park sits within District Catchment - Urban C in the ‘Locality of Interest’ (LOI) of Buderim, Kuluin, Mons and Kunda Park.

District catchment - Urban C

The Urban C district currently has around 45ha of district recreation parks and 20ha of district sports grounds. This district currently has a significant shortfall of district recreation parks and sports grounds and land is significantly constrained. This shortfall is anticipated to increase as densities increase. Population is expected to increase significantly by 2041.

The **Sunshine Coast Recreation Parks Plan (RPP)** outlines the strategic direction for recreation parks across the region. The RPP highlights the key recreational functions of our parks and provides guidance on the distribution of infrastructure (both living and built) to support these functions.

The plan is supported by two technical documents that provide additional planning tools to ensure consistent and sustainable development of these public spaces. The first supporting document contains technical guidelines and additional locational criteria for park infrastructure.

A second technical document provides geographic and demographic information on each of the 31 localities of interest in the Sunshine Coast Council region as well as the mapping which shows the current provision of key park infrastructure.

‘Locality of Interest’ (LOI) of Buderim, Kuluin, Mons and Kunda Park

LOI of Buderim, Kuluin, Mons and Kunda Park is 3,985 hectares in size and contains a population of 34,757 (8.72 persons per hectare). Population growth in this location has been minimal, however by 2041, the population is expected to increase approximatly 24%.

Couples with dependants and single parent families make up approximatly 40% of households in this LOI. The general age of the population within the LOI is over 35 at 60% with current projections indicating this will remain the demographic to 2041.

The RPP has recommended the following opportunities for improvement be investigated with in the LOI:

- Fitness stations
- Informal sports to cater for teenagers and young adults
- Informal cricket pitch
- Community gardens

The **Open Space Landscape Infrastructure Manual (LIM)** provides guidance for the design, development and delivery of council controlled open space, as well as assisting with he maintenance of councils assets.

The LIM provides guidance, ensuring that the land development is managed in the most sustainable accessible, cost effective, durable and environmentally friendly way. It uses embellishments which complement the natural landscape and provide a diverse range of recreation opportunities.

The LIM also sets the desired infrastructure standards (i.e. how the particular embellishment is to be designed and constructed) It contains performance criteria as well as diagrams that depict installation and positioning guidance. References are also provided to relevant legislation, Australian standards and council documents.

To support the detailed documentation of parks, the LIM provides technical drawings that include typical construction drawings for fabrication and the associated specifications that outline council’s minimum acceptable standard.

In the development of the concept plan for Buderim Pines West Park, the information provided within the LIM has been used to ensure all proposed ellements are:

- Fit for purpose, appropriately positioned and accessible
- Durable, robust and safe
- Vandal resistant with parts that are easily replaceable
- Easy to maintain
- Comply with relevant standards/ legislation/ corporate documents and approvals

Following the finalisation of this Landscape Concept Plan, the LIM will further guide the detailed design of recomended projects outlined in the plan.

Local level parks

Buderim Pines West Park is designated as a local level park in the Sunshine Coast Environment and Livability Strategy. Local recreation parks are smaller parks that are located a short walk from home for people in the surrounding local community and cater for frequent visits.

Local parks offer opportunities for neighbourhood residents to meet and socialise in a safe and healthy setting. Built form, material selections and planting design in local parks reflect the landscape and character of the surrounding area and support connections between people and place.

Currently there is no other playgrounds within the 500m (5-10 min walk) walking distance of Buderim Pines West Park.

Functional space guidelines for local parks

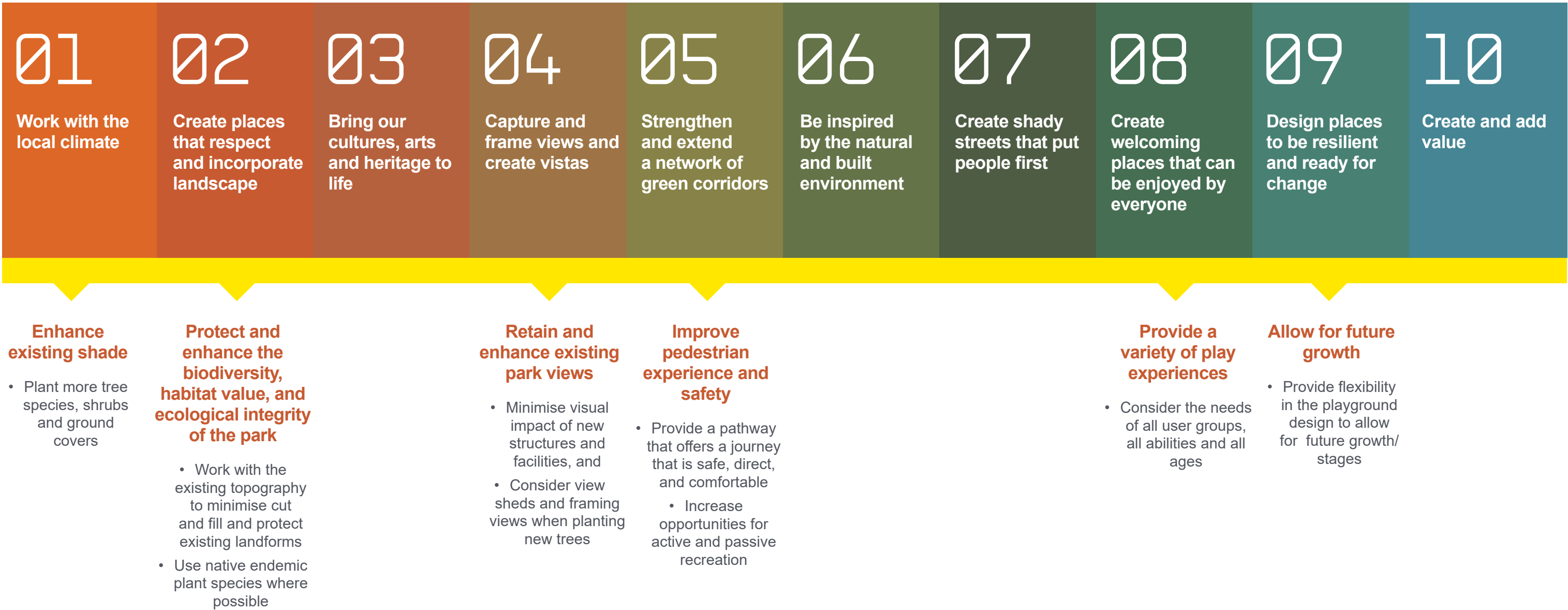
- Minimum park area, 0.5 hectares.
- Minimum park area must remain free from all encumbrances including easements, environmental buffers, stormwater management devices and overland flow paths.
- Park must provide active and passive recreational spaces that cater to users of diverse ages and abilities from the local area.
- Area should represent proportional targets for spaces:
 - Active open space, 50% – 70% 1 small kick and throw area (30m x 20m) active recreation elements including hardcourts, fitness areas and dog exercise areas may be provided if they do not compromise kick and throw area
 - Social spaces, 10% – 20% including shaded seating and play spaces, to be provided in a designated node
 - Vegetated areas, 10% – 20% includes tree coverage and landscaping planting style to suit local landscape and character
 - Stormwater management, maximum 5% (including vegetation) must not impact park function where possible, stormwater treatment facilities should be integrated with planted areas

Table 3: Local parks embellishment requirements - Sunshine Coast Recreation Parks Plan 2021-2031 Strategic Directions

Type of embellishment	Local park requirement / number
Animals	
Dog off leash parks	Optional – where need is demonstrated and where provision does not compromise park function
Furniture	
Barbecues	No
Bicycle rails	Optional – 4 bike parking spaces / ha
Bins (waste)	Optional – where applicable / required near play space)
Bins (recycle)	Optional – where serviceable
Drinking fountains	Optional – where play spaces are provided
Taps – public access	Optional – where required
Taps – maintenance	Optional – where required
Stand-alone seat / picnic table and bench	Yes – 2 seats / ha; min 2 / playground
Showers	Optional – where adjoining beach/water access
Barriers	
Bollards	Yes – along non-fenced perimeter boundaries. Trees and vegetation preferred
Fences and gates (vehicle access / pedestrian access)	Optional – where required
Pedestrian infrastructure	
Internal path	Yes – sealed paths
Connection path	Optional – sealed path (link to external networks)
Planting	
Trees	Yes – native and non-native shade trees
Natural shade coverage	40% coverage of pathways at tree maturity; 50% coverage of activity areas (playgrounds, exercise etc)
Landscape planting (garden beds, turf, re-vegetation)	Yes – planting style to suit local landscape and character
Community gardens	Optional – where need is demonstrated and where provision does not compromise park function

Type of embellishment	Local park requirement / number
Play, sport and activities	
Exercise equipment	Optional – where need is demonstrated and where provision does not compromise park function
Play spaces (playgrounds, natural activity areas)	Optional – 300m2 with equipment and landform. Must be shaded by vegetation and / temporary shade sails
Skate park	No
Informal sports and games (fields and courts, outdoor games, children’s bicycle track)	Optional - where need is demonstrated and where provision does not compromise park function
Kick and throw area	Yes – 30m x 20m. Flat and well drained
Event spaces	No
Signs, art and memorials	
Signage	Optional – directional, regulatory
Public art	No
Primary public access points	Yes – min 1 highly visible entrance
Structures and parking	
Parking (on-site)	No
Shade sails	Optional – temporary measure while trees mature
Public amenities (toilets)	No
Shelters	Yes – max 2 shelters
Utilities and smart technology	
Irrigation	No
Serviced site	Optional – where required
Lighting	No
Other	
see RPP – Technical Guidelines – Appendix B – Table: 41 / DSS for open space in the SC Environment and Liveability Strategy 2017 (ELS)	

Sunshine Coast Design Principles



Community consultation



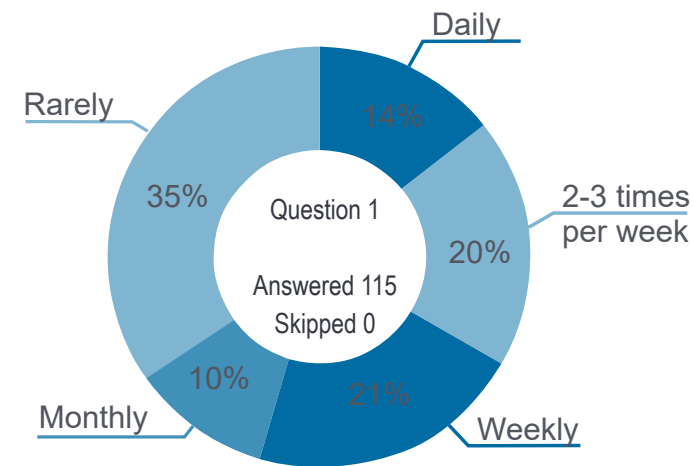
The community engagement strategy for the Buderim Pines West Park Playground Landscape Concept Plan aimed to capture feedback from the Buderim West community that live within the 500mm catchment of the park. The result is a clear vision for the development of the play space while preserving the parks natural beauty.

Share your ideas (May 2022)

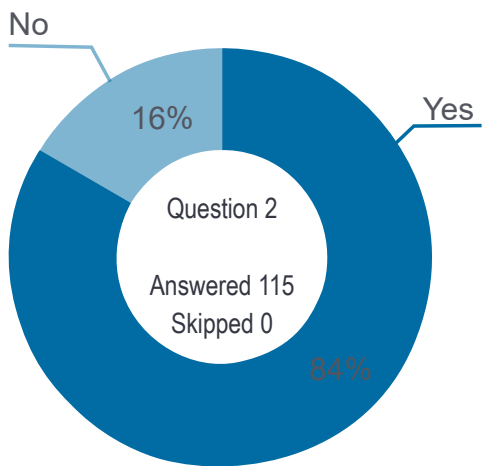
The community engagement was held over three weeks in May 2022 to seek feedback from the community for a new play space in Buderim West Park.

The focus of this engagement was to establish how frequently the community uses the park, if they support the construction of a new play space in the proposed location, and what type of infrastructure they would like to see in the play space.

The community engagement phase was advertised on council’s website and by, a project information letter which was mailed to 700 property owners in Buderim Pines West. Council received 115 responses to the online and paper surveys. The results for key survey questions are shown adjacent.



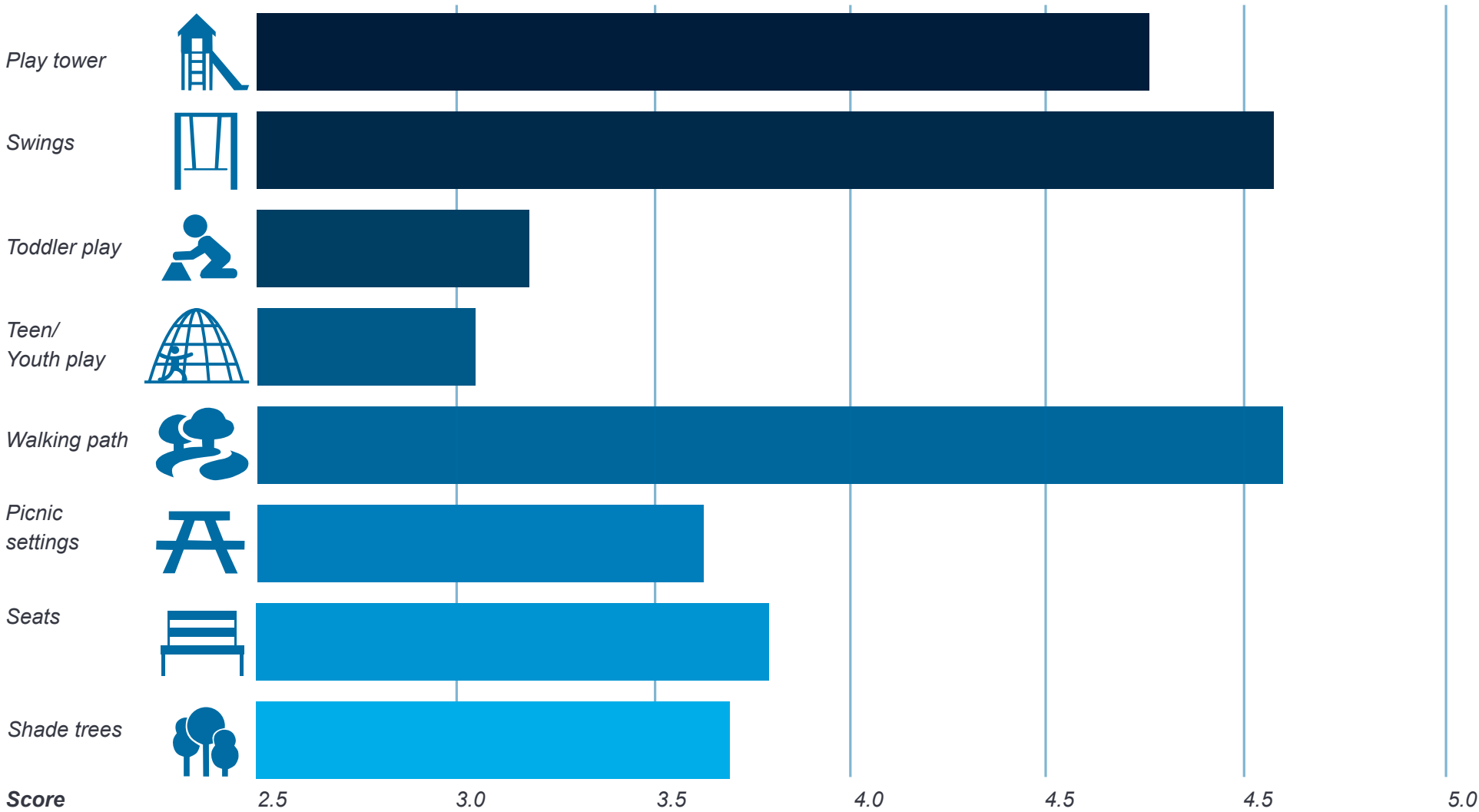
How often do you visit Buderim Pines West Park?



Do you support the new playground?

If a new play space was to be installed, what type of infrastructure would you like to see in the park?

Answered 106, Skipped 12



Score - Sum of the weight of each rank position, multiplied by the response count for the position choice, divided by the total contributions.

Concept Plan




- LEGEND**
- 01 MULTI USER SPINNING ELEMENT
AGE 3 - 12
 - 02 MULTI USER SAND PLAY EQUIPMENT
TODDLER
 - 03 PROPOSED MULCHED BED WITH SHADE TREES
 - 04 EXISTING PICNIC SETTING
 - 05 PROPOSED TRIKE TRACK LOOP (INCLUDING LINK
PATH TO ROAD)
 - 06 PROPOSED SHADE TREES
 - 07 PROPOSED FUTURE LINK PATHS
 - 08 OPEN LAWN AREAS
 - 09 EXISTING SWALE DRAIN
 - 10 EXISTING SHADE TREES
 - 11 PROPOSED SHADE SAIL
 - 12 PROPOSED PARK SEAT
 - 13 PROPOSED SANDSTONE SEATING WALL
 - 14 PROPOSED MULTI USER LARGE BASKET SWING
 - 15 PROPOSED PICNIC SETTING
 - 16 PROPOSED MULTI USER MULTI ELEMENT PLAY
TOWER
- UNITY WATER (WATER MAINS) INFRASTRUCTURE




Budget & Staging

A staging plan has been provided to inform future budget bids and grant applications. The stages are divided into four areas. These stages are indicative and could be combined or sub-divided further subject to available funds.


- A

ACTIVITY PATH 


Includes: 2m wide footpath with shade tree planting and seating
- B

PLAYGROUND STAGE 

Includes: Sand multi-play unit, multi-play spinning element, shade sail and shade trees
- C

PLAYGROUND STAGE 

Includes: Multi-play swing, shade sail and shade trees
- D

PLAYGROUND STAGE 

Includes: Multi-play unit, shade sail and shade trees

Next Steps

At present, there is no allocation of funding for the construction of the playground. Following the finalisation of this report, the information provided will be used to seek capital works funding and grants to complete the project proposal.



Indicative play equipment

AREA B- MULTI USER SAND PLAY



AREA B - MULTI USER SPINNER



Product Specification

Compliance
AS4685.1-6 2014

Softfall Requirement
Area - 21.4sqm
Perimeter - 16.7m
Free Height of Fall - 0.5m

Equipment Dimensions
L 2.31m x W 2.29m x H 1.97m

Fallzone Dimensions
L 5.16m x W 5.29m

Age Group
3 - 13 Years

- Materials
- UV Stable Post Consumer Recycled HDPE
 - Powder Coated Marine Grade Aluminum
 - Powder Coated 304 Stainless Steel
 - Stainless Steel Fasteners
 - Machined Aluminum Rope Fittings
 - 16mm Woven Nylon Rope



Product Specification

Compliance
AS4685.1-6 2014

Softfall Requirement
Area - 11.8sqm
Perimeter - 12.1m
Free Height of Fall - 0.5m

Equipment Dimensions
L 0.8m x W 0.8m x H 1.27m

Fallzone Dimensions
L 3.8m x W 3.8m

Age Group
2+ Years

- Materials
- UV Stable Post Consumer Recycled HDPE
 - Powder Coated Marine Grade Aluminum
 - Rubber Torsion Spring
 - Stainless Steel Fasteners
 - Hot Dipped Galvanised Footing
 - Powder Coated 304 Stainless Steel



AREA C - MULTI USER BASKET SWING



Product Specification

Compliance
AS4685.1-6 2014

Softfall Requirement
Area - 63.7sqm
Perimeter - 28.3m
Free Height of Fall - 1.8m

Equipment Dimensions
L 6.39m x W 5.55m x H 3.4m

Fallzone Dimensions
L 9.01m x W 9.01m

Age Group
3 - 13 Years

- Materials
- UV Stable Post Consumer Recycled HDPE
 - Powder Coated Hot Dipped Galvanised Frame
 - Stainless Steel Fasteners
 - Stainless Steel Swing Chains
 - Stainless Steel Swing Hangers
 - 16mm Woven Nylon Basket



AREA D - MULTI USER MULTI ELEMENT PLAY TOWER



Product Specification

Compliance
AS4685.1-6 2014

Softfall Requirement
Area - 35.2sqm
Perimeter - 27.9m
Free Height of Fall - 1.8m

Equipment Dimensions
L 5.48m x W 4.27m x H 2.91m

Fallzone Dimensions
L 8.98m x W 6.38m

Age Group
5 - 13 Years

- Materials
- UV Stable Post Consumer Recycled HDPE
 - Powder Coated Marine Grade Aluminum
 - Powder Coated 304 Stainless Steel
 - Stainless Steel Fasteners
 - Machined Aluminum Rope Fittings
 - 16mm Woven Nylon Rope
 - Roto Moulded Plastic

