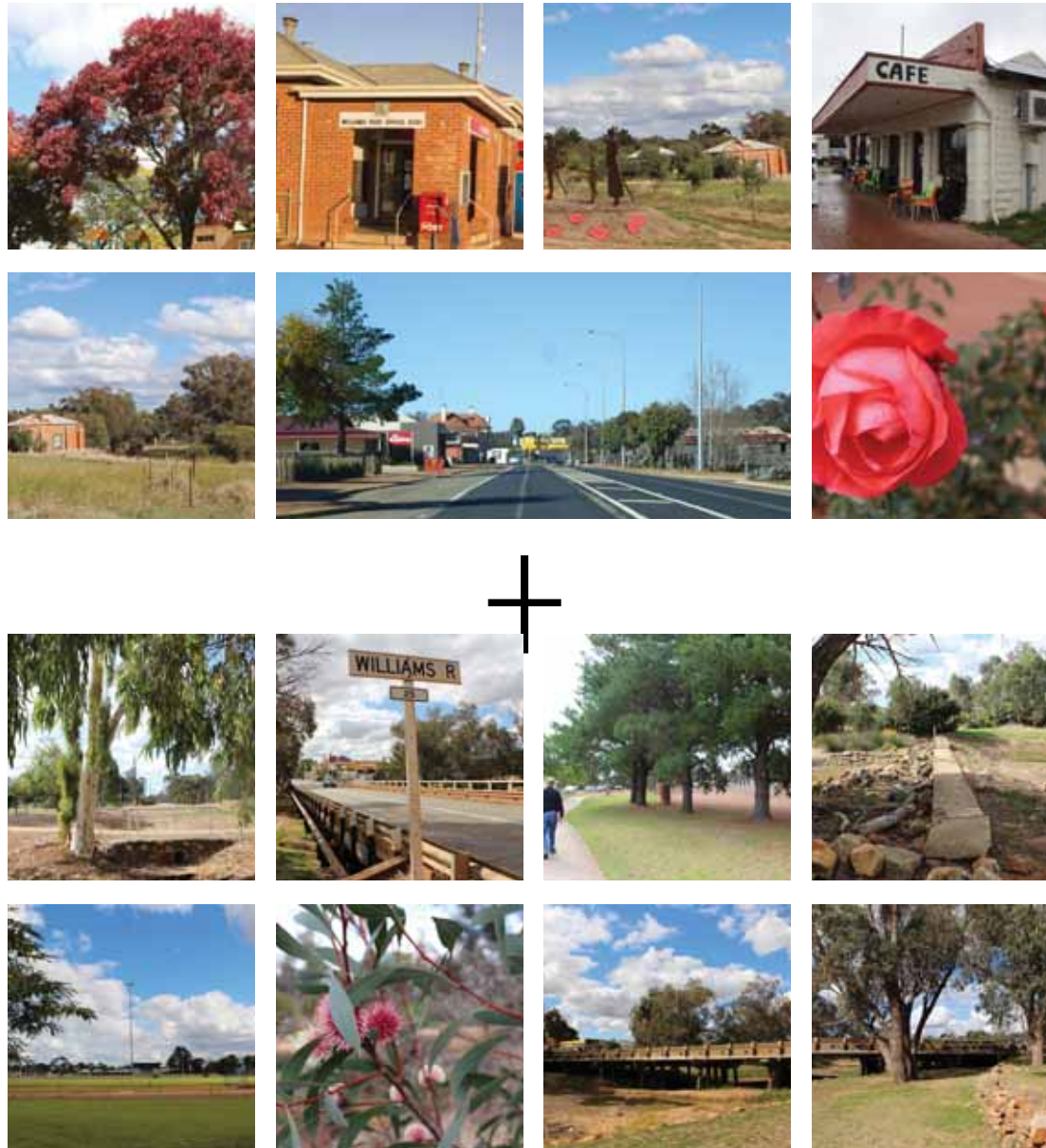


# SHIRE OF WILLIAMS

## the LIONS PARK precinct PLAN REPORT



February 2016  
REV A



the MAIN STREET

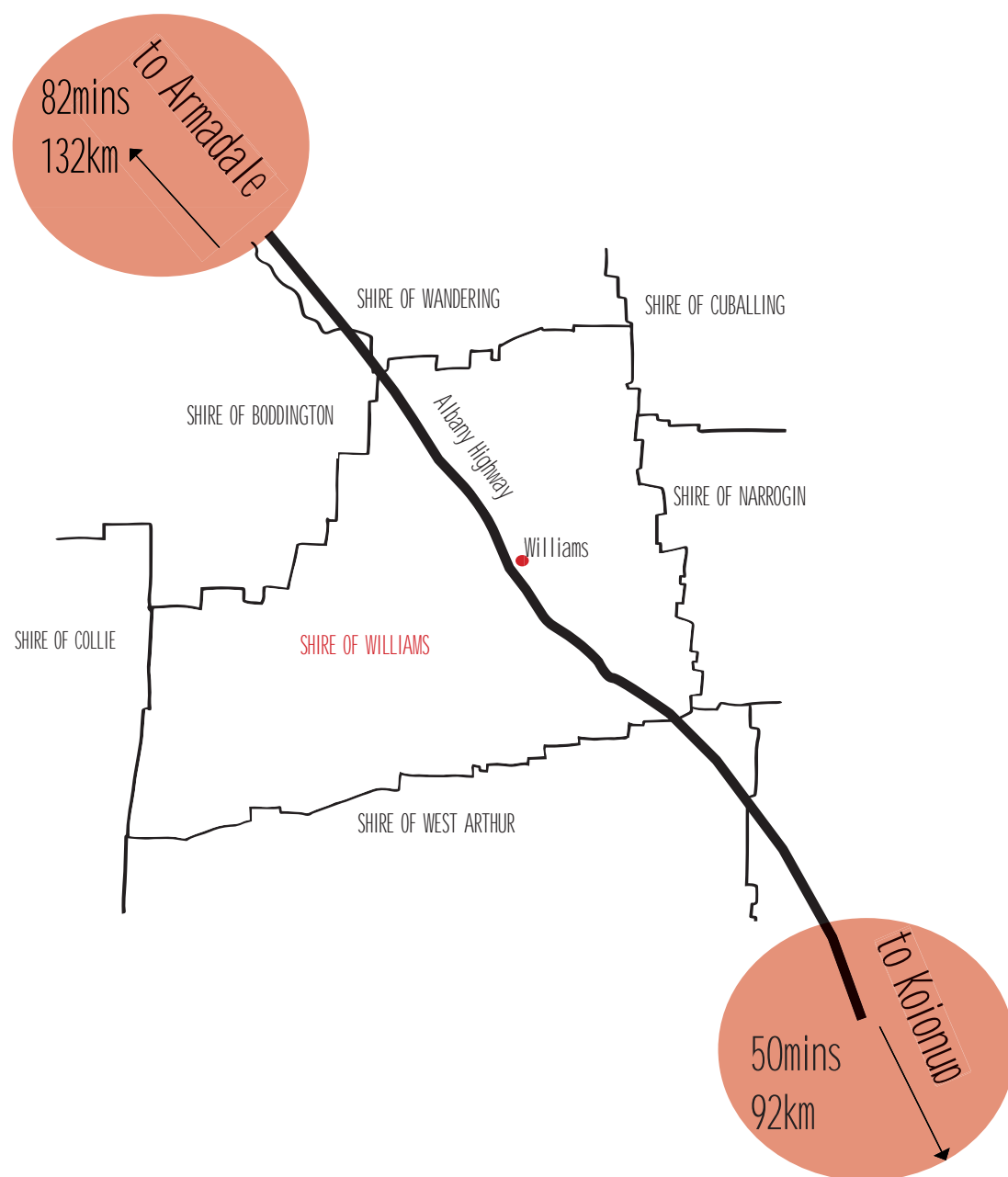
the LIONS PARK

ucla

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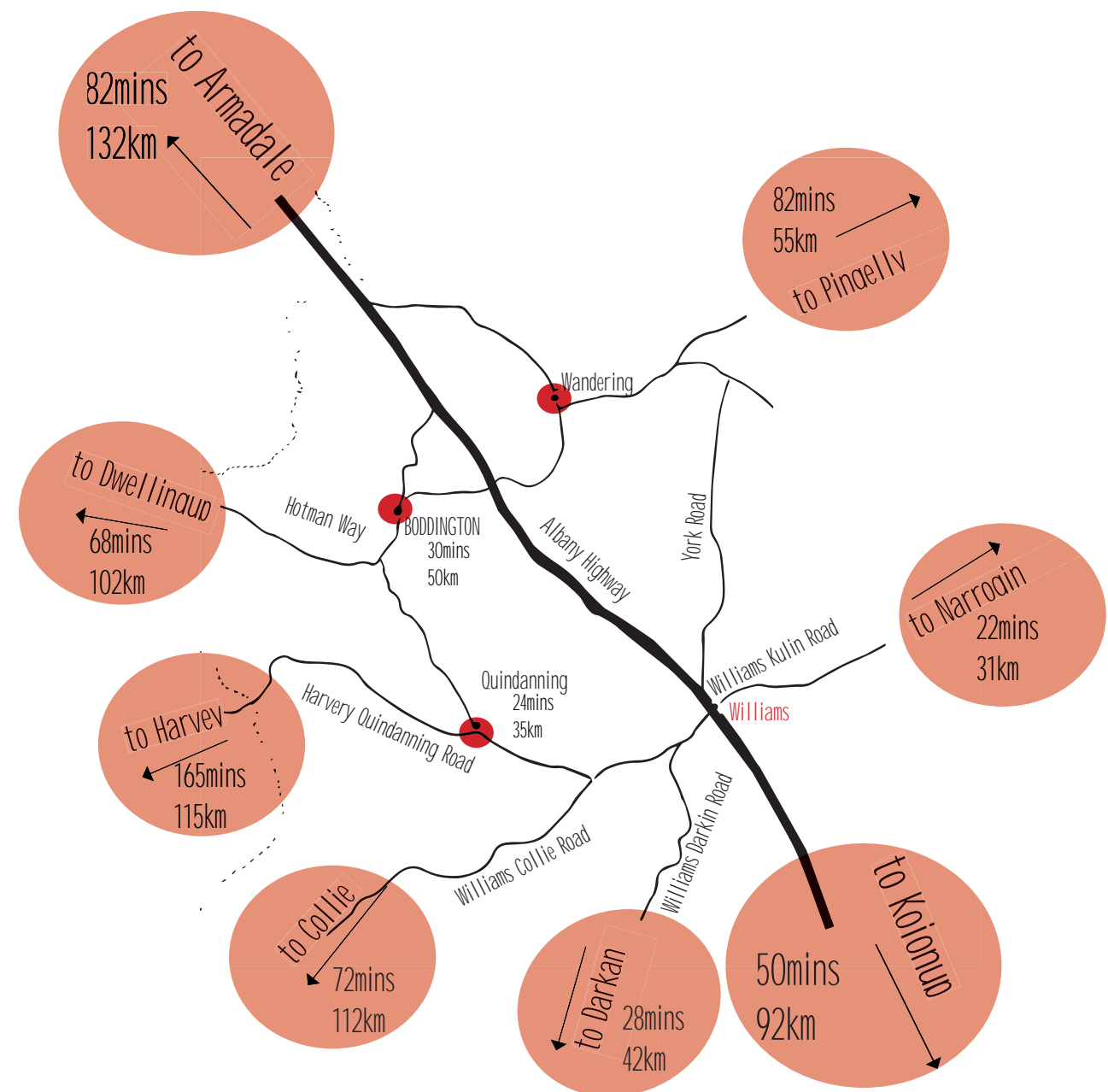
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#### Shire of Williams

- Named after Williams River, 1831
- 161 km southeast of Perth
- Includes Quindanning, Tarwonga, Dadadine, Boraning, Culbin, Narrakine and Congelin
- The Shire covers an area of 2,306 square km
- Main economy is grain and livestock



#### Shire of Williams

- Williams is well situated to nearby mining that may provide work for residents
- Nearby Boddington Super-town status may provide opportunities for additional funding
- Tourism is a significant contributor to the economy due to the Albany Highway and Wheatbelt Self Drive Trails



# 1.0 INTRODUCTION

## 1.1 Executive Summary

The Lions Park site is currently well utilized and ideally situated on the Albany Highway. Its amenities include toilets, a playground, a carpark, BBQ and picnic areas and a riverfront which all need upgrading. Consideration needs to be given to larger vehicles that stop enroute to their destination and especially important is how they turn off the highway that presently is cumbersome. The Shire is committed to the provision of services for the travelling public and sees the necessity to upgrade the park to ensure high quality, well appointed facilities, as this is one of the economic enablers for the business community and therefore the Shire.

The Shire is committed to a precinct masterplan approach to capture an overall vision for the Lions Park that is informed by up-front and ongoing user feedback, community and stakeholder inputs and shaped by the design team, through an iterative process.

A successful project outcome will ensure that the Lions Park Redevelopment will:

- Serve the immediate and longer-term future needs of the travelling public and the community
- Establish Williams as a ‘must stop’ town on the Perth to Albany journey and surrounding towns
- Encourage longer stop-overs thus increasing the potential for economic activity
- Increase Williams’ attractiveness as a destination in its own right

## 1.2 Background Information

### The Region

Williams is a small rural community within the West Australian Wheatbelt and a region of enormous opportunity as it is the ‘gateway’ to WA with its proximity to Perth, markets and diverse productive landscapes.

### The Shire of Williams

The Shire covers an area of 2,306 square km and the main economy is grain and livestock.

The Shire of Williams is situated as the gateway to the South West. Williams is well situated to nearby mining that may provide work for residents.

### The Town of Williams

Williams, one of the oldest settled areas in Western Australia, is ideally situated for travellers as it is about 160kms south of Perth (the capital city of WA), it’s a leisurely two-hour drive to Perth, Albany or Busselton.

Like many Wheatbelt towns it is a wool, livestock and grain producing area. Recent years have seen the town expand in residential building, tourism related development and the establishment of an industrial area.

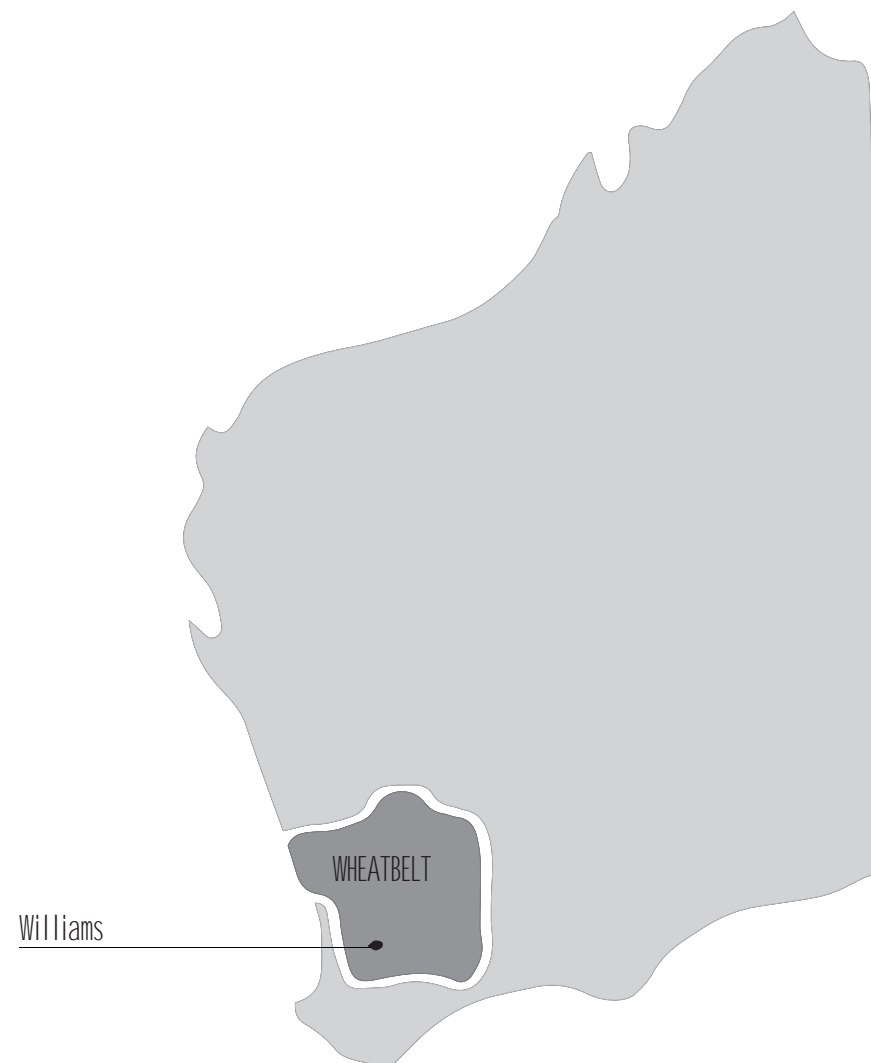
Williams is known for its display of “500 roses in 400m” in the Brooking Main Street and it is a favoured town to stop at either along the Albany Highway or at the Lions Park.

### Stopping Place

It is known that Noongar people travelled within their country to trade with other families. What is now the Albany Highway was once a Noongar track between families in Perth and Albany. From 1850 onwards the river at Williams would have made it a popular European stopping place for on the Perth to Albany route.

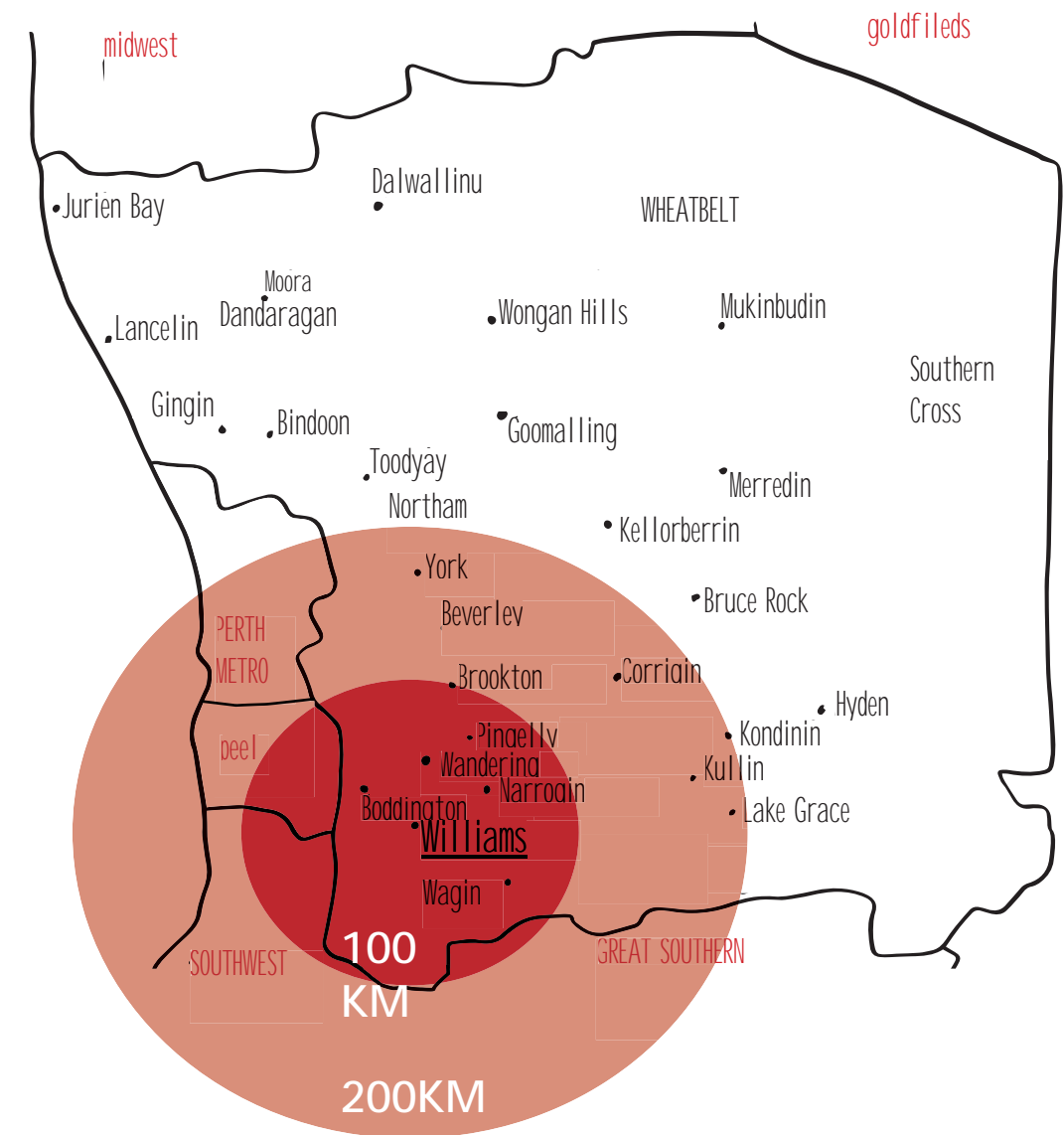
### Locals and Visitors

It is estimated that the town caters 2,500 vehicles per day. The town’s population has stabilised in the shire to around 1,000 with about 400 in the town. <sup>1</sup>



#### West Australian Regions

- Williams is a small rural community within the West Australian Wheatbelt
- The Wheatbelt is a region of enormous opportunity as it is the 'gateway' to WA, its proximity to Perth, markets, diverse productive landscapes; strong economic base, its people and their strong sense of community are all foundations for growth.



#### Shire of Williams

- Williams is situated as the gateway to the South West

### 1.3 Project Origins

The Williams Lions Park redevelopment was originally to be undertaken when Main Roads Western Australia (MRWA) completed the realignment of the Albany Highway and the work on the bridges. Since MRWA Western Australia have now decided that the road will not be realigned in a significant manner, with the only work proposed being the possible replacement of the bridges, this leaves the Lions Park in need of a makeover to be able to cater for the increased volumes of traffic and also for the numbers of visitors using these facilities.

Since 2014, the Shire of Williams has championed the project and received Royalties for Regions Community Chest funds from the Wheatbelt Development Commission. This has enabled the shire to appoint a design consultant to explore redevelopment opportunities for “Site 1 – The Lions Park”.

The primary objective of the Community Chest Fund is to improve economic and community infrastructure and services in the Wheatbelt Region through funding projects that will assist in attracting investment and increasing jobs, or help to improve the quality of life in the region. These objectives align with the Shire of Williams’ Community Strategic Plan (Williams 2022: A Strategic Community Plan) and the Wheatbelt Development Commission’s Regional Blueprint (Liveable Communities – Community Amenity).

UDLA were appointed at the beginning of 2015 to develop a Precinct Masterplan. They are a design studio specialising in Landscape Architecture, Urban Design and Community Development.

### 1.4 Project Brief

The resulting masterplan for Lions Park supports the key design objectives briefed by the Shire of Williams:

1. Purpose and function: Ensure that the design of the park achieves the intended purpose and function for the users.
2. Provision of quality activity spaces: The space is primarily aimed at the travelling public; therefore their needs are quite different to other parkland spaces where different activity is the priority.
3. Parkland infrastructure: Maintaining a simple and adaptable approach to design and selection of parkland infrastructure which will allow for future enhancement where required.
4. Inclusion and access: Incorporation of universal design and social inclusion principles will provide facilities that cater for people of all ages and abilities, and from diverse cultural backgrounds.
5. Safety and comfort: Adoption of Crime Prevention through Environmental Design (CPTED) principles will enhance feelings of safety and comfort for all users. All designs needs to provide vehicle and pedestrian safety.
6. Sense of place: Integration of physical geographic features of the parkland (river, trees etc.) to preserve the identity and to let the things most unique about the place show through the design.

7. Sustainable Design Principles: The Australian Landscape Principles provide an ethical decision-making framework to direct landscape interventions towards more sustainable outcomes for all users. These are:

- a. Value the landscape
- b. Protect-Enhance-Regenerate
- c. Design with respect
- d. Design for the future
- e. Embrace responsive design

8. Landscape settings and materials: Use of appropriate materials for landscape works and infrastructure within the parkland will have significant impact on the level of community use, durability and longevity.

9. Diversity and choice: Places offering diverse experiences are more likely to be well activated, considered safe and valued by communities. 2

## 2.0 METHODOLOGY

### 2.1 Project Outline

The design process for the precinct masterplan for Lions Park was enriched through a combination of detailed analysis, design testing and feedback from stakeholders, the community and the travelling community. An overview of the process included:

#### Review of Initial Engagement

The Shire conducted an initial informal engagement in the first half of 2015, seeking input from the wider community as to what they see as valuable in the park and what could be added to make it more usable and attractive. In summary:

- Capitalise on the rural ambiance of the site
- Upgrade the toilet facilities and picnic area- Increase parking with particular attention to the number of larger travelling vehicles and caravans
- Ensure adequate picnic shade areas
- Provide a place for people to walk their dogs
- Upgrade the weir and walking trails
- Secure fencing around playgrounds to ensure child safety

#### Case Studies

UDLA have examined the successful attempts of other rural WA towns to create a park for locals and travellers alike.

- Analysis: UDLA conducted analysis of the site's unique attributes and potential 'Opportunities and Directions'
- Design Investigation: UDLA explored design scenarios based on previous user feedback, councillor and stakeholder inputs.

#### Discussions

In the beginning UDLA met with the Shire of Williams to discuss their prior stakeholder and initial engagement feedback. During that visit they also spent time walking the site and town.

#### Design Investigation

UDLA explored various design scenarios based on previous user feedback, councillor and stakeholder inputs.

#### Community Engagement

Community Engagement: A draft precinct masterplan was then presented to the Community on 18th November 2015 for further feedback. The main concepts were supported however several minor design improvements were proposed such as the addition of fences around playgrounds and a more holistic parking strategy.

#### Cost Substantiation

Expectations were managed by gaining agreement on realistic project objectives from the onset. UDLA highlighted that all scenarios presented require detailed costing and therefore ideas are subject to budget and staging.

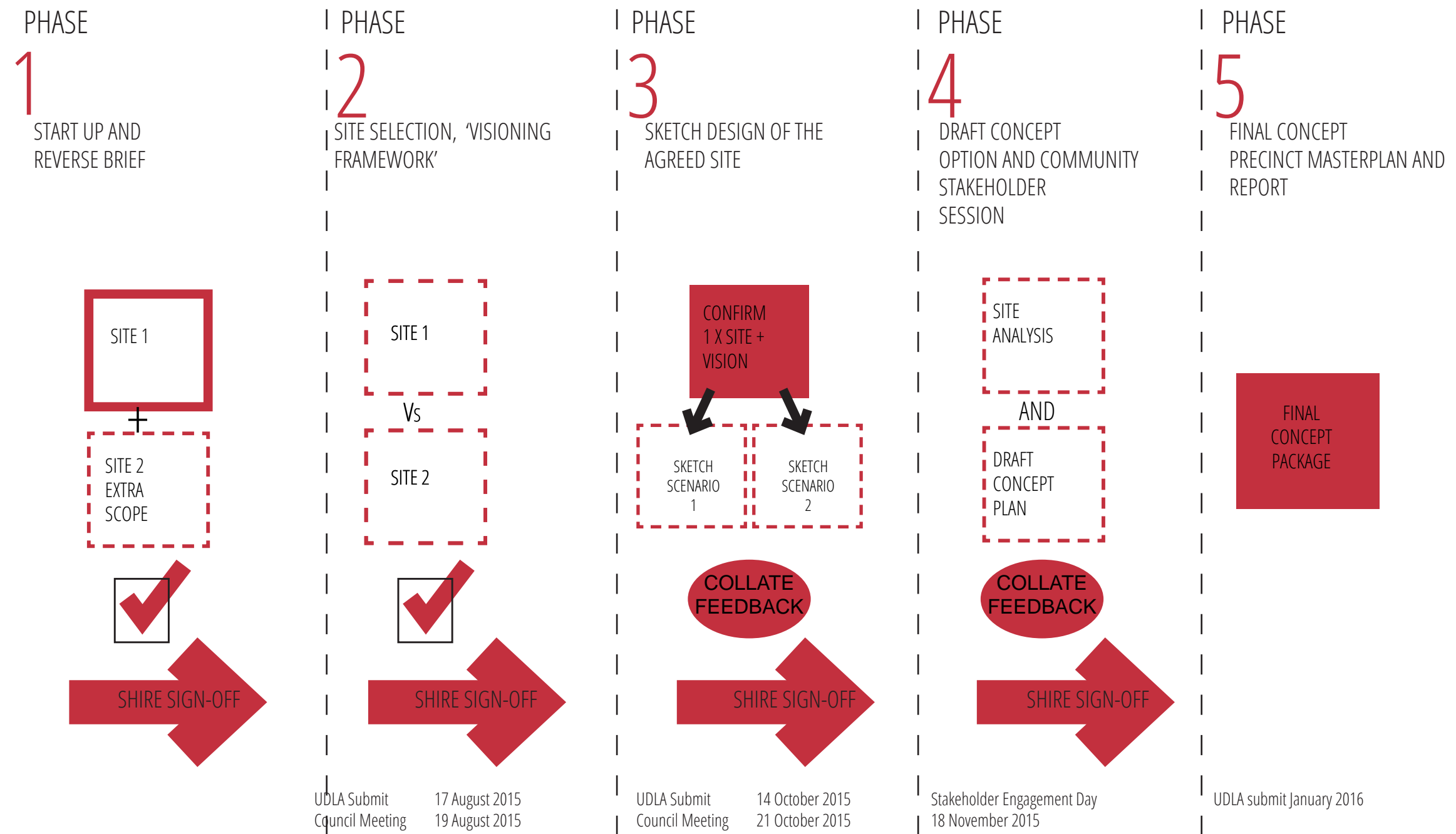


Initial Shire of Williams Community Engagement



## 3.0 SUMMARY OF PHASE ONE - start up and reverse brief

### 3.1 The Agreed Design Process and Timeframes



## 4.0 SUMMARY OF PHASE TWO 'site selection & 'visioning framework'

### 4.1 Site Selection

The shire considered an alternative to develop the site opposite the main street as well as a consideration of a redevelopment of the Lions Park.

Hence, a site selection process was added to the scope of the design team to provide tools to assist the Shire to understand the type of precincts that each site would accommodate and the subsequent benefits for the town.

The examination by the design team was an extensive process involving precedent studies, site analysis, site Opportunities and Directions to determine the type of park suitable to either location. Also considered were stakeholder inputs, realistic budget scenarios and affirmation of a Vision for the town provided by either scenario.

# WHICH SITE is best for the town?



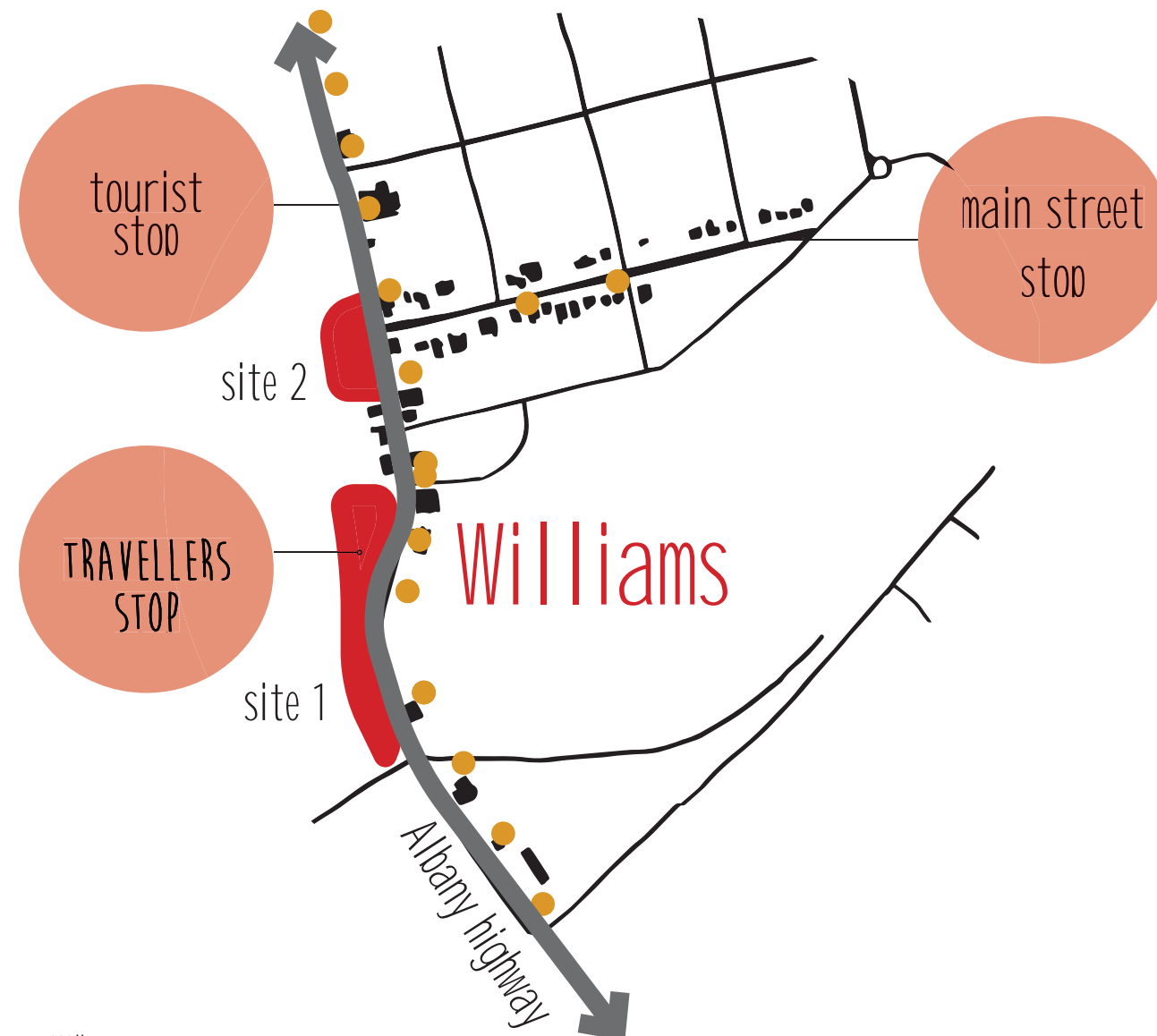
## TOWN PARK?



## RIVER PARK?

## 4.2 Case Studies

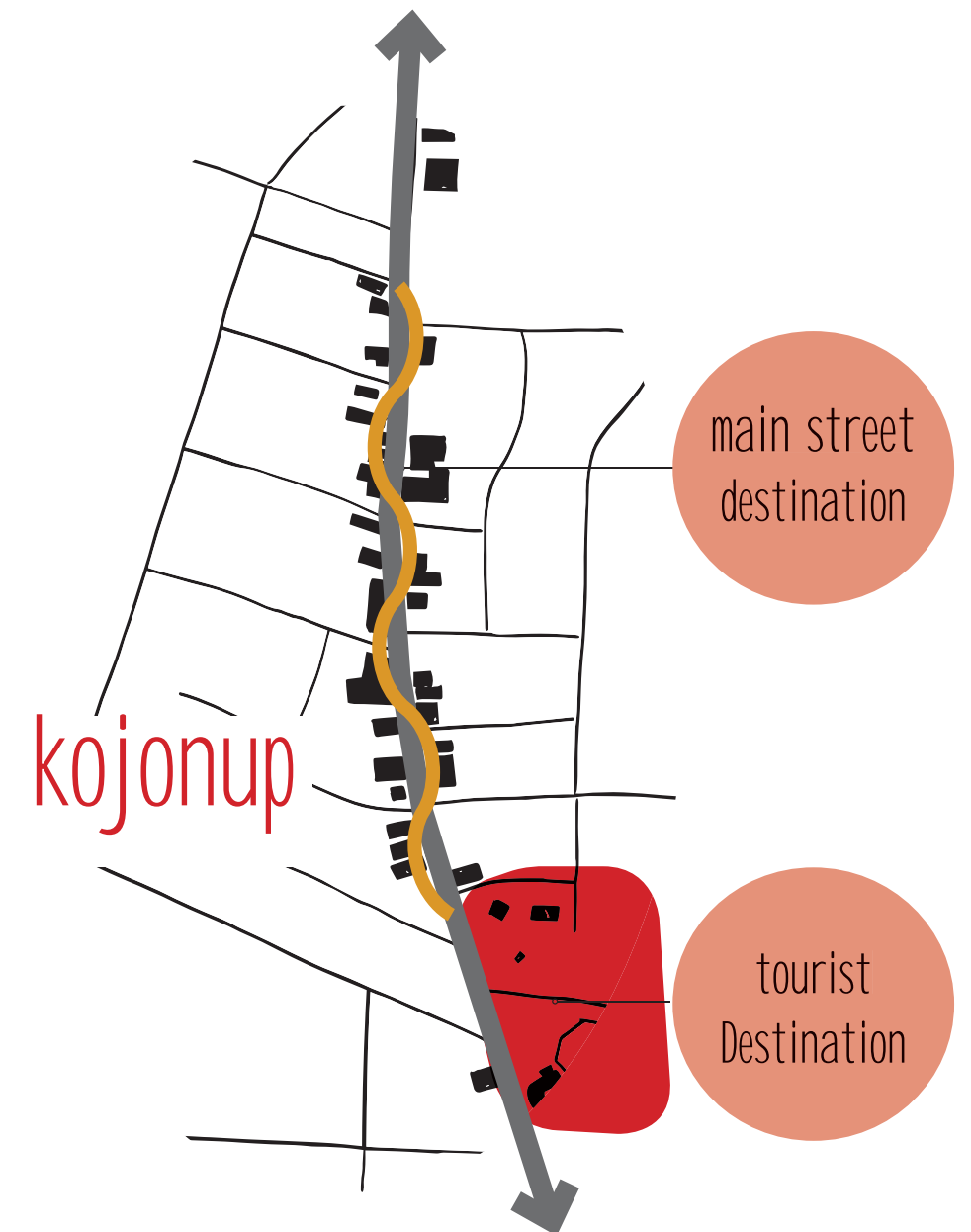
Similar precedent projects were discussed in relation to each site's potential. The iconic Donnybrook Apple Playground was compared to Site 2 and the recent upgraded Apex Playground in Kojonup was reviewed to inform Site 1, to see how lessons observed may be incorporated into the next phase of sketch design.



### Williams

- Williams is made up of many stops which need connecting - 'Stop, revive and go'
- Majority of commercial tourist places are dispersed on the east side of the highway
- Site 1 and 2 are separated by the busy highway from the town
- Williams Woolshed is an iconic stop with toilets, a museum, shops, a cafe and tourist information
- Visitors mainly stop along the highway at service stations, parks, the Woolshed, Rustik Rainbow or at the Plum Tree along Brooking Street
- In the long term the main street, Brooking Street which is perpendicular to the highway and which has residential, civic and commercial uses is potentially a tourist precinct destination.

'Stop, revive and go'



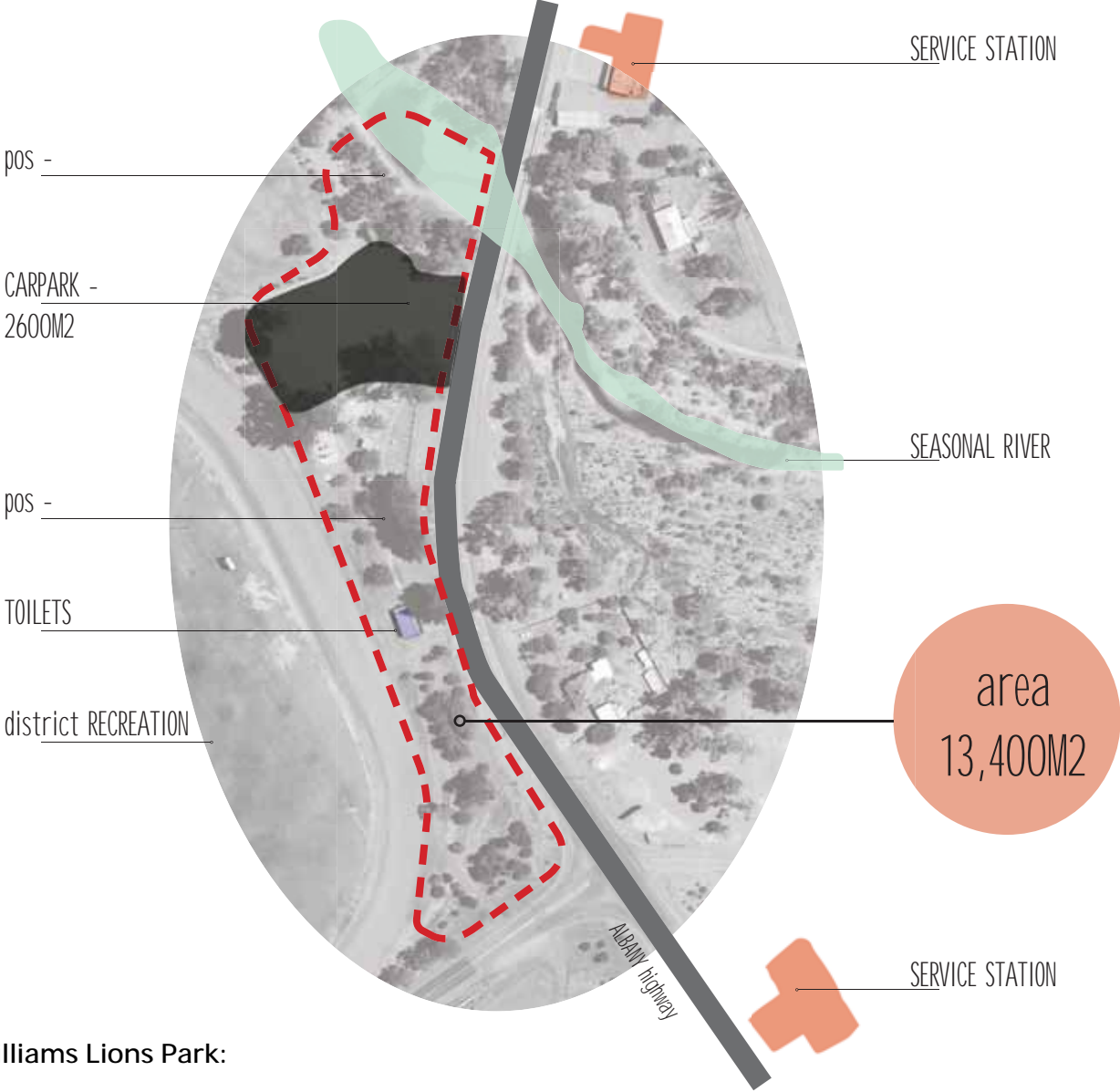
### Kojonup

- Kojonup is made up of many stops that are connected - 'Stop, revive, Stay and go'
- Kojonup is the only town between Perth and Albany with a Main Street on the highway.

'Stop, stay (spend), revive and go'



# Williams



## Site 1 - Williams Lions Park:

### Strengths

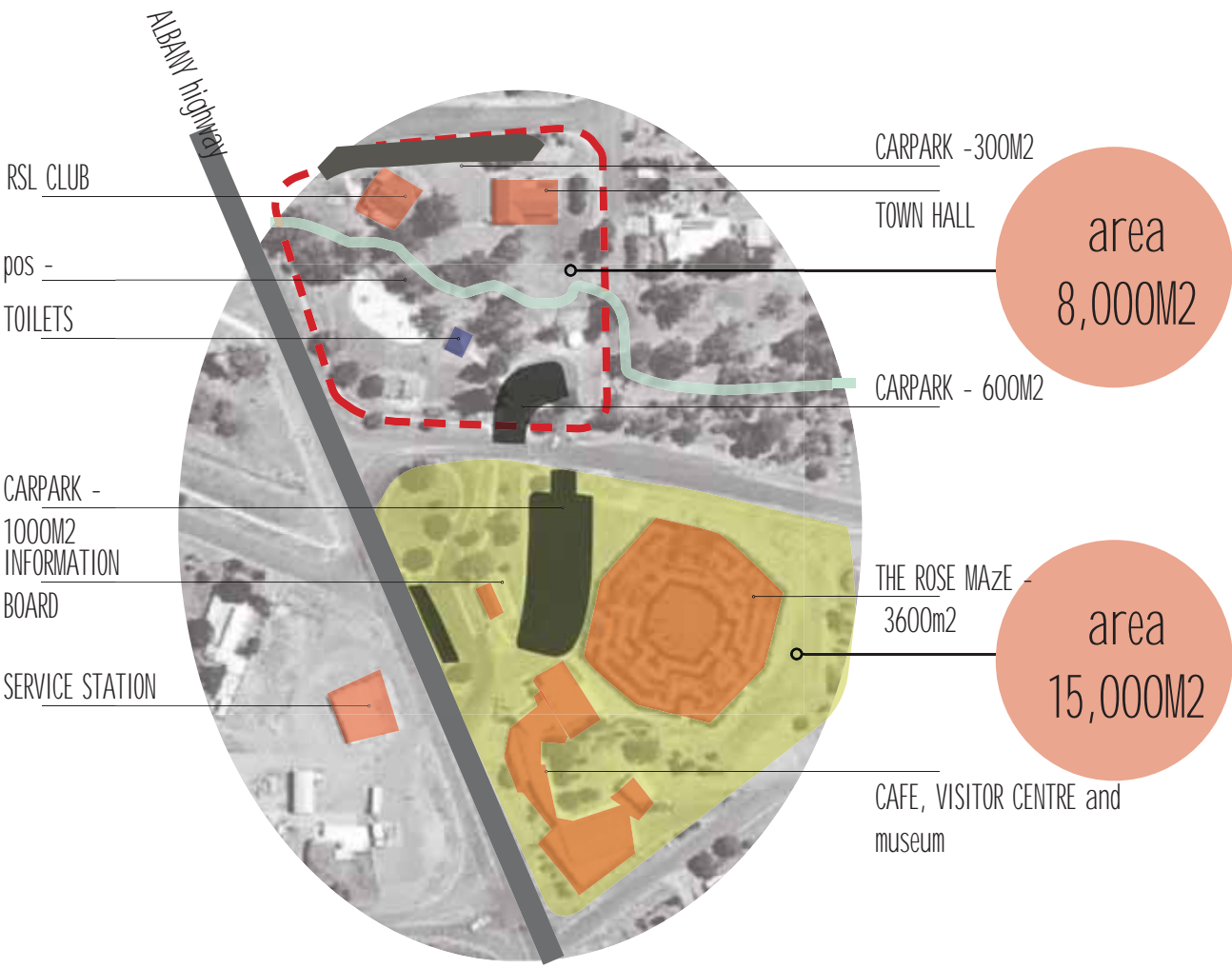
- Good sized park
- Ample room for larger vehicles and trailers
- Readily accommodates RV's and touring vehicles
- Connection to river and sense of place
- Established trees
- Existing toilets and services
- Connected to local recreational area
- Good links to existing trails

### Shortcomings

- Lack of continuous activation (no coffee) and economic activity
- Difficult vehicular entry from the highway
- Disconnected from town centre
- Highway is not pedestrian friendly (safety)



# kojonup



## Kojonup's Alex Park

### Strengths

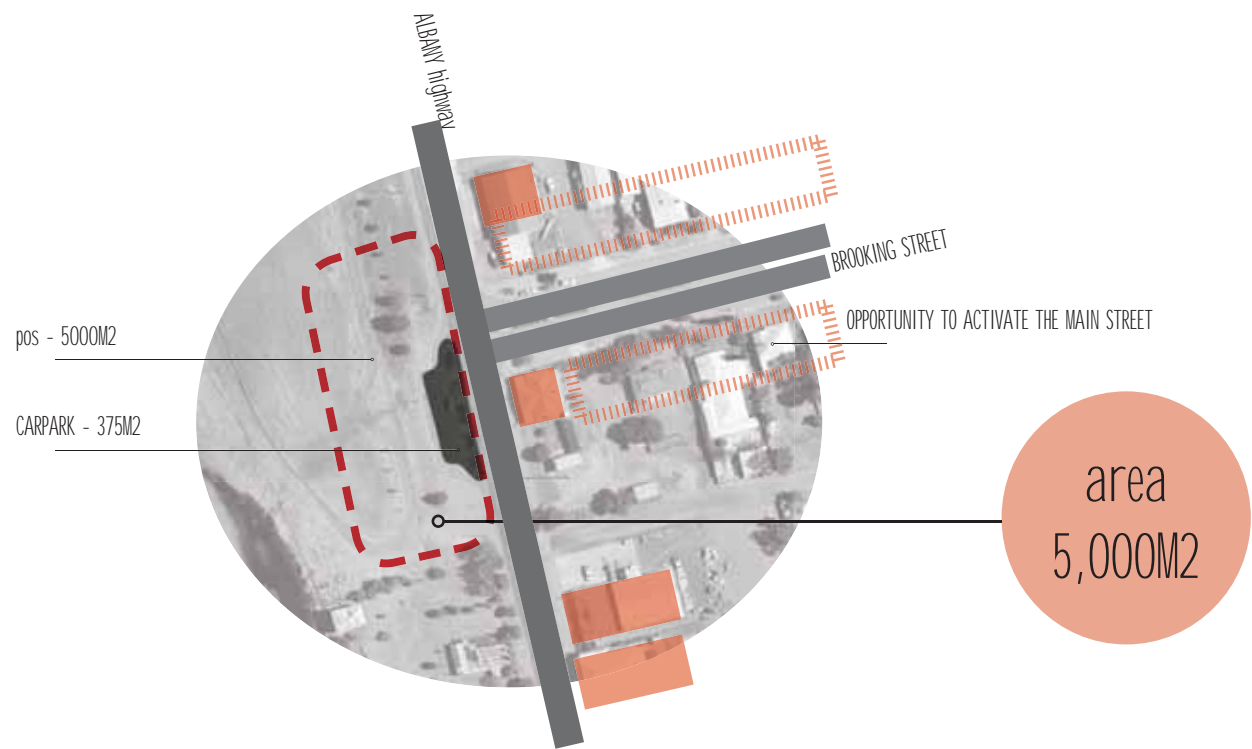
- Good size
- Popular playground
- Playground fenced
- Established trees
- Existing toilets and services
- Access from side street
- Adjacent tourist precinct and cafe shop
- Connected to the main street via a side road

### Shortcomings

- Visitors don't always spend money in the town centre



Williams



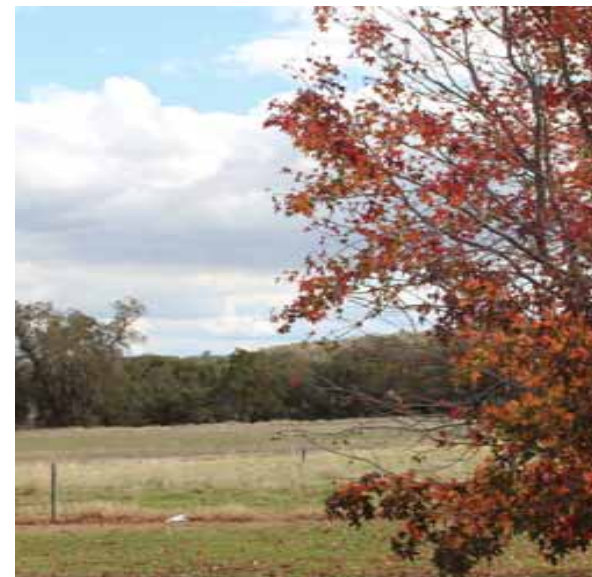
Site 2 - Williams Town Park

Strengths

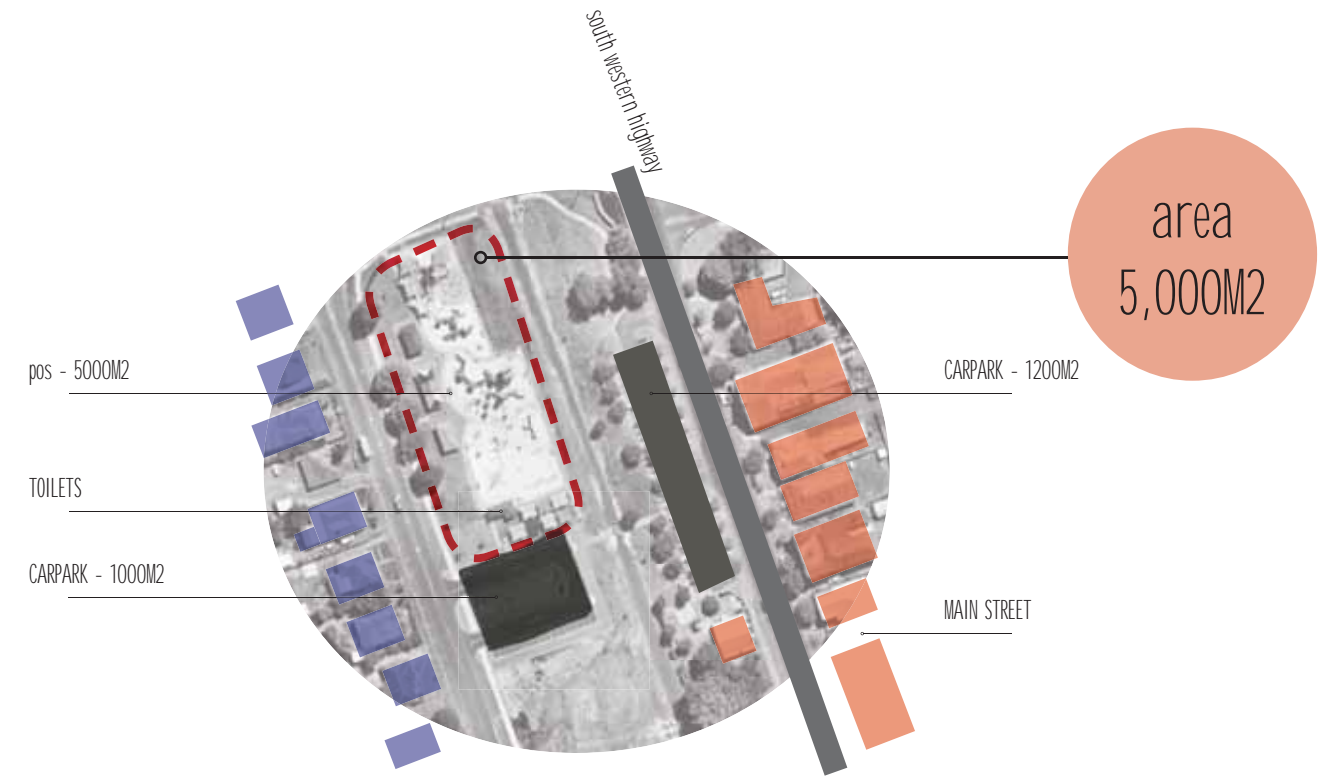
- Good sized park
- Potential links to Lions Park and the river via a walk
- Situated in the middle of the town along the highway with strong visual links to existing developments
- May encourage further future main street activation
- Easy walking distance from the highway development

Shortcomings

- Additional costs with construction
- No existing trees
- No services or toilets
- Wrong side of the highway
- Highway as a physical barrier to the main street
- Will people cross the road to spend money
- Another park to maintain
- Sloping topography



donneybrook



Donneybrook's Apple Park

Strengths

- Good size
- Highly visible from main street
- Easy walking distance to cafes and shops
- Ample parking
- \$2 million + playground and exercise equipment
- Fully fenced with self closing gates
- BBQs
- Shaded tables and seating
- Running water
- Toilets
- Lighting

Shortcomings

- No 'sense of place'
- High maintenance costs





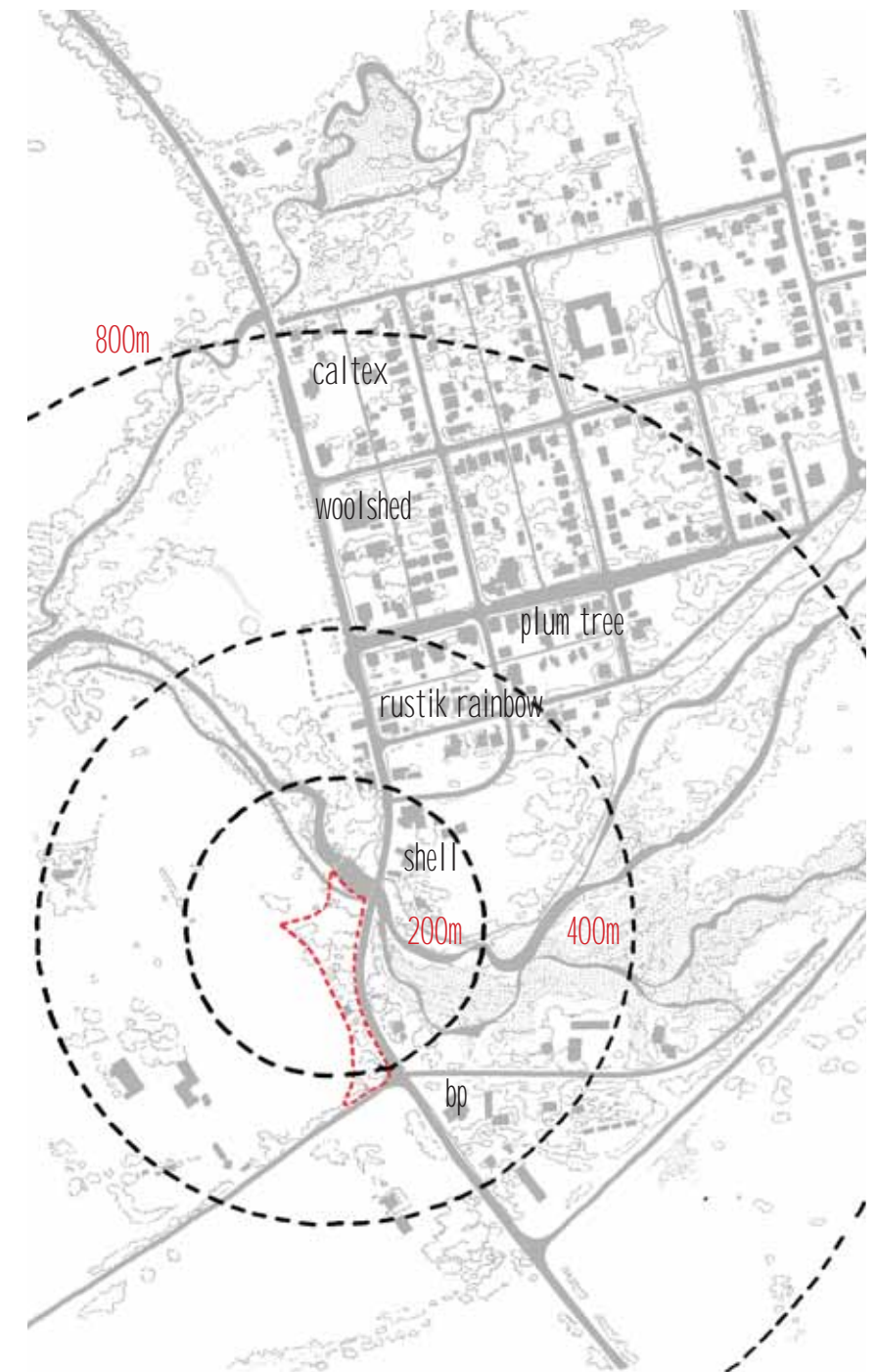
### 4.3 Existing condition and site analysis

A broad based analysis covered issues including the physical aspects, amenity, location, services, toilet facilities, cultural characteristics, environment and climate of each site.

#### Site 1 - The Lions Park

- The site is 800m south of the Williams town centre
- The river crossing and edges need upgrading to enhance this unique amenity
- The water in the river is seasonal and requires ongoing maintenance
- Scenic river picnic areas when water is present with mature trees, terraced lawn and seating
- Mature trees provide shade, shelter and a 'sense of place' and establishment
- Well maintained toilets that need upgrading to accommodate disabled travellers.
- Core services of power, water and sewage are already in place
- Good connection to the district recreation hub
- The vehicle entry from the highway is not ideal.
- The car-park reasonable in size but the parking is not defined so not used to its full capacity
- The carpark is located in the most scenic place of the park near the river and bridge
- River proximity is one of the site's strongest assets and this could be a great spot for a small cafe or mobile coffee van/ seasonal food truck
- Noongar community should be engaged when developing the river park area at the early stages of detailed design

- Opportunity for Noongar interpretation element near the river
- Possible educational environmental interpretive piece that talks about environmental challenges for the area
- Tie into existing walking trails to local attractions and provide dog walking amenity
- Improve the river crossing and the river walking trail
- Connect to the eastern side of the Albany Highway below and above the bridge
- Improve the river edge and lawn terraces to create a unique park setting
- Reconfigure the carpark to better design the 'park area' at the river
- The existing trees may be utilised to create an attractive playground and park areas
- Create an alternative safer vehicle entry from the Albany Highway
- Improve existing amenities such as toilets, picnic settings, BBQs and shelters
- Roadside street tree planting to provide a green edge to the park
- Provide a barrier or fencing for child safety from the vehicles along the Albany Highway
- Opportunities for a future park extension
- Connections to the existing local recreation sports hub



Site 1 - It is 800m walking distance to most places in the centre of town over the bridge



## Site 1

Albany highway

- The existing vehicle entry from the highway is considered not ideal by the community and alternatives possibly should be presented for discussion
- The carpark is located in the most scenic place near the river



The picnic and playground area is tired and needs upgrading to improve the visitor amenity



The existing walking trails should be better marked and connected to encourage visitors to stay longer in Williams



The river crossing and edges need upgrading to enhance this unique amenity

Scenic river picnic area with mature trees, terraced lawn and seating

Mature trees provide shade, shelter and a 'sense of place' and establishment

Well maintained toilets that need upgrading to accommodate disabled travelers. Core services of power, water and sewage are already in place

Good connection to the district recreation hub

carpark

pinjarra to Williams road



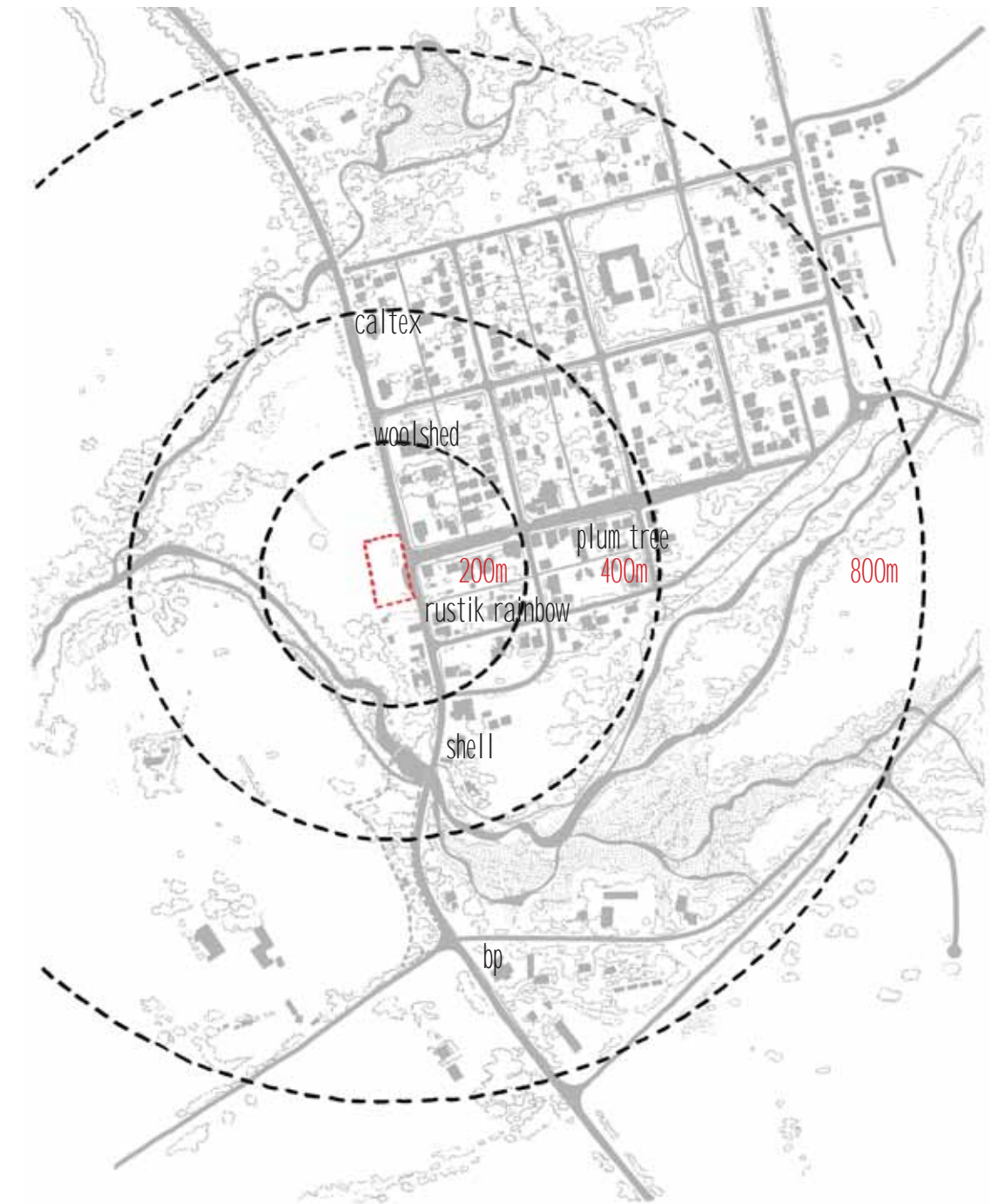


### Site 2 - Opposite Brooking Street

- The site is visible from both the highway tourist stopping nodes and the main street
- Site 2 is closer to the town centre and Brooking Street that is considered a local precinct with shops, commercial retail, community facilities and Shire Offices.
- The busy highway acts as a barrier to the main street which is difficult to cross for pedestrians
- Good visual connection to the main street. Creates opportunity to build on the 'Rose' theme, as Williams is notable for its magnificent display of 500 roses in 400 metres.
- The site is currently a sloping field, there are few trees and it is exposed to the climatic conditions.
- Neighbouring properties enhance the rural ambience and charm of the site



### Site 2



Site 2 is closer to the town center and main street





The trees before the site are striking but require under pruning and infill planting to create more impact



The site is currently a sloping field, there are few trees and it is exposed to the climatic conditions.



Neighbouring properties enhance the rural ambiance



To encourage more pedestrian connection the highway pathways require more shade amenity and legibility

## Site 2



The busiest places along the main street are located away from the highway



Good visual connection to the main street. Creates opportunity to build on the Rose theme.



The highway acts as a barrier to the main street



## 4.4 Opportunities and Directions

Through precedent studies and site analysis a deeper understanding of both sites was gained to allow the exploration of the possible site programming, the project's function, the sense of scale and economic considerations.

### Site 1 - the Lions Park

- Potential to capitalise on the visibility of the site from the Albany Highway to attract visitors to stop
- River proximity is one of the site's strongest assets. This is a great spot for a future small cafe or mobile coffee van/ season food truck
- Noongar representative should be engaged when developing the river park area at the early stages of detailed design.
- Opportunity for a Noongar interpretation element near the river
- Possible educational environmental interpretive piece that talks about environmental challenges of the area
- Tie into existing walking trails to local attractions and provide dog walking amenity
- Improve the river crossing and the river walking trail
- Connect to the eastern side of the Albany Highway south and north of the main bridge
- Improve the river edge and lawn terraces to create a unique park setting
- Reconfigure the car-park to increase 'park area' at the river
- The existing trees may be utilised to create an attractive playground and park areas
- Create a safer vehicle entry from the Albany Highway
- Improve existing amenities such as toilets, picnic settings, BBQs and shelters
- Roadside street tree planting to provide a green edge to the park
- Provide a barrier or fencing for child safety from the vehicles along the Albany Highway
- Opportunities for a future park extension
- Connections to the existing local recreation sports hub

### Cost and Governance Implementations

"Site 1 - the Lions Park" is a more cost efficient option for the Shire as it is an established site with existing facilities, services and an established landscape. Projected ongoing upkeep should be a similar expense as the council is already maintaining this park.



Scenario 1 A River Park



## Site 2 - Opposite Brooking Street

- Investigate ways to link to the town and the river to create a more holistic experience for visitors
- The busy Albany highway is a physical barrier to the main street
- Any development will need a safety fence from the Albany Highway traffic
- Mark the Brooking Street main street to encourage visitors to turn into the main street and stimulate commercial and community opportunities
- Create a stronger main street connection by highlighting the roses
- Develop a new park down the slope with trees, visitor facilities, picnic amenity and playgrounds
- Explore designing a playground with height and visibility from the Albany Highway
- New toilet facilities will need to be built
- Opportunity for a cafe or kiosk to provide refreshments for visitors
- Provide a large car-park to accommodate more vehicles
- Link to Lions Park to maintain a stopping area for long vehicle touring parking

## Cost and Governance Implementations

"Site 2 - Opposite Brooking Street" is a sloping field, there are few trees and no services hence there is a considerable cost associated with the preliminary infrastructure requirements. Developing this park will add additional costs for the Shire, as it is another park to maintain. However, an iconic park located at this central location could potentially be a major tourist attraction encouraging higher visitation to Williams.



Building toilet facility (perhaps Cafe or Kiosk) .  
Locate as a landmark structure



Landmark playground with height and visible either north /south which uses materials that enhances 'the sense of place' or even a patting mini farm area



Scenario 2 A Town Park with Main Street Connections



Change road surfaces at intersection. Consider a road side artwork or graphic, perhaps 'rose' related. This will mark Brooking Street as a z DESTINATION / PLACE

Reconfigure the carpark to accommodate more vehicles. Ensure safe pedestrian marked crossing is over the highway.



Link the Lions Park, town and riverwalks by improving pedestrian amenity and wayfinding



## 4.5 Shire and Stakeholder Feedback

"Site 1 - the Lions Park" was selected by the Shire and Key Stakeholders to undergo the precinct masterplan process. It was outlined from the process that as part of the precinct masterplan connections from the park to the main street should be explored.

In summary the stakeholders and shire highlighted the need to;

- Create and improve the river edges, seating areas, crossings and picnic areas
- Incorporate where possible roadside street tree planting to provide a green edge to the park and to create a striking entry to Williams
- Provide pedestrian amenity and navigation networks from the park to the town to enhance the visitor's experience and to boost the towns overall economy.
- Create a playground that is unique and celebrates the 'sense of place'.
- Explore fencing for child safety around the playground area especially where toddlers will play
- Create a safer vehicle entry and rationalise the carpark (maintain long vehicle trailer bays)
- Upgrade the toilets
- Upgrade connections to river trails through simple signage, way-finding and an orchestrated palette of strategically placed seating.
- Examine programming for future staging opportunities at the southern end of the POS
- Incorporate if possible a iconic flying fox into the adventure play area.



Target spending on picnic amenity and possible small river kiosk with decking 4



Improve the parks connection to the river and use existing trees and nature play 5

Improve the car entry and rationalise parking 6

New trees 7

Future park extension 8

Improved pedestrian experience (seats, path, trees and signage) to create town and river walks. Possible future Shire of Williams Tourist App 9



Scenario 3 A River Park with Town Connections



An Artwork or road graphic, that might be 'rose' related. This will mark Brooking St as a DESTINATION / PLACE



Highway rose garden that visually connects to the main street



Upgrade the river walk to connect to the town



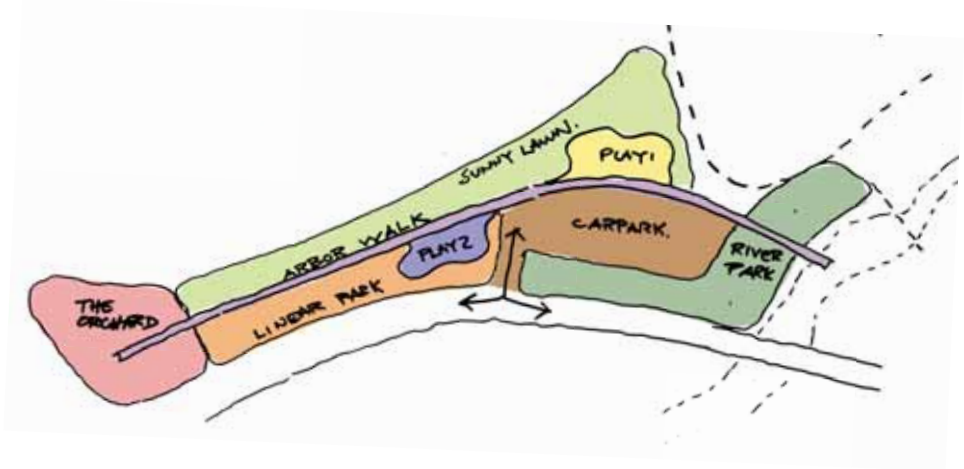
# 5.0 SUMMARY OF PHASE THREE 'SKETCH DESIGN SCENARIOS'

## 5.1 Sketch Design Scenarios

The sketch design phase provided the Shire with two varying project scenarios of "Site 1 - the Lions Park" based on the key visionary framework that may be used to facilitate stakeholder discussion. The scenarios addressed the project from different angles and offered contrasting ideas to determine the preferred design directions, site facilities, uses, programs and opportunities.

### Park Sketch Design 1 - Linear Arbour Park

- Arbour walk - The unifying gesture that connects the entire park with the river, providing a backbone for spaces and amenity.
- Play 1 and 2 - Provide different play opportunities for various age groups, utilizing and celebrating the existing mature trees.
- Carpark - A rationalized space with an alternative entry (subject to MRWA consideration and approval)
- Sunny Lawn - The lawn area fronts the sports ovals providing connection to existing community spaces and amenity.
- Linear Park - Provides an alternative rest space to the open sunny lawn, with picnic tables provided under existing mature trees for shade amenity.
- River Park - Connects the park with the river, with formalized terraces leading down to the water.
- The orchard - Provides a unique park experience with an orchard which provides a termination to the arbor walk.



Spatial diagram



- ① Carpark
- ② River Park
- ③ Jetty
- ④ Weir crossing
- ⑤ Playground
- ⑥ Deciduous Tree Avenue

- ⑦ Picnic area
- ⑧ Formalised Terraces
- ⑨ Grassy Open Park
- ⑩ Harvest Tree Grid
- ⑪ Art / Sculpture Walk
- ⑫ Arbour Walk

- Deciduous Tree
- Existing Pine Tree
- Harvest Tree
- Deciduous Feature Tree
- Native Tree

- Arbour Structure
- Existing Toilet Block
- Picnic Setting
- Bench
- Art / Sculpture

1 : 1000 at A3  
5 10 20 30 40 50M



Arbour walk



Playground



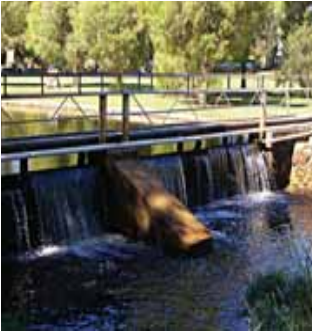
Art sculptures



Lawn terraces



Jetty stepped into the water

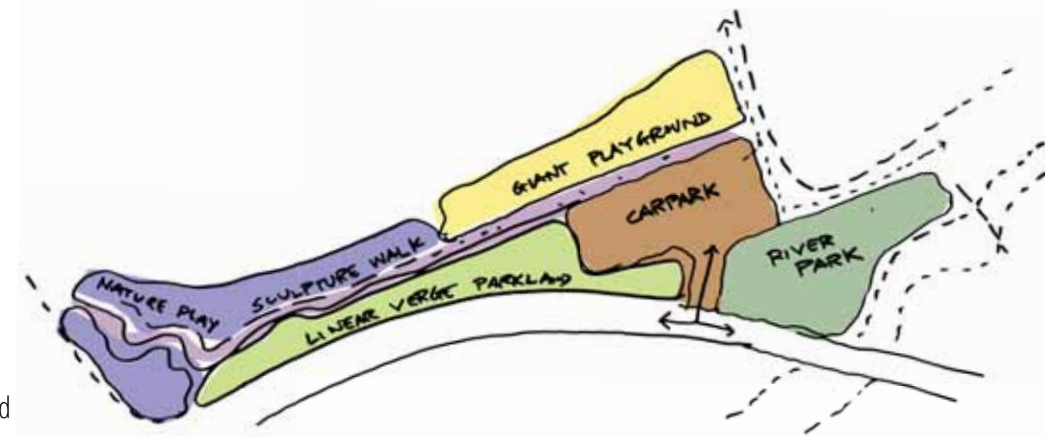


Weir crossing



### Park Sketch Design 2 -Linear Play Park

- Iconic playground – The landmark playground fronting the sports ovals and trotting track, providing community and traveller amenity.
- Natureplay - Building on the river park theme and providing alternative play to the giant playground.
- Linear verge park - Tree avenue along Albany Highway creates a sense of arrival to Williams from the South, can slow traffic and provide shade and a buffer for the park.
- Car-park - The existing car-park will need to be changed to limit speeding, to make the park safer for pedestrians and children and to make the existing car-park entry and exit safer.
- Sculpture walk - A linear walk that connects down to the river park via a beautifully constructed path, provides opportunity for sculpture and art within the park.
- River park - Upgraded river park amenity, with a kiosk to maximize traveller 'stop, stay and spend', including a deck under existing trees.



Deciduous Tree Drive



Playground



Natureplay



Lawn terraces



Deck under existing trees



Kiosk



- ① Carpark
- ② River Park
- ③ Decking under trees
- ④ Weir crossing
- ⑤ Large Linear Playground
- ⑥ Deciduous Tree Drive

- ⑦ Picnic area
- ⑧ Formalised Terraces
- ⑨ Grassy Linear Park
- ⑩ Water Natureplay
- ⑪ Art / Sculpture Walk
- ⑫ River Walk Link

- Deciduous Tree
- Existing Pine Tree
- Climbing Tree
- Deciduous Feature Tree
- Native Tree

- Arbour Structure
- Existing Toilet Block
- Picnic Setting
- Bench
- Kiosk

1 : 1000 at A3





Deciduous trees



Painting on bitumen



Painting on bitumen



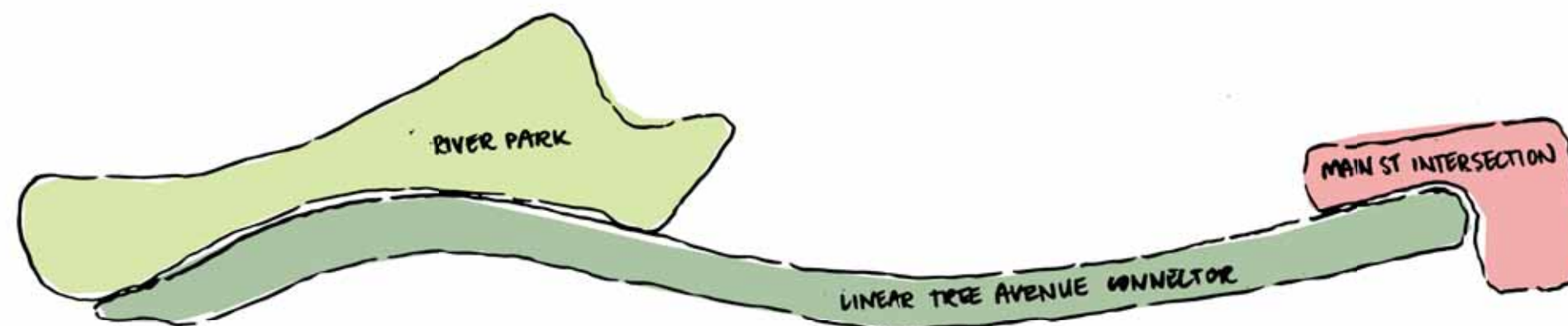
Rose garden

### Main street Intersection Sketch Design – Option 1

1. Giant rose - Rose graphic symbol denotes intersection and Brooking Street as a destination / place
2. Rose - Rose garden at the intersection of Brooking Street and Albany Hwy frames Brooking Street Rose Garden
3. Tree avenue – Trees connects Lions Park with Brooking Street and create a welcoming pedestrian path
4. Tree buffer - Tree buffer provides shade to visitors and their cars

### Main street Intersection Sketch Design – Option 2

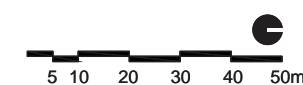
1. Rose road pattern: Rose wallpaper denotes intersection and Brooking Street as a destination / place
2. Trees: Gridded trees provide a very shady and protected place to stop
3. Tree avenue: Tree avenue connects Lions Park with Brooking Street
4. Tree buffer: Tree buffer provides shade and protection for pedestrians and roses



Option 1



Option 2



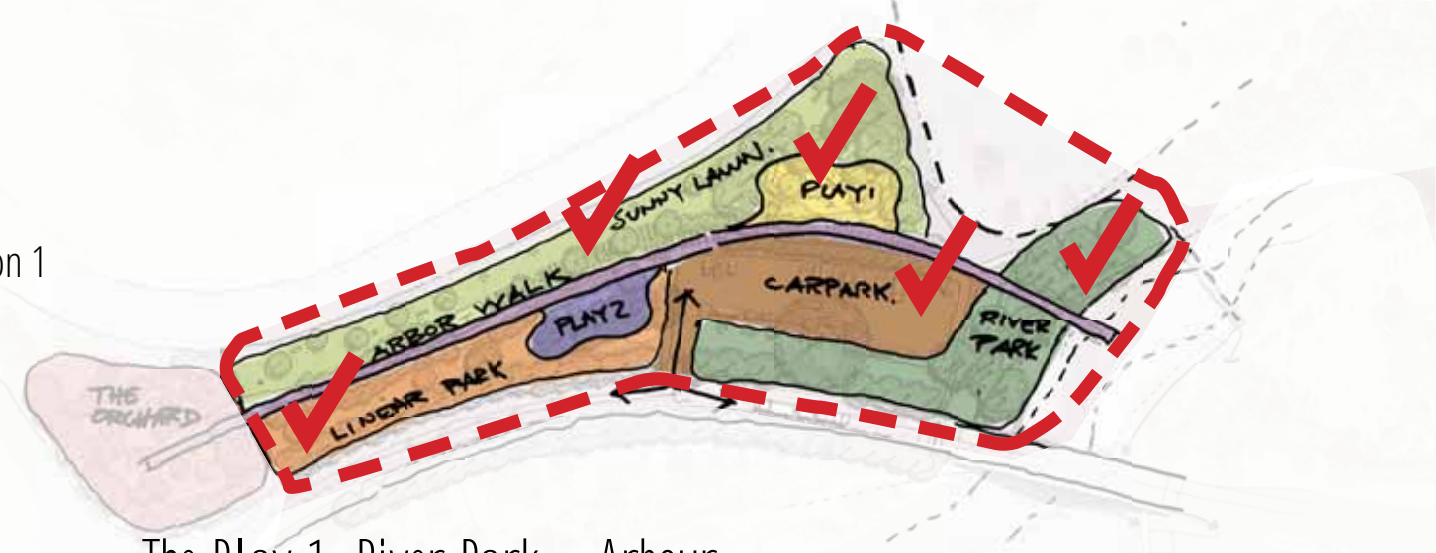


## 5.2 Shire and Stakeholder Feedback

The Shire and Stakeholders supported Park Design 1 in conjunction with the Main Street intersection Design 2. Although the concepts were largely endorsed numerous design suggestions were requested for consideration, in summary;

- Replace 'The Orchard' with the 'Nature Play' (from Design 2) with a possible inclusion of a flying fox
- Reduce the number of play areas by removing play area 2
- Reconsider the rose garden as it would add more maintenance pressure for the Shire.
- The rose road graphic was well received but it was felt it should be limited to the rest stop area and adjacent Brooking Street threshold.
- The creation of pedestrian amenity along the Albany Highway was endorsed but there was concern regarding there being enough room on the western side for trees and a pathway

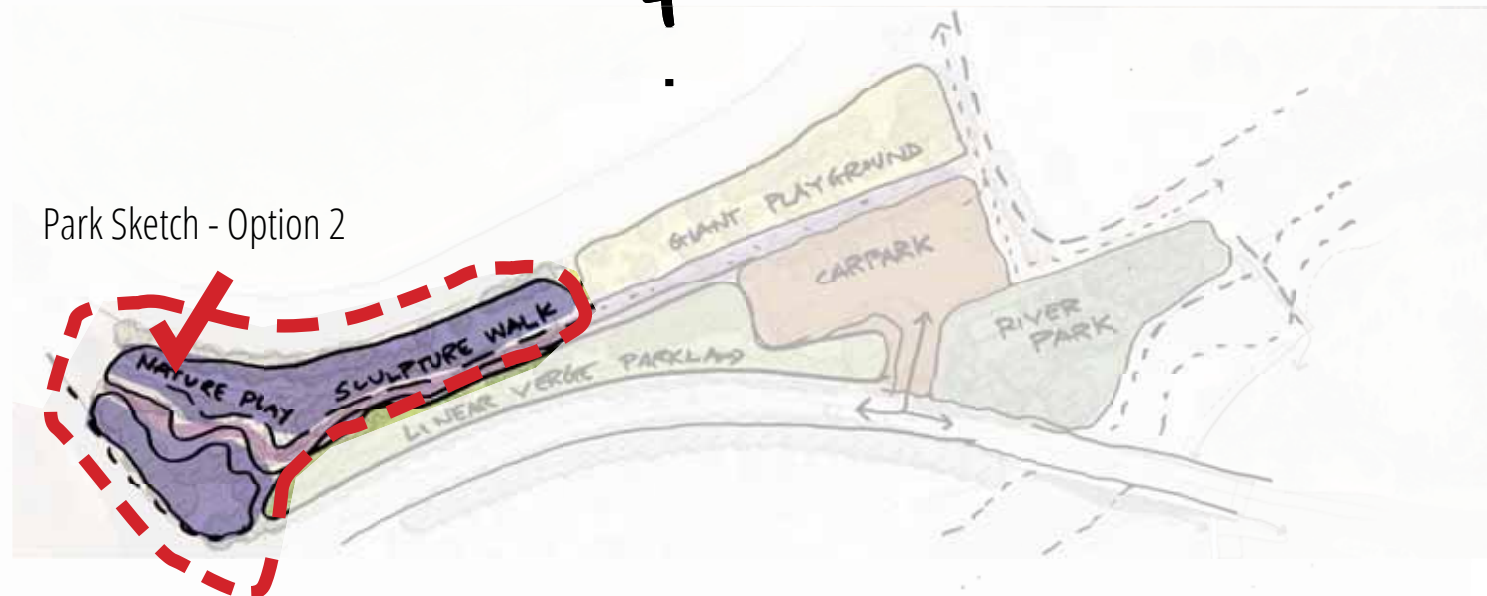
Park Sketch - Option 1



The Play 1, River Park + Arbour

+

Park Sketch - Option 2



nature + water play

=

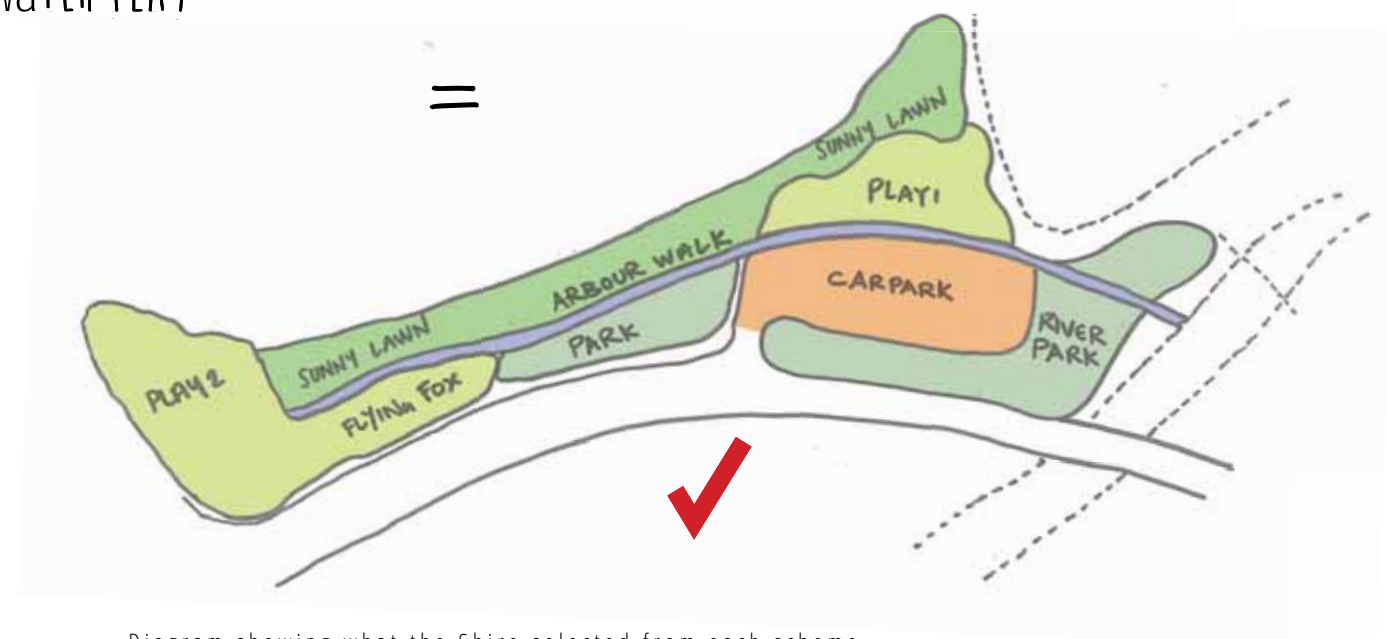


Diagram showing what the Shire selected from each scheme



5.3 Agreed Direction of the Lions Park Redevelopment

carpark



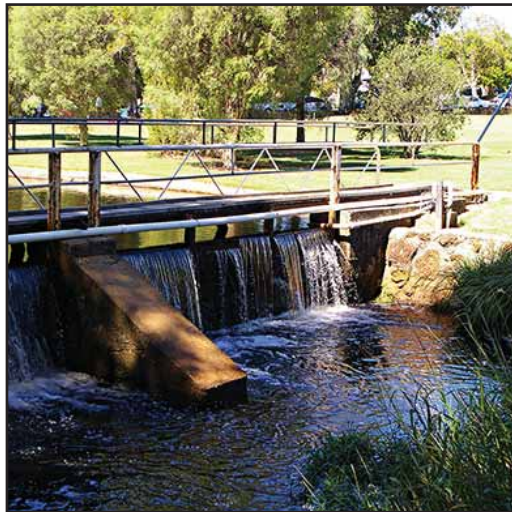
- opportunity:
- Rationalise the amount of space dedicated to car-parking and reconfigure the carpark to make better use of space whilst still catering for similar parking volumes.
  - Optimise cost by retaining the carpark in its' existing location.

mature trees



- opportunity:
- Design the park around retaining existing trees and use the trees to help create a range of different spaces within the park
  - Compliment existing trees with additional strategic planting

river location



- opportunity:
- Focus 'spend' and amenity close to the river to build upon this wonderful location
  - strengthen the connection to the river by upgrading terracing

amenity



- opportunity:
- Upgrade and build upon existing amenity
  - Strategic upgrades can provide the 'wow' factor
  - Design a linear arbour or walk that becomes the unifying gesture of the park

connection



- opportunity:
- Create a unifying gesture that connects the park to the river
  - Connect the park to the main street
  - A beautifully detailed walkway
  - Highway landmark

williams identity



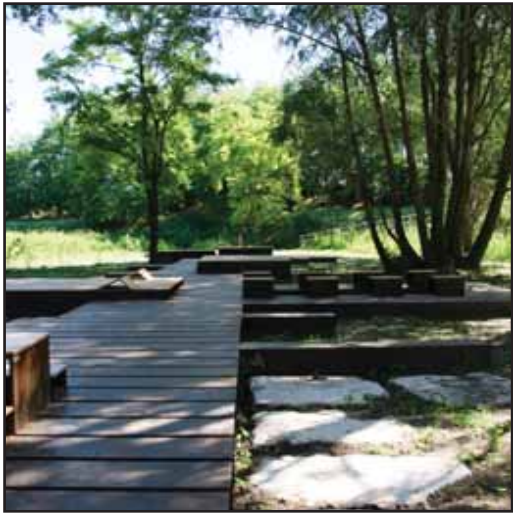
- opportunity:
- Build upon Williams' existing identity
  - All moves are based upon existing site location and conditions
  - A rose arbour could be a landmark structure unique to the town

season opportunity



- opportunity:
- Maximise riverfront location for community opportunity, like a coffee mobile van or food truck

staging/ futureproofing



- opportunity:
- Both sketch designs can be staged
  - Staging allows planning for the future and potential to maximise spending

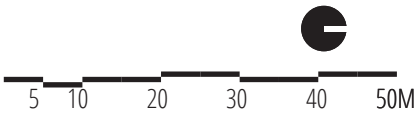


6.0 SUMMARY OF PHASE FOUR - draft concept option for community & stakeholder workshop



Draft Concept Option - Lions Park and Main Street Intersection Sketch Design - Plan and Diagram

- ① Lions Park Redevelopment
- ② Avenue of Deciduous Trees
- ③ Main Street Intersection







### 6.1 Draft Concept Option - Lions Park

UDLA presented a refined Draft Concept Option on November 18, 2015 to the community and then afterwards to the Shire at their meeting. 35 interested local residents of Williams attended the information session held at the Community Resource Centre. The scheme presented encompassed the following design ideas;

- Arbour walk - This unifying gesture connects the entire park with the river. It acts as a central spine that also directs people to toilet facilities, play, picnic and seating areas.
- Play 1 – Existing playground is refreshed with new bespoke and nature play elements to cater for various abilities

- Existing Trees - Play elements and seating are strategically located under trees for shade amenity
- New Car-park – The new car-park is setback from the river to enable a larger park area
- New Vehicle Entry – Consideration of an alternative entry
- Sunny Lawn - The lawn area flanks the sports oval providing spectator picnic areas for people watching the events and activities at the sports ground
- Linear park - Provides an alternative rest space to the open sunny lawn, with picnic tables provided under existing mature trees for shade. Potential senior exercise equipment could be incorporated at a later stage.

- River park - Connects the park with the river, with formalised terraces leading down to the water.
- Play 2 – Is intended to encourage longer stays from visitors to Williams and to be a local resident orientated community space with adventure nature play, bike tracks and water play elements. This area builds on the river park theme and provides a range of alternative play opportunities including a Flying Fox
- Look out – A large mound located at the southern edge of the park could provide a high vantage point and act as a landmark in the flat surrounding area, signalling drivers to slow down.





Notes:

- All materials where possible should be sourced locally and reflect the rural ambiance
- Plant and tree selection will occur in the detail design phase and is subject to requirements i.e. shade, visual interest and / or habitat etc.
- Proposed car-park entry is subject to traffic engineering input and MRWA approval
- The new bridge underpass is considered crucial in providing locals with safe passage to and from the park. This is subject to the new bridge design by MRWA.
- Universal access across all elements is required to be investigated and resolved through subsequent detailed design
- CPTED principles are to be applied to all subsequent detailed design phases
- All existing trees are to be retained where possible and a tree report by a qualified Arborist is to be undertaken before any tree is removed
- All detailed design around the river area requires early engagement with the Noongar community
- Signage outlining dog friendly areas within the park and associated facilities



6.2 Summary of Community Feedback

<u>Williams Lions Park - Community Briefing Session Feedback</u>		No. times issue raised
What type of trees will be planted?	Final decision on species has not been determined, this will be at implementation phase. It was highlighted that these need to be shade trees and complimentary to what is already there.	*
Will any existing trees be removed?	The plan is to retain as many of the existing trees as possible, as well as add additional trees	*
Will the trees be suitable shade types?	Concern that current trees in Brooking Street are not suitable shade trees. This will be addressed at implementation phase.	*
Will the toddler play area be fenced?	Wasn't planned to be, however this can be addressed. There are alternatives to fencing that also may be suitable. Concerns were expressed that this is an Occupational Health and Safety issue and that with the proximity to the carpark that it would be imperative that consideration be given to some sort of fencing for this play area. Perhaps not the entire space, but certainly some of the play areas within the area	* * *
Will there be seating in the grassed area?	Yes	*
Is there adequate room for vehicles with trailers/ RVs to turn around in the carpark?	Yes, the carpark has been designed to allow larger vehicles and those with trailers to turn around safely. It may be more difficult during peak times, however overflow parking may need to be a consideration during these times. It is important to note that the carpark should not be planned for peak usage numbers, as otherwise you will have a space that is largely empty for the main part of the year when the usage levels are quite low. Overflow for peak times could be accommodated with appropriate signage of alternative parking areas if the main carpark is full.	* * * *
Is the Mahogany Tree (?) to be retained?	MRWA have advised that it is quite likely that the tree will be removed during construction of the new bridge. This is unconfirmed at this stage. The community were quite adamant that this tree is somehow retained. If it is to be removed, then perhaps some signage to recognise that it was there should be considered. And the history of the tree (if known).	*
Need more picnic tables throughout the area	There are plans for an increase in the number of picnic tables throughout the park	* *
Will the bridge be replaced in its current alignment	It is the Shire's understanding from MRWA that this is the case, however no plans have been seen at this stage - nor is there any information available on how the traffic will be managed during this construction.	*
Concern that this is wasted money on planning when it is unknown as to when the bridge will be replaced	The Shire of Williams is endeavouring to be proactive in this space, planning for the new park so that when the bridge work commences the park can be too.	*
The proposed new entry for the carpark is in a better location, away from directly after the bridge	MRWA have advised that it is their preference that the entrance to the carpark be retained in its current location. Should any alternative be considered, they would need significantly more information to make this decision.	*
Is this project R4R or Shire funded.	The planning work has been funded by the Wheatbelt Development Commission's Community Chest Funding. The actual implementation is not funded as yet, so funding would need to be sourced. Some of the identified sources are Lotterywest and the Wheatbelt Development Commission's Regional Grant Scheme. Council have not budgeted for the project at this stage.	*
What are the plans in regards to cleaning out the weir?	When implementation commences, cleaning out of the weir will be included.	*
When the weir was cleaned out recently did the Shire have to engage the indigeneous community?	Yes. And will have to again. Need to be mindful of an optic cable that runs through the middle of the current weir, so too much digging out may impact on this.	*
Will the mound at the PO remain with the plans for the intersection of Brooking Street	Yes.	*
Will the information sign at the Lions Park be upgaded and will it include reference to the links to the main area of town ('you are here' markings etc)	Yes	*
The park should not be treated as an isolated project, the Shire needs to show links to the main town and the story of Williams	Yes, however the project brief for this component is just the Lions Park. The link to Brooking Street is something that the consultants have identified as a possible additional link that could be considered.	*
Is there an underpass proposed to link the Lions Park to the east side of the highway?	MRWA have advised that there are plans to include an underpass when the bridge is done, however the plans have not been made publically available as yet.	*
Is the access to the Recreation Ground at the rear of the Lions Park to be retained?	Yes.	*
Will the jetty/boardwalk be designed to withstand flood events?	Yes.	*
Will the jetty/boardwalk be designed for access by all (including those with prams, wheelchairs and other mobility aids)	Yes.	*
In the Brooking Street/Main Street connection - does it extend as far as the old caravan park site?	Not at this stage. The consultant brief was to prepare plans for the Lions Park and they have extended it to include a link to the intersection of Brooking Street and Albany Highway.	*

Concern was expressed that perhaps the Shire should be focussing its resources and planning on the main street and town residents rather than the tourists.	The Shire accepts this, but needs to ensure planning for all. The Lions Park is a highly utilised space and this needs to be carefully managed so that we can continue to have tourists stopping, which increases the economic development opportunities for town based businesses.	*
Is it still to be called the 'Williams Lions Park'? Suggest that perhaps it should be called the 'Williams River Bridge Park'.	Council has not decided that the area needs re-naming. It was further suggested that perhaps there should be explanatory signage in the park as to why it is called the 'Williams Lions Park'.	* * *
UDLA were commended on their work to date.	Thank you.	*
Concern was expressed that the short notice on the community briefing session was disappointing.	Despite the short notice, the turn out of over 35 residents was an indication of the level of interest in the project. The group was collectively thanked for taking the time to attend and encouraged to continue to seek/provide feedback on the project.	*
Will the Shire keep the community informed of the progress of the project?	Yes, there will be updates via Facebook, the Shire website, community flyers and also The Williams. Residents are encouraged to provide input whenever they have a concern/issue. The Shire has also set up a community reference group, and this includes Crs Carne and Major - they can be contacted with any feedback as well.	*
Suggest that the Shire consider purchasing the block adjacent to the Lions Park (currently for sale) to extend the parking area.	Approach was made by the landowners after the meeting to Shire staff advising that they would be quite amenable to a request to purchase land if required. Council would need to make this determination and make allowances in the budget if required/necessitated.	*
Will the carpark area be bitumen sealed?	At this stage the plans include only a sealed gravel carpark, as a bitumen sealed carpark would add considerably to the cost of the project. The gravel can be sealed with a dust suppressant or bond sealant instead of a full on bitumen seal. Some felt that the area should be sealed and that to maximise the use of the parking space that the area should be marked. Others agreed that to enable a more relaxed, fluid vehicle movement that to have restrictions of marked bays would impede this.	* * *
What is the cost?	Estimations have put the entire project, including the Lions Park and the linkages to Brooking Street at just under \$1.5m	*
Who will be paying this? Ratepayers?	The Shire of Williams has not determined how this project will be delivered, or how it will be funded. There is a commitment to source funding for the project, and the Shire contribution will be set at what it can afford based on current budget liabilities and commitments.	* *
Who will be paying for the maintenance costs long term?	The Shire will be responsible for the maintenance costs, the same way that it currently is for all other Shire owned and managed facilities. These costs need to be considered when implementing a project of this scale and nature to ensure that the long term costs of maintenance are not placing significant and increased pressure on the ratepayers of Williams. All of these financial issues will be considered when the project proceeds to the next stage - sourcing funding.	* * *
Will the carpark area be properly designed?	Yes, when the project proceeds to implementation, the Shire would need to engage suitably qualified traffic engineers to ensure that all needs of all users are met and that safety and accessibility of entering and leaving the Lions Park are addressed.	*
When will MRWA share their plans for the bridge?	At this stage the Shire of Williams is not privy to the plans for the bridge from MRWA however committed to the community that it would ensure that the community are informed as and when they know.	*
Is there a suitable dog exercise area away from the main park/play areas?	None specifically identified as such - however this can be incorporated into the final design. Need to ensure that dog owners are encouraged to exercise/toilet their pets away from public play/seating areas.	*
Concern over seating in the grassed area near the carpark - is this safe if a vehicle was to career off the highway?	Consider planting of trees or other mitigations that would impede a vehicle should it lose control.	*
Will there be a sheltered seating areas in the park?	Feedback from users is that at times they would like a sheltered picnic table sheltered from wind/rain if people stop to have a picnic - this could be incorporated into the final design considerations.	*
Formalised terrace areas are good in theory - but what about the maintenance? Mowing etc	Consider making the terraces wide enough and accessible by the ride on mower which would be easier to manage than if the smaller mower had to be taken there and done by hand.	*
Do we really need more roses opposite the Post Office? Maintenance costs!	Council has considered this and may not incorporate these in the final implementation. The plan is a concept one and can and will be revised throughout implementation taking into consideration issues such as long term maintenance and increases in the impost on shire gardeners.	*
Suggestion that a "Driver Stretch Bar" be included near the carpark	An area designed to allow drivers to stretch (bit like monkey bars but for adults).	*
Can the park be watered with treated wastewater (as the sporting facilities are)?	It would not be likely that approval would be granted from the Health Department for this to be undertaken without a fresh water wash after each watering (this would add costs to the infrastructure required as well as the cost of utilising scheme water after the treated water had been used).	*

6.3 Agreed 'Visionary Framework' for the Lions Park Precinct  
Below outlines the agreed precinct plan visionary framework formed from the analysis for stages 1-4, Shire, Community and Stakeholder feedback.

Identity and Sense of Place

The Lions Park should be a place that reinforces the rural identity of the town. The redevelopment should enhance the parks scenic qualities such as the river setting and groves of mature trees through careful selections of materials and planting palettes.



Images of rural character from Williams

Attraction, Destination and Amenity

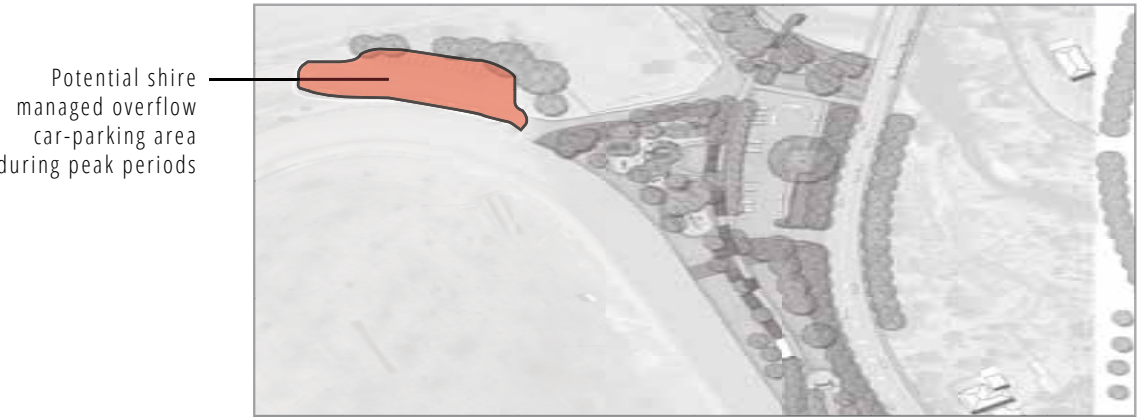
Cater for different user groups within the travelling public and local community by providing a variety of attractions, welcoming and comfortable spaces, that will draw people to stop and explore Williams.



Images of public open space amenity precedents

car-parking

Explore strategies to mange overflow car-parking during peak periods for people stopping at the Lions Park.



Additional overflow car-parking strategy



## Cultural Value

Noongar and European cultural value should be included as part of an interpretive layer for the site. These layers and stories may be discovered through subsequent community engagement workshops undertaken in the detail design phase.



The Lions Park has cultural links for both Aboriginal and European people

## Natural Assets

Of particular significance is the landmark tree along the Albany Highway edge that may have been planted over 90 years ago. A call out to the local and wider community may unlock historic significance regarding when and who planted it. A qualified Arborist should undertake an audit regarding the health of many mature native and exotic trees. Trees with cultural and/ or ecological significance should be retained and protected. The mature groves of trees at the site are a valuable asset.



Images of the existing trees at Lions Park

## Seasonal Strategy

One of the main attractions of the site is the river and this could be capitalised on when the water is high by encouraging river picnics. During the dryer months the park should have sufficient subsequent activities to attract visitors. Seasonal coffee or ice cream mobile vans, markets and driver reviver initiatives could assist adapting the use of the space from one season to the next.



Occasional markets and events hosted at Lions Park will encourage people to visit Williams



# Accessibility

To be successful the Lions Park must be easy to get to for both vehicles and pedestrians. A safe entry and exit into the park for vehicles and a bridge underpass for pedestrians is strongly encouraged (subject to MRWA approval)



Proposed bridge underpass subject to MRWA approval

Existing vehicle entrance may need to be retained (subject to MRWA considerations)

Proposed alternative carpark entry subject to traffic engineering and MRWA approval

# Connections

The Lions Park needs to connect to the wider Williams community in order to contribute positively to the town. Upgrades to walking trails and footpaths will encourage exploration to and from the park. Elements and activity within the park should also be visible from a distance to signal to drivers to slow down.

The Brooking Street 400 metre avenue of roses creates a cottage garden ambiance for the town. At the Albany Highway into Brooking Street intersection examine ways that this theme can be extended to encourage a main street connection.





## 7.0 SUMMARY OF PHASE FIVE - final concept precinct masterplan and report



### 7.1 Final Concept Option - Lions Park

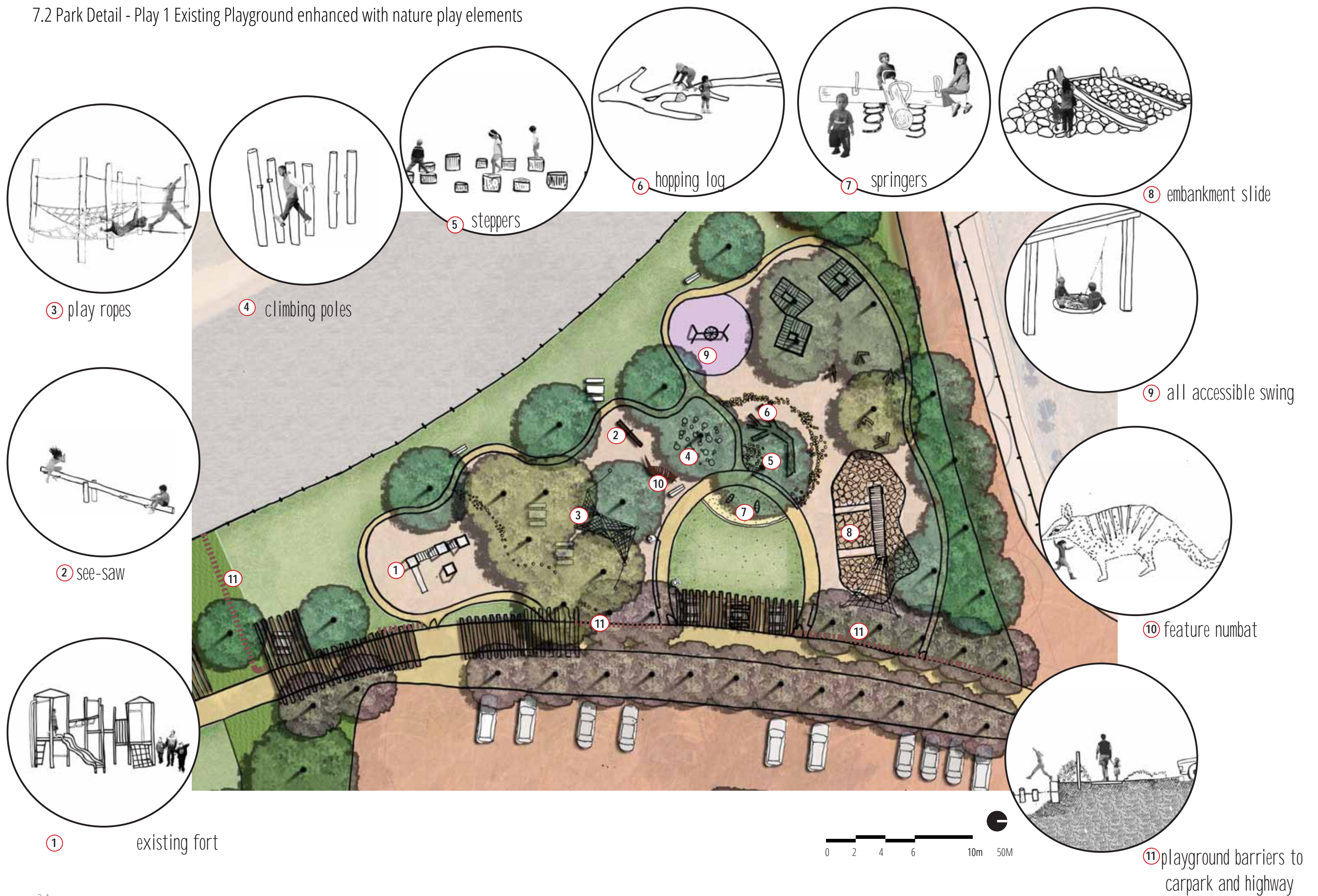
The scheme and the project objectives were largely supported by the Shire and the Community. Below is a summary of the minor design suggestions that are incorporated into the final concept design precinct plan above:

#### Notes:

- All materials where possible should be sourced locally and reflect the rural ambiance
- Plant and tree selection will occur in the detail design phase and is subject to requirements i.e. shade, visual interest and / or habitat etc.
- Universal access across all elements is required to be investigated and resolved through subsequent detailed design
- CPTED principles are to be applied to all subsequent detailed design phase
- Car-parking configurations are subject to traffic engineering
- The alternative car-park entry requires Main Road approval



## 7.2 Park Detail - Play 1 Existing Playground enhanced with nature play elements





7.3 Park Detail - Play 2 Adventure Park - Water and Nature Play





7.5 Main Street Intersection Sketch Design - Brooking street



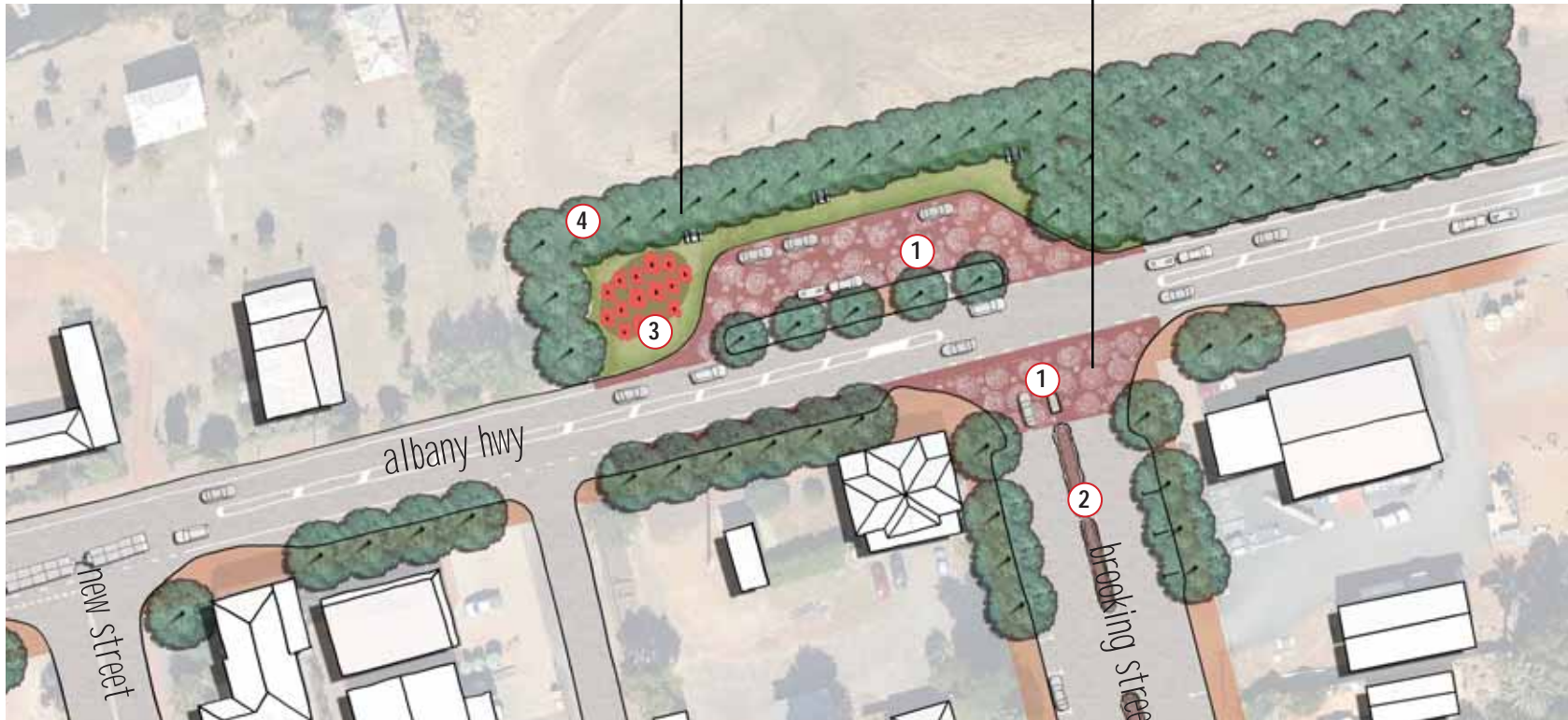
Existing Artwork to become a focal feature of the travel rest area



Main Street Rose garden is the inspiration behind the Rose Road Graphic



Examples of road graphics



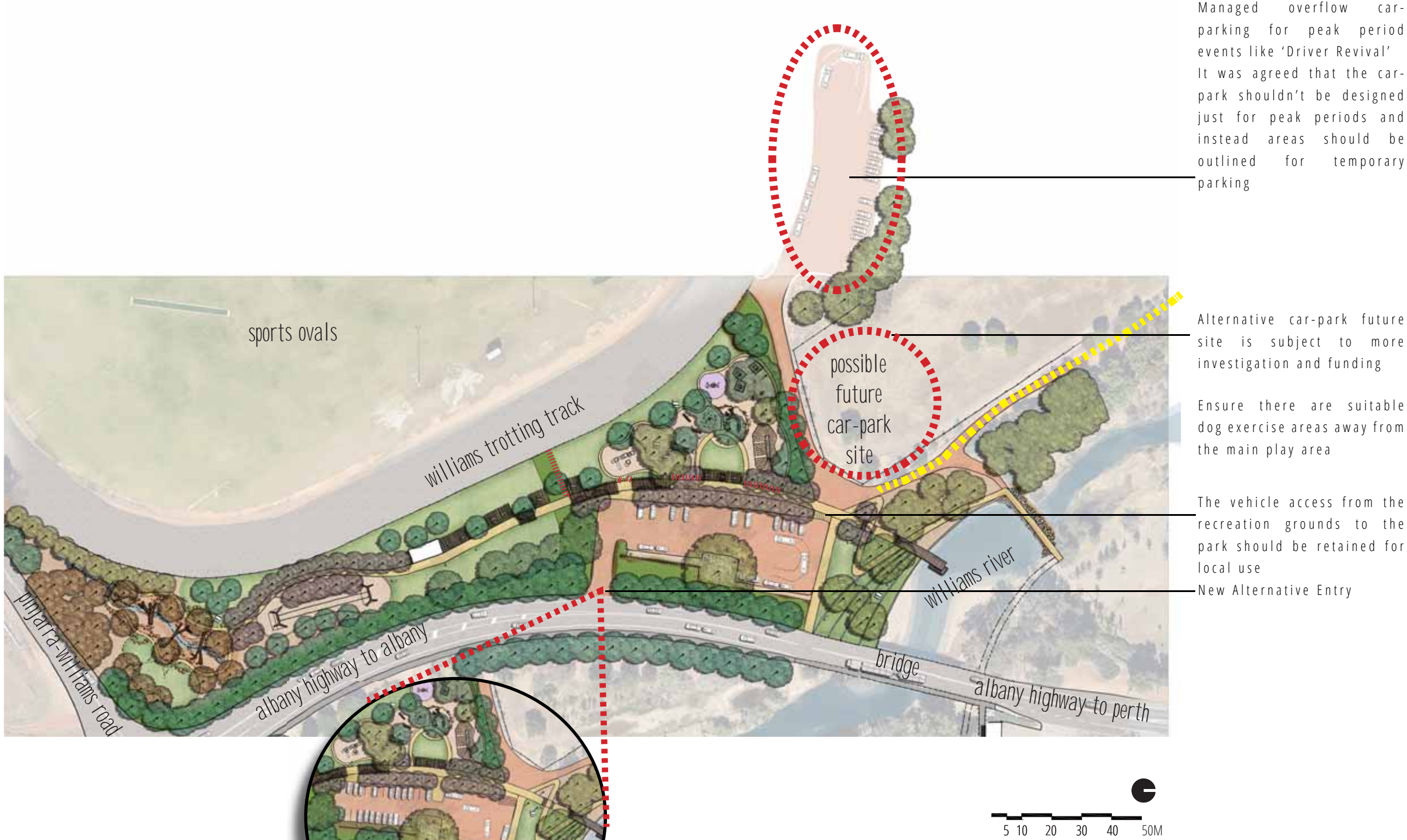
- ① The Rose Art is stencilled onto the road to celebrate Brooking Street as a destination / place
- ② Existing Rose Garden along Brooking Place
- ③ Existing Artwork to become a focal feature of the travel rest area
- ④ Tree buffer creates visual interest, provides shade and protection for pedestrians



Brooking Street indicative perspective



7.4 Key issues from Community Feedback



The Car-parking Entry

- The community welcomed an alternative entry position away from the bridge but this is subject to traffic engineering inputs and approval from Main Road
- Please note that closer examination will need to be undertaken of the entry in conjunction with a traffic engineer during detailed design.

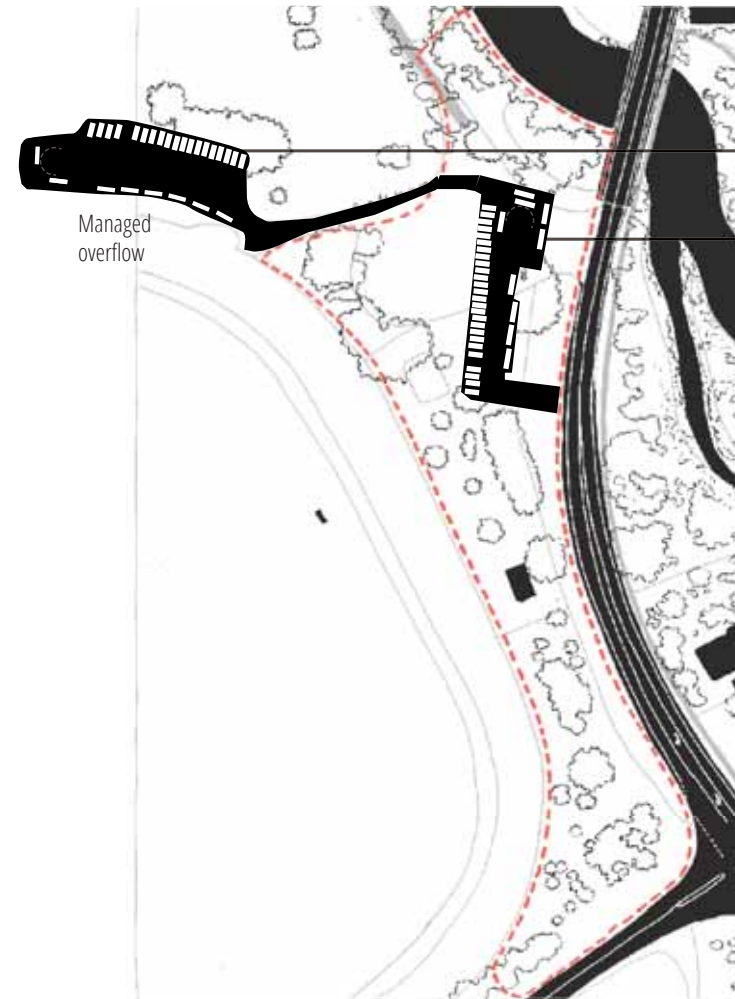
Above is an alternative carpark diagrammatic configuration. In this example the entry is in the same position as current. This is subject to traffic engineering and MRWA approval.



2600m2

## existing lions park

Carpark Area Total 2400m2

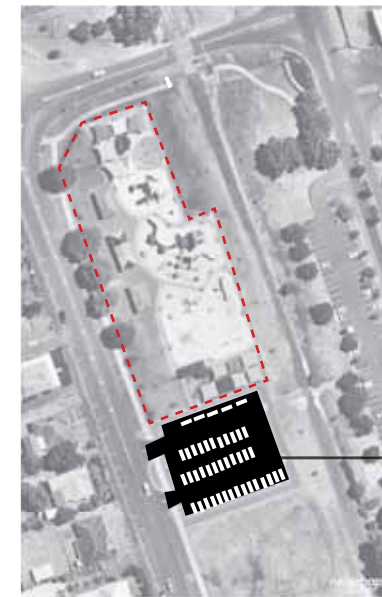


1500m2

1400m2  
Stage 1

## lions park redevelopment

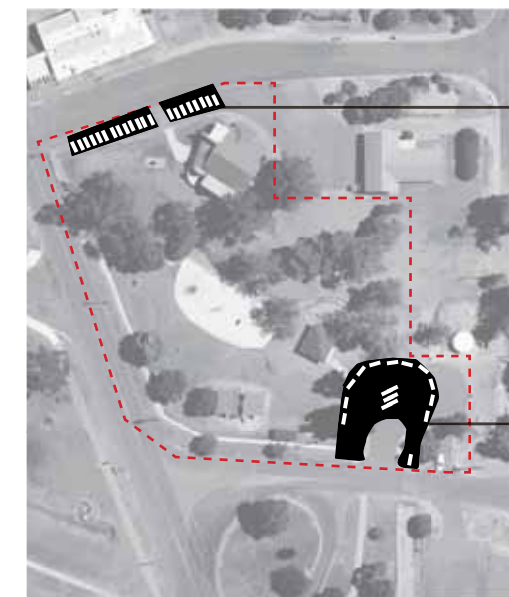
Carpark Area Total 3200m2



1400m2

## donnybrook

Carpark Area Total 1400m2



300m2

600m2

## kojonup

Carpark Area Total 900m2

Above images comparing car-parking areas

### The Car-parking Size

- The community and shire acknowledged that the design and location of car parking at Lions Park needs to create a safe environment for users and enable easy and efficient use while not adversely affecting the amenity.
- Overflow shire managed parking bays could be provided during peak events, like school holidays.





Above the mounds create a barrier to the car-park



Examples of a garden bed providing a barrier to the road



The Town and the Lions Park are divided by the busy Albany Highway



The level change contains the toddlers



The seating and arbour encourages parental supervision



A pedestrian bridge underpass was favoured by the community. Locals frequently walk under the existing bridge when the river level is low.

### Playground Safety Considerations

- Community felt that the some areas of the playground where toddlers play should have fencing or barriers to protect them from vehicles in the car-park and nearby highway
- The detail design phase will explore using garden beds, mounding and/ or fencing as a barrier to vehicles

### The Bridge Underpass

- The community support the inclusion of an underpass with the new bridge by MRWA as it provides safer pedestrian access to and from the town





Walk trail signage and amenity requires upgrading



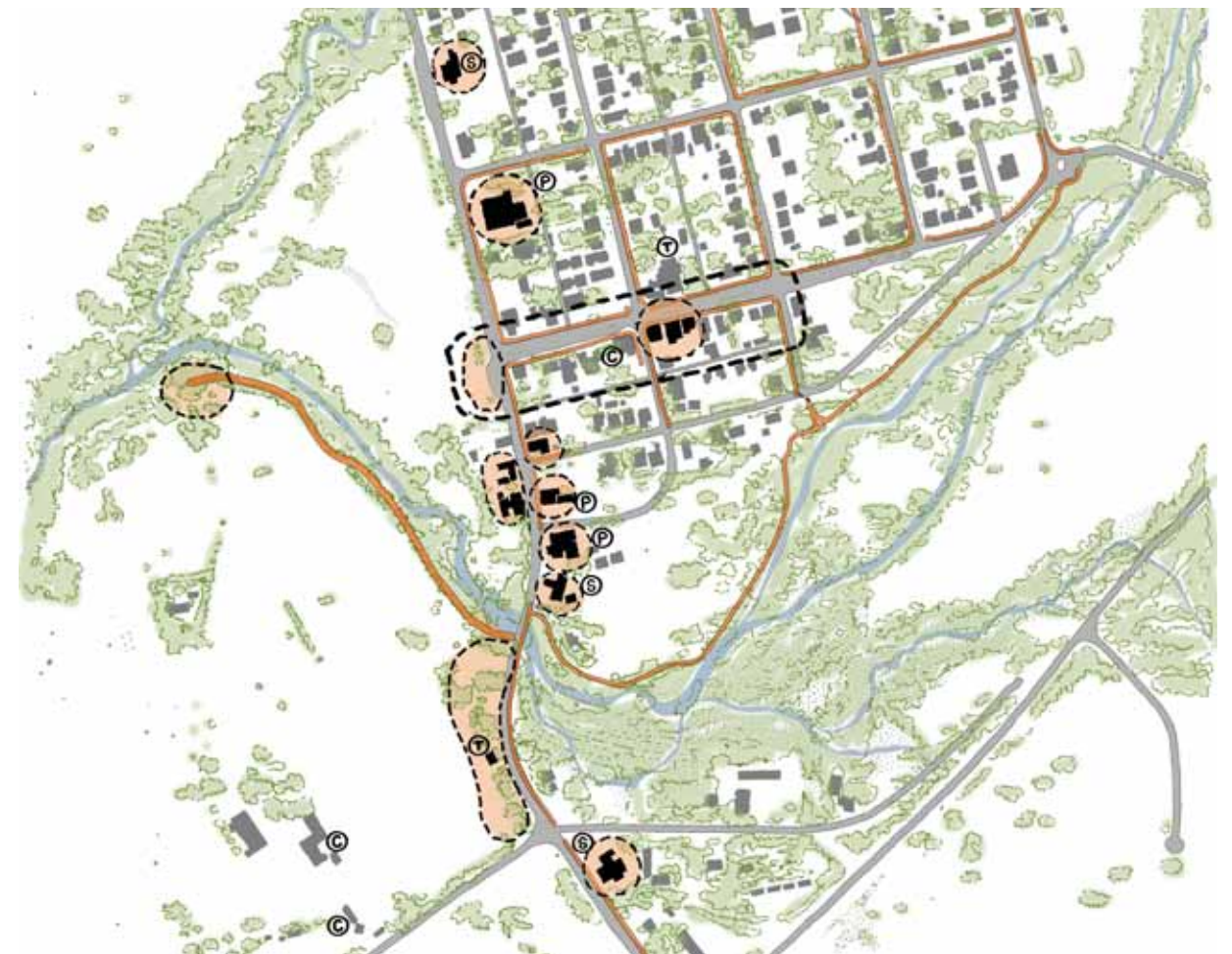
The community felt these street trees don't provide sufficient shade



Perspective depicting proposed street trees amenity along Albany Highway

### Connections

- Upgrade all walking trails to town and along the river
- Provide signage and wayfinding
- Provide street trees for pedestrian shade amenity



Pedestrian Networks - Recreation walk trails and town pathways require upgrading to encourage people to stay longer





Much loved tree by the community and travellers was planted over 90 years ago

### Natural and Cultural Value

- The iconic mature tree planted over 90 years ago was identified as providing visual amenity, cultural value and environmental worth. It was felt this tree and all the mature trees should be retained and celebrated.



Example of the project numbat examples



The Numbat could be a mural on a wall



The Numbat could be made from timber like this lizard which provides a sense of place and acts as a play element.

### The Feature Numbat

After the community workshop the Project Numbat, a not for profit community group, approached the shire about including a giant fibreglass numbat into the playground. This group's mission is to promote awareness and involvement in the conservation of Western Australia's unique mammal emblem. As the Numbat is the Shires logo they in principal agreed that during the detail design phase this addition can be explored further to ensure its form, scale and materiality enhances the parks ambiance.



# 8.0 NEXT STEPS

## 8.1 Indicative Implementation Plan

The Lions Park Precinct Masterplan has been developed to guide change and to ensure that future redevelopment responds to the principles and desired outcomes that the community and travelling public value. This includes travelling amenity, recreational facilities, play areas, landscaping and car-parking, whilst also giving consideration to cultural, heritage, economic and environmental opportunities on the site.

The masterplan is made up of numerous smaller projects that may be implemented in the short, medium and long term, as funding becomes available. A broad cost estimate of associated construction costs for the precinct has been derived. A staging plan will be further defined and projects will be recosted in detail when funding sources are confirmed and detail design has commenced.

Stage	Description	Approx. only
stage 1		
1	project PRELIMINARIES	\$62,500.00
1	river park and carpark 1	\$406,100.00
1	General POS amenity	\$343,325.00
1	PLAY AREA 1 (includes giant numbat)	\$349,675.00
stage 2		
2	PLAY AREA 02 and (Optional carpark 2)	\$161,050.00
2	Albany hwy and streetscape	\$34,225.00
2	brooking street and Albany hwy connection	\$162,550.00
TOTAL +GST		\$1,519,425.200

- \*The above approximations do not include design fees, project management, escalations, contingencies or major service upgrades.
- No pedestrian crossings or underpasses have been included
  - No Noongar Community Engagement is included in the cost
  - No new lighting has been proposed

## 8.2 Ongoing Engagement

Once the Shire has obtained funding the masterplan should be further refined with a community reference group to ensure community ownership and governance. The group may consist of 8-10 people and encompass a range of community members such as;

- Members from the wider travelling community
- Local residents
- Local Stakeholders
- Youth representative
- Elderly representative
- Noongar representative
- Historical Society
- Chamber of commerce
- WA Police
- Recreation representative

The design of the park can be honed through a series of 3 facilitated community workshops where the participants are invited to provide feedback, report back to their community groups and then relay comments to the shire and design team, creating a system called circular reporting.

stage 2 - brooking street + albany hwy  
\$162,550.00

stage 2 -albany hwy + streetscape  
\$34,225

stage 1 - river park + carpark  
\$406,100

stage 1 - PLAY AREA 1  
\$349,675

stage 1 - General POS amenity + harbour  
\$343,325

stage 2 - PLAY AREA 02  
\$161,050

