



Bridgewater Parkland

Master Plan Report

2016 - 2026



Brighton
going places

Prepared for



by

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DATE

07-06-2016
28-07-2016

VERSION

Preliminary
Final

APPROVAL

CT / MS
Brighton
Council

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Executive summary

The Bridgewater Parkland is a large area of reserve situated between the shopping precinct and the foreshore. It consists of land owned by the Council and DPIWE and contains creeklands, the foreshore area, a nursery and a sewage treatment plant, due to be decommissioned in 2024.

It is an easily accessible place for the surrounding neighbourhood to access and has the potential to be a well used and much loved community space.

Consultation

Community consultation revealed a strong desire for 'anything' to happen but by far the most asked for element was something for children and adolescents to engage in.

Context + Site

The parkland is a valuable natural asset to the area and is located in such a way as to lend itself to be an important link from the civic centre to the foreshore incorporating spaces along the link able to be activated for various recreational uses. It is currently an underused space with a problem of motorbikes and trail bikes.

Master Plan

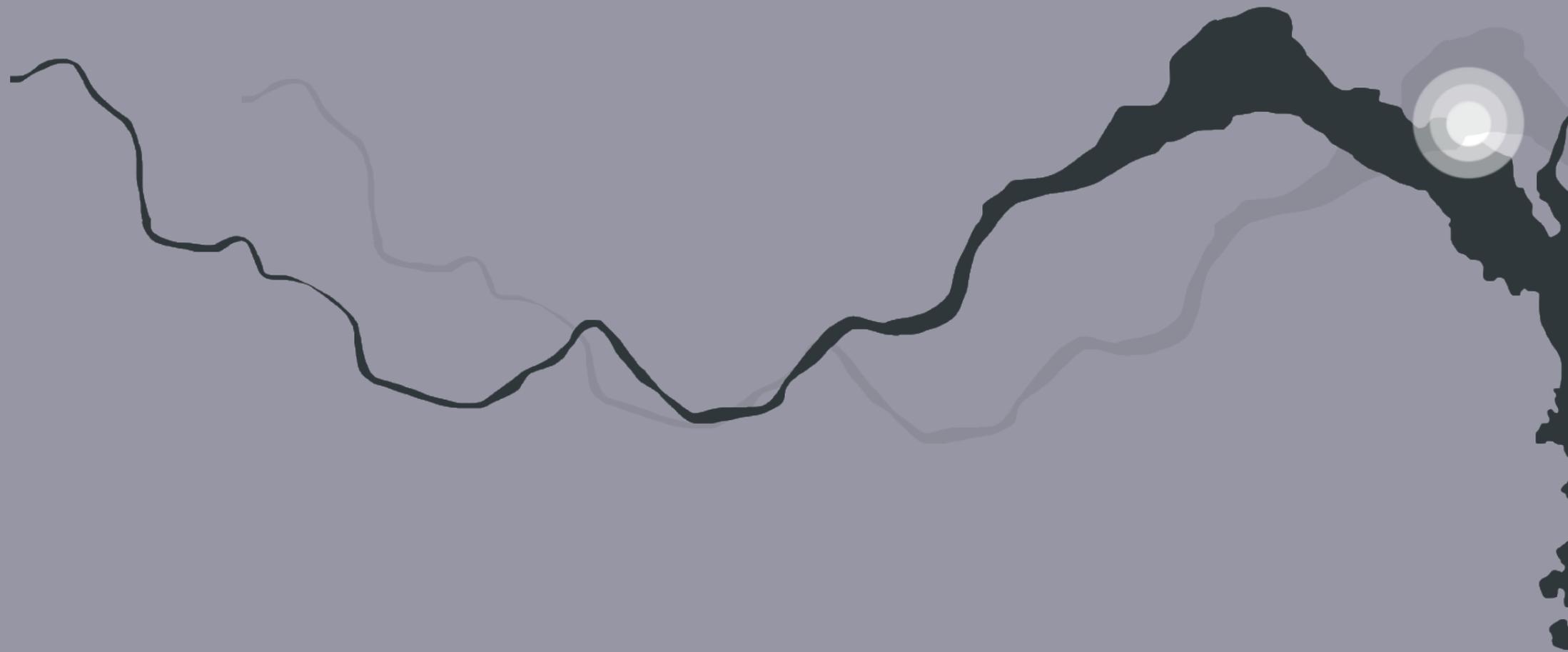
The Bridgewater Parkland Master Plan has been initiated to address these issues and provide a future direction for the reserve that will enhance the community by providing greater recreational opportunities, eliminating undesirable activities and working over time to improve and strengthen the identity of the Bridgewater area. The following series of Guiding Principles has been suggested to help guide future direction:

- A Parkland for the community
- Connect the civic heart to the foreshore
- A regional destination
- Provision of mixed use recreational opportunities
- Activate the waters edge
- Build partnerships and continue community involvement
- Plan for the future

The opportunity exists to create a unique space based on a strong sense of place while embracing the existing natural assets of the foreshore and the mountain views. Providing fun and intelligently designed play opportunities for all ages and abilities as well as the addition of a safe and usable pathway network will help to ensure a long lasting space that is embraced by the community and visitors alike.









01

Process and place

01.1

Process and place

The master planning process

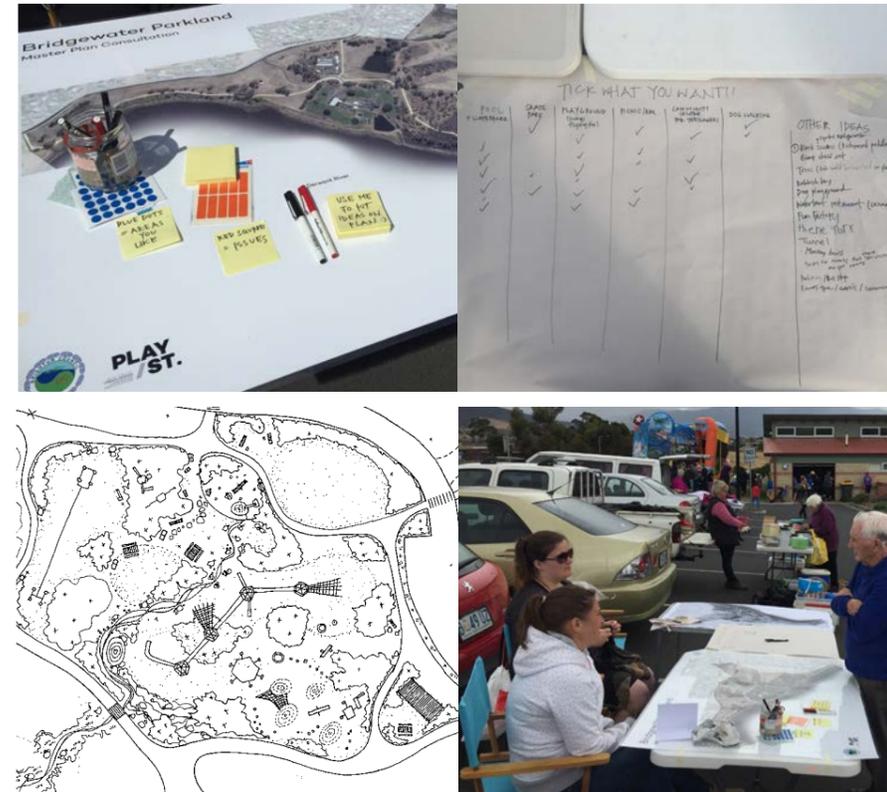


Figure 01: Images from community consultation events

01.2

Process and place

Initial community consultation



Community consultation was carried out in December 2015 and included the following:

- Saturday morning Gagebrook 'Park It & Market';
- The 'Youth Off The Streets' christmas party;
- A Bridgewater Parkland facebook page was created to enable communication and feedback from the community (ongoing);
- Various newsletters distributed by council inviting feedback.

The issues identified by the community were similar across the forms of consultation and included:

- Lack of amenities, things to do;
- Motor/ trail bike riders dominating the area.

The characteristics viewed as positive about the current site were:

- the willow trees;
- the opportunities for walking.

The feedback from the community was extensive. Residents believed that the main issues with the existing parkland included a lack of infrastructure and very little maintenance of the existing natural assets of the parkland. The local children currently use the area adjacent to the creek to play, however there is an issue with rubbish and the landscape is overgrown. Adults are currently only using the main gravel paths as a dog-walking thoroughfare, avoiding the overgrown areas completely. The desired activities survey (figure 03) shows that 23% of participants would like to see a playground in the parkland, and the same percentage wish for water elements of some kind in the space. Picnic/BBQ facilities and passive recreation scored 19%, and a skatepark and dog walking also scored highly with the community. It was particularly encouraging to see that the majority of residents voting for a community centre for teenagers (15%) were children or teenagers themselves.

The brainstormed ideas for the parkland (figure 02) were varied, ranging from simple ideas such as more trees, parkland spaces and rubbish bins to grander ideas such as a theme park, laser tag and a community pool.

In general, the community believe that the Bridgewater Parkland is an important community asset and should encourage use through varied activities and interesting & inviting spaces.

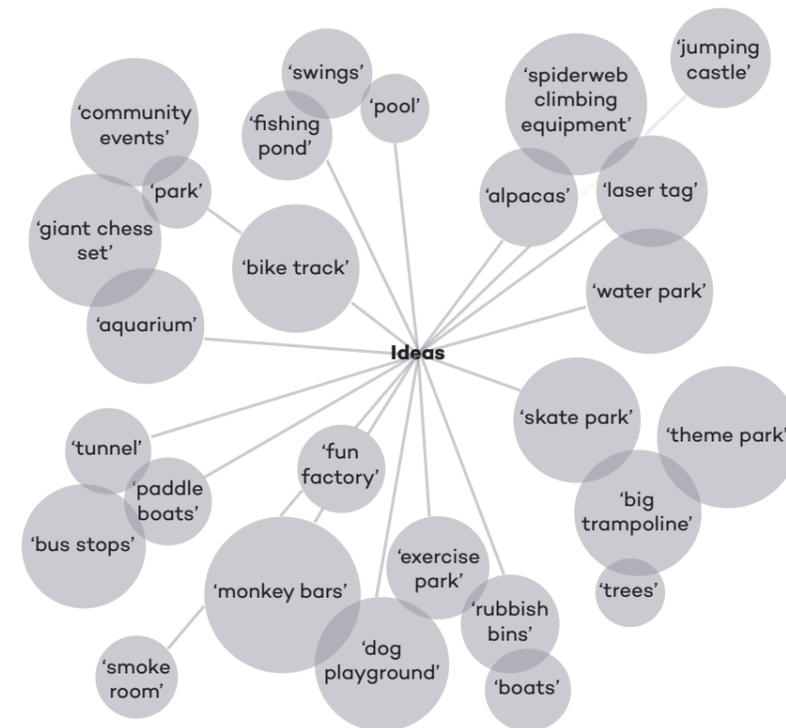


Figure 02: Community consultation ideas brainstorm

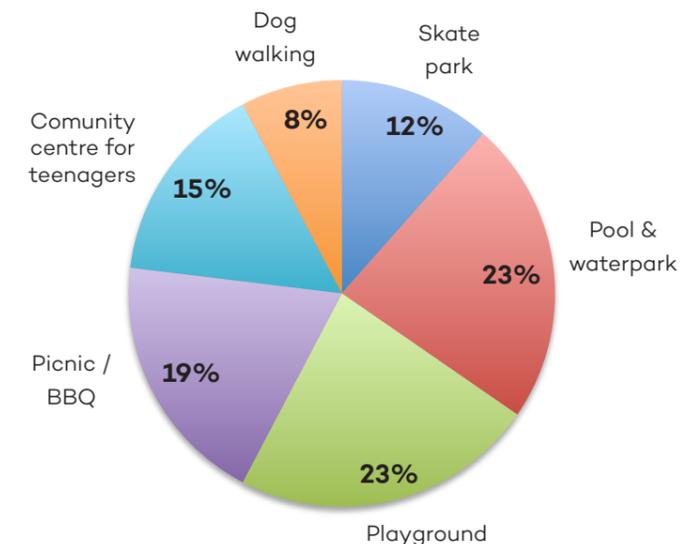


Figure 03: Desired activities survey

01.3

Process and place

The broader view

Bridgewater is situated 20km north of Hobart, Tasmania. The main vehicular access from Hobart is via the Brooker Highway and Bridgewater Bridge, or along the northern side of the river on the East Derwent Highway. The parkland itself can be found nestled between residential zones and the Bridgewater commercial district. Bridgewater Parkland is expansive with a combined area of over 20 hectares.

Location



Figure 04: Location plan

Existing ground analysis

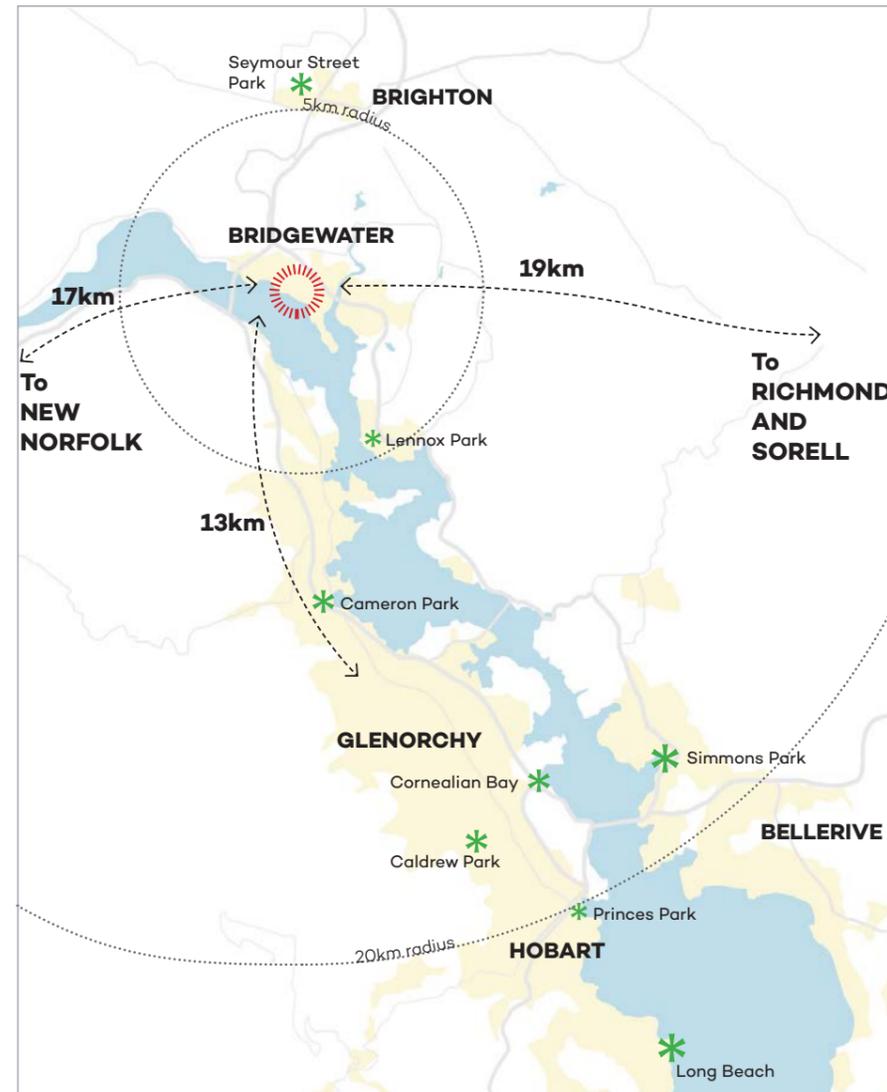


Figure 05: Existing ground analysis plan

01.4

Process and place

Arriving to site



Figure 06: Site arrival sequence plan

The site

Natural Conditions

The site is on the edge of the Derwent River and is a predominantly open woodland with pockets of native trees, predominantly eucalypts and teatree.

Prevailing winds are from the north east for much of the year with southerlies predominantly occurring during summer afternoons.

The site has a range of topography from gently sloping to a steep overgrown rivers edge.

It has good sun access throughout the majority of the site.

Cultural Conditions

Neighbourhood character: The site is bordered to the north east and west by residential areas. It is close to the civic area and the local high school.

History: The Paredarerme Aboriginals were the original custodians of Bridgewater and were the largest indigenous tribe in Tasmania, a nomadic tribe with a strong culture, with the earliest recording of European history in the 1790's.

Sense of place: The site exhibits a mix of both attractive spaces including the area below the creek and the foreshore edge as well as a range of more undesirable areas namely the sewerage plant.

Site Features

Willows / Creek: A grove of willow trees provides amenity along the creek edge and is one of the few areas to provide shade. There is anecdotal evidence from the community that it is used as a location for the distribution of drugs.

A small creek collects stormwater from the area adjacent to Cheswick Crescent which then collects in a fenced off dam above the sewerage plant.

Dam: Small existing dam is fenced off and polluted - no stormwater treatment is currently in place with overflow into the Derwent River.

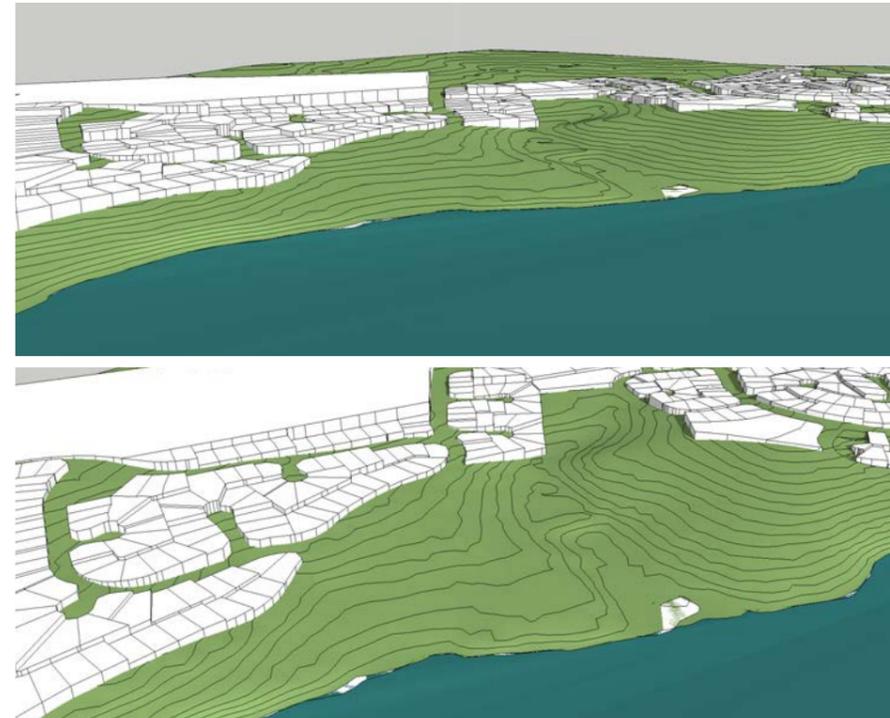
Foreshore: A length of the site's steep overgrown river's edge, strewn with rubbish and washed-up debris.

Existing Infrastructure and Analysis

Vinnie's Grow Centre: An existing community nursery. The interface between the nursery and parkland provides visual clutter.

Sewerage Plant: Due to be decommissioned in 2024. Odour from plant unpleasant.

Roads: There are two roads into the parkland, one down past the LINC and the other off Eddington St.



Figures 07 & 08: Existing landform model

01.6

Process and place

Site inventory

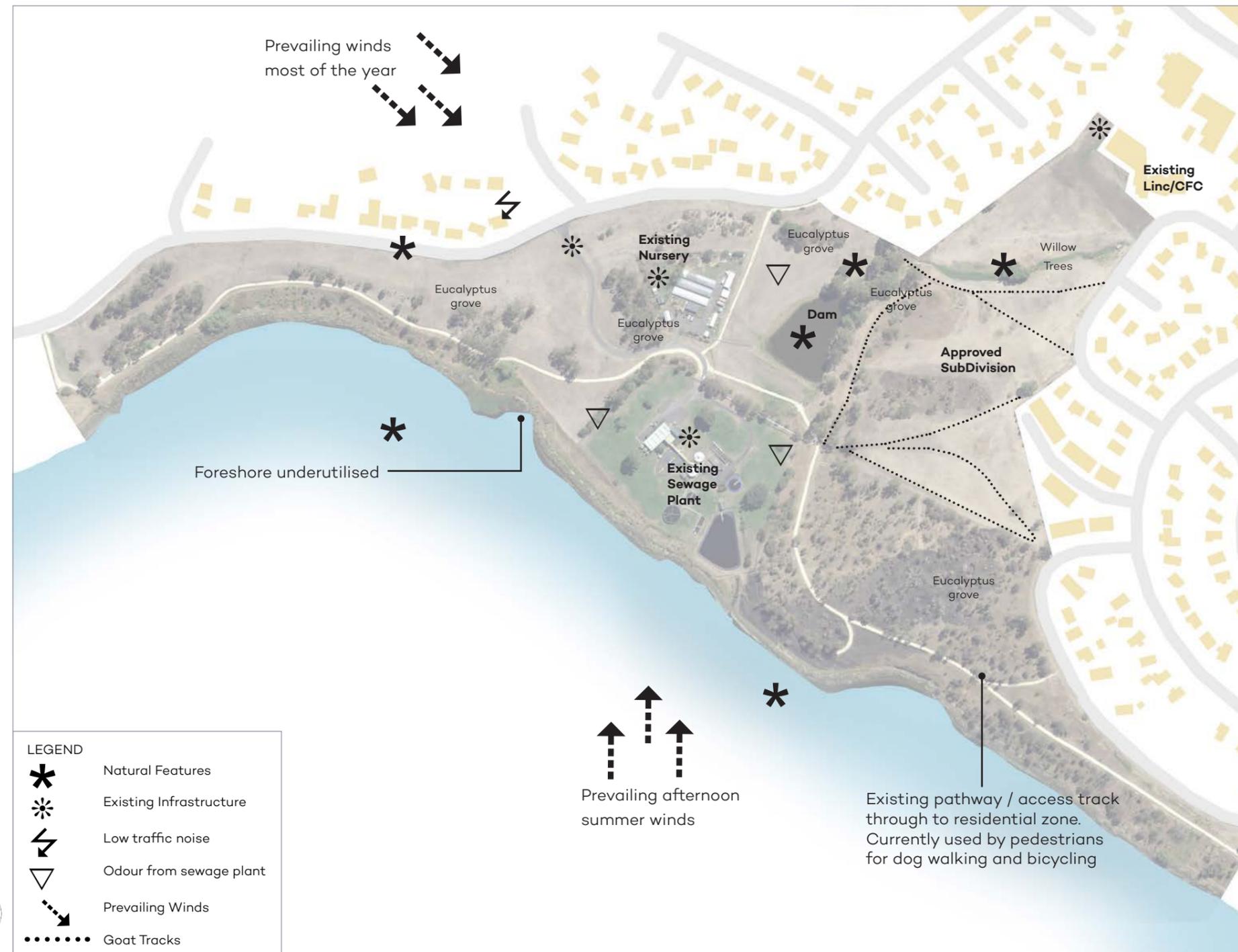


Figure 09: Site inventory plan

01.7

The land and view sheds

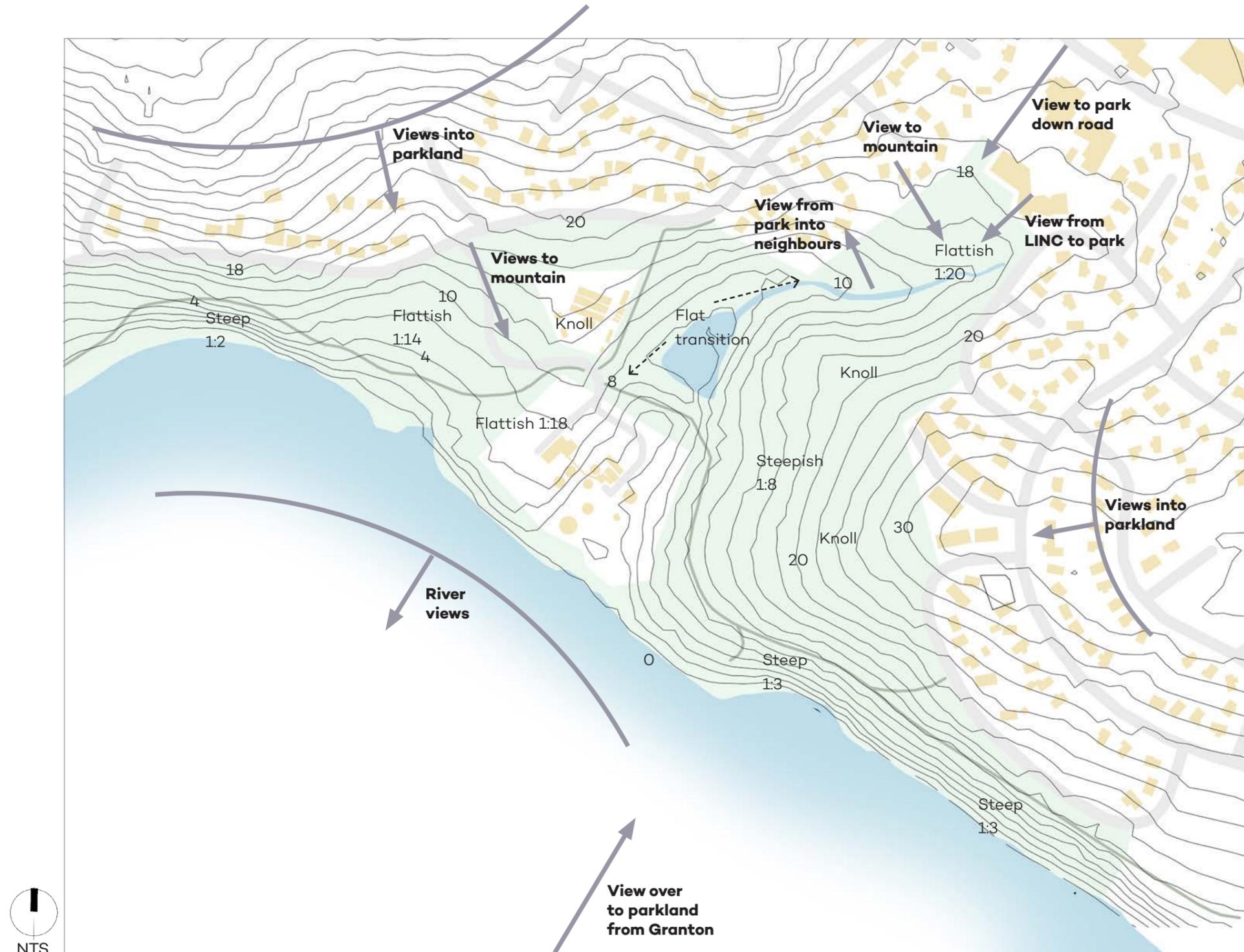


Figure 10: Land and view sheds plan

01.8

Process and place

Identifying the opportunities

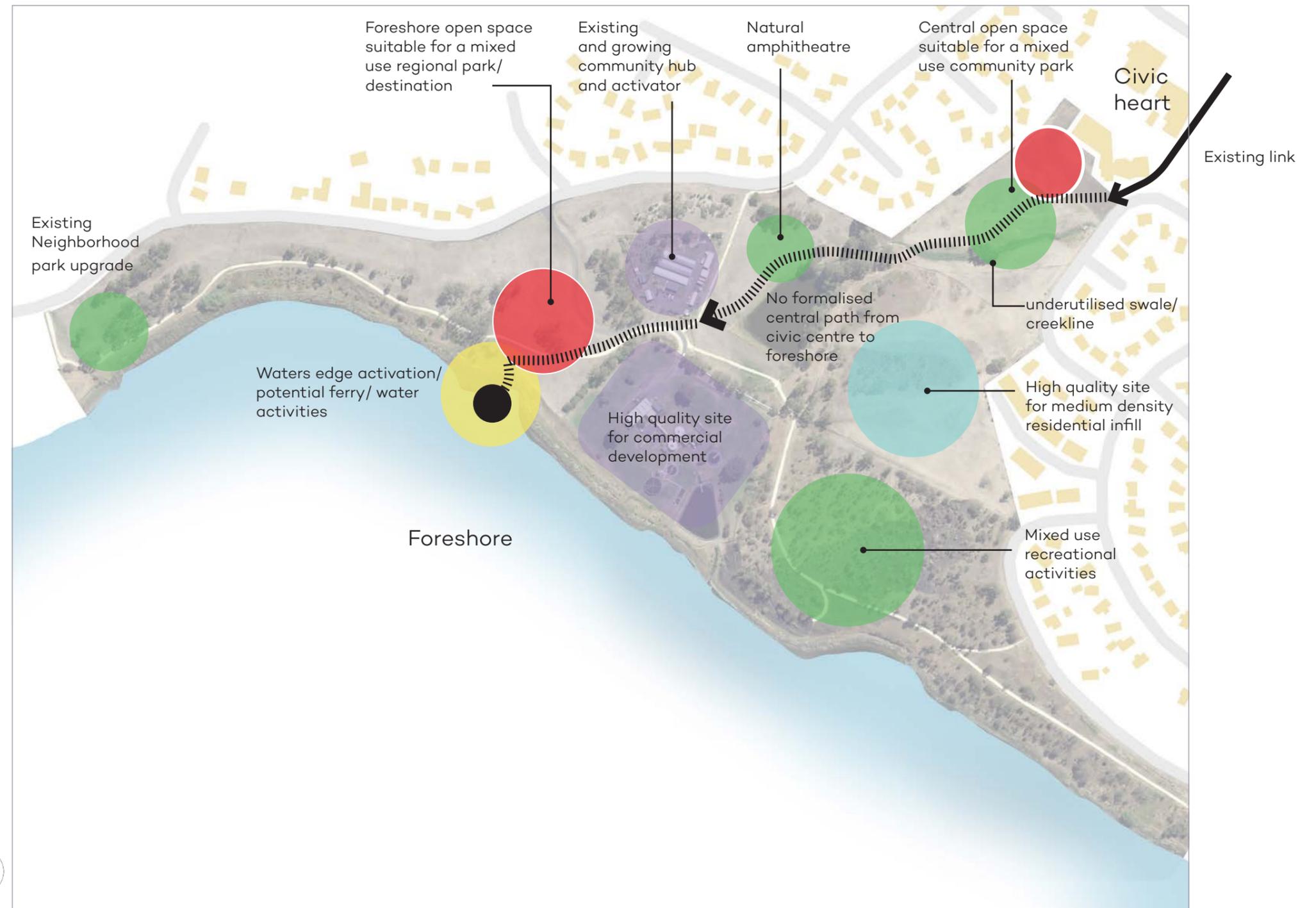
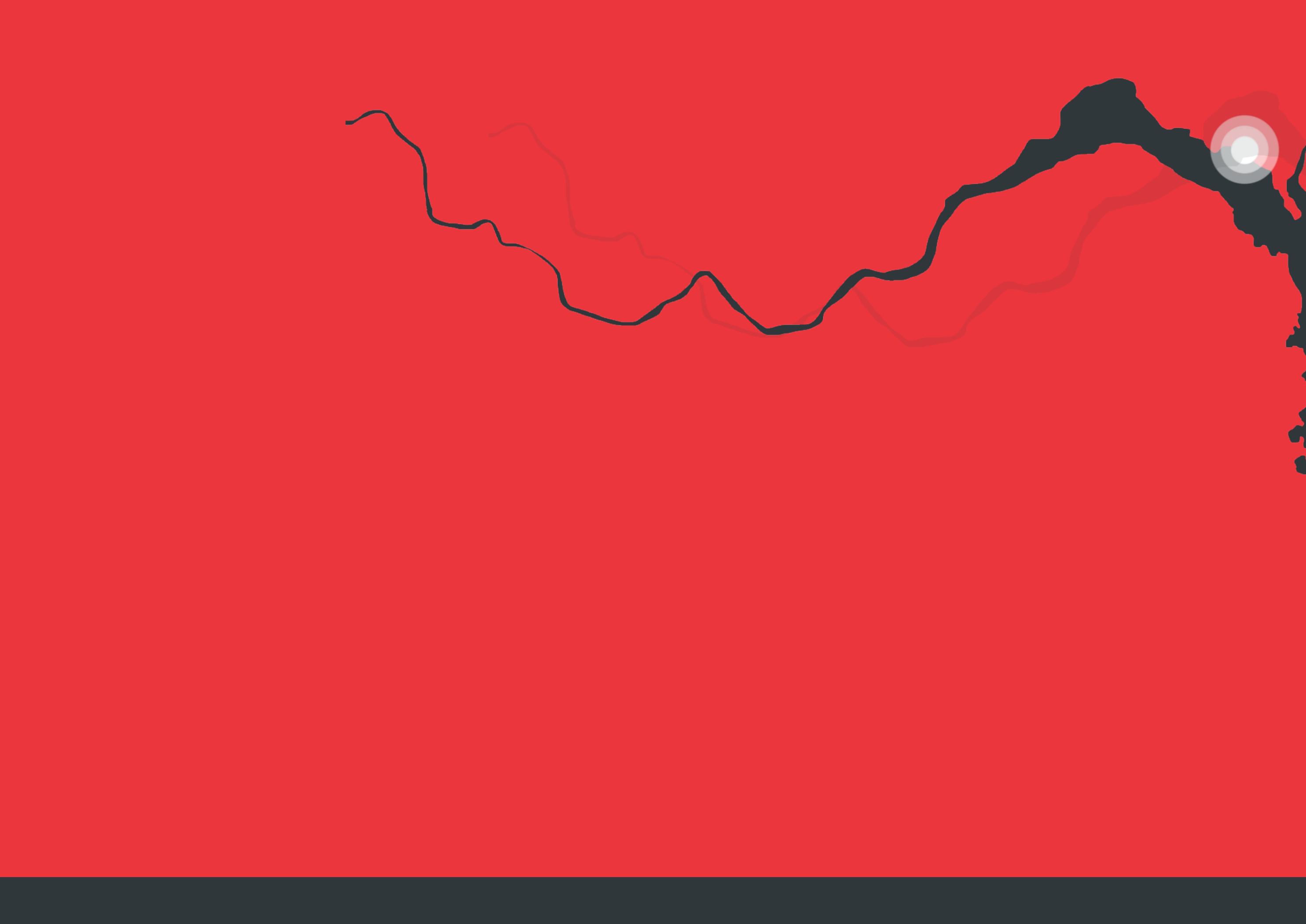


Figure 11: Opportunities plan





2022

Guiding principles and approach

02.1

Guiding principles and design directions



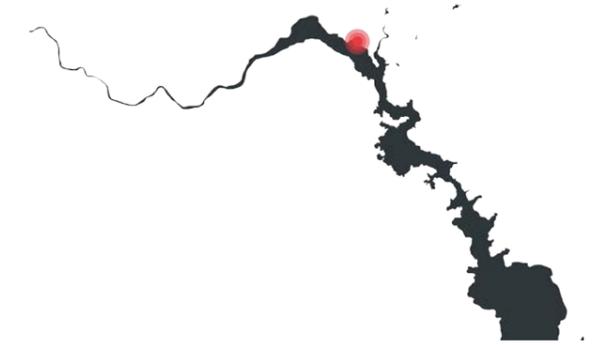
Design directions

- Two key sites identified
- A central spine connecting the civic centre to the foreshore
- Identify immediate achievable projects
- A considered approach that allows for future opportunities

02.2

Guiding principles and approach

Conceptual overview



Understanding the existing conditions of site and the surrounding context combined with the desired outcomes of both the community and the council has guided the development of the master plan, which seeks to identify and rectify any issues and provide maximum value to the community.

Two key sites were identified as suitable for the more active areas of the parkland with a connecting spine to enable safe and pleasant access from the civic heart to the foreshore.

The areas immediately surrounding these two sites were then looked at in further detail. Each site was developed further with two potential options as a possible spatial layout for future activities.



- Site 1. Mixed use community parkland/ playspace
- Site 2. Mixed use Foreshore parkland/ play space
- 3. Existing community hub - continue activation opportunities to adjacencies
- 4a. Events space. Alternative option for skate park. Dam infill, re-establish natural creekline.
- 4b. Parkland buffer/ mixed recreational use
- 4c. High quality parkland (future connectivity to foreshore)
- 4d. Foreshore edge
- 4e. Foreshore edge (future connectivity)
- 5. Options and opportunities to activate the waters edge
- 6. Future mixed use commercial development opportunity with community benefits

Figure 12: Conceptual overview plan

02.3

Site 01 - Community parkland



Figure 13: Civic parkland conceptual plan

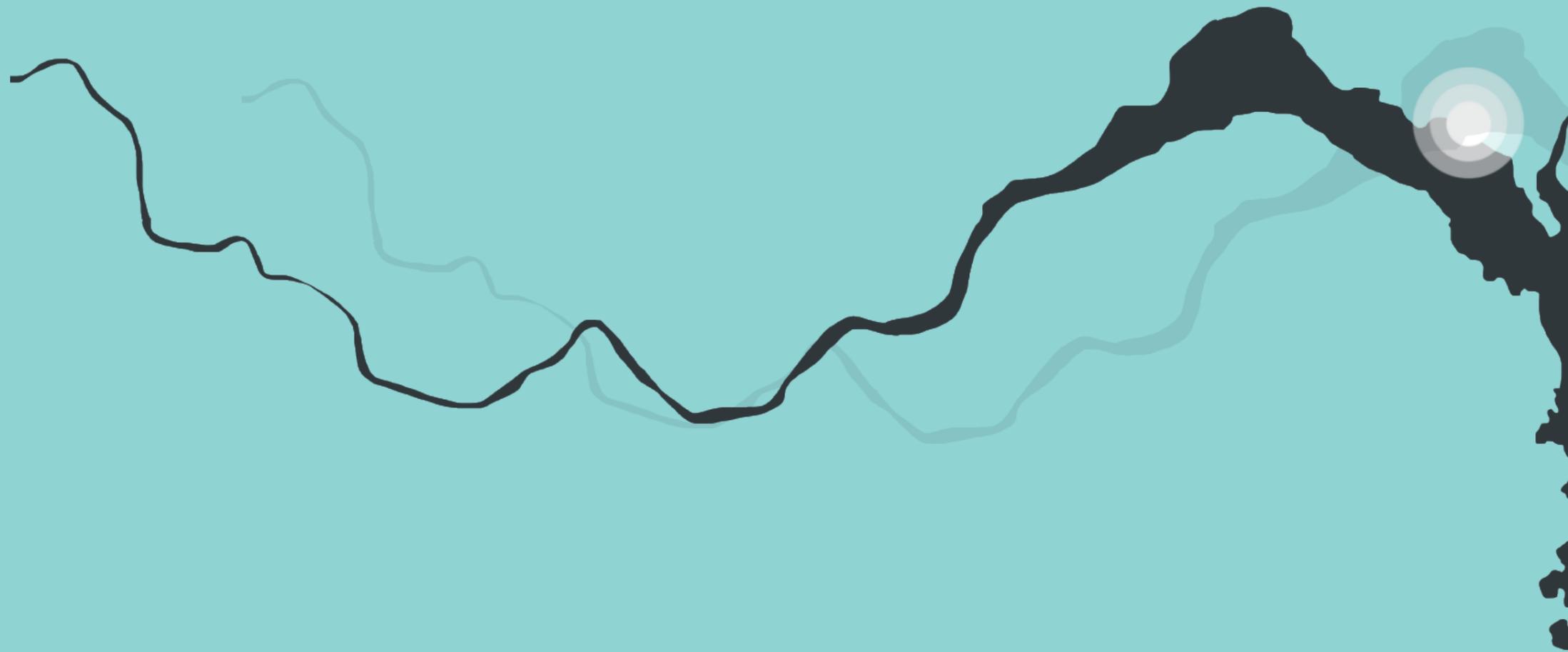
02.4

Guiding principles and approach

Site 02 - Foreshore parkland



Figure 14: Foreshore parkland conceptual plan





03

The master plan

03.1

The master plan, how it could be...

The aim of the master plan is to create a community parkland that appeals to all age groups and abilities through a series of spaces and activities, all sharing a common approach to design and material selection.

Embracing the existing natural assets of the mountain view and foreshore the intent is to create a linear parkland experience that connects the civic centre of the community to the foreshore with a series of play and recreational facilities along the way. The end goal is to create spaces for community, vibrant places for play, gathering, markets, daydreaming, exercise and areas for enjoyment.

In response to the site and to encourage a sense of place, the concept for the play spaces has been loosely based on the form of a swans nest amidst the rushes, with the use of grassy mounds amongst forests of trees and play elements encouraging a sense of discovery and delight but with a calmness of approach to the design in order to retain the gentle feel to the site.

Situated in the middle of the parkland are areas for walking and exercising dogs, mountain bike trail, café, and toilets. The entire design is to consider the principles of Crime Prevention Through Urban Design (CPTED).

Legend

- 01_ Retain passive picnic area. Install small node of play equipment in the location with new shelter and BBQ facilities
- 02_ Exercise stations / nodes along loop trail
- 03_ Short river's edge educational boardwalk
- 04_ Recreational pier for fishing, kayaking and small boat temporary mooring. Investigate potential for larger infrastructure such as marina, ferry, jet boat rides to New Norfolk, river swimming pool
- 05_ New trail network throughout parkland
- 06_ New in / out road option to parkland
- 07_ Cafe partnership option with community nursery and north facing breakout / activation to parkland
- 08_ Parkland buffer
- 09_ Potential future carpark to cafe / nursery / other facilities
- 10_ Parkland / natural amphitheatre
- 11_ Parkland buffer
- 12_ Alternative skate park option - (notional shown). Investigate possible connections to the Youth Off The Streets shed
- 13_ Infill portion of dam and naturalise creek edge to include water sensitive urban design
- 14_ Parkland buffer
- 15_ Central pedestrian and cycleway spine from civic precinct to foreshore with lighting, free wifi and seating nodes
- 16_ Water Sensitive Urban Design (WSUD)
- 17_ New car park
- 18_ Pedestrian entry
- 19_ Create a BMX / mountain bike area (develop through consultation with user group)
- 20_ Investigate a fenced dog training / recreation area (develop through consultation with user group)
- 21_ Future medium density infill development site



Figure 15: Final master plan

1:4000@A3

03.2

A community parkland concept

- 01_ Public toilet facilities / shelter / community noticeboard
- 02_ Bird's nest swing
- 03_ Slides on grass mounds, mix of traditional and custom play equipment amongst shaded gardens
- 04_ Seating / picnic area / BBQ facilities
- 05_ Boulder hop & groundcover planting
- 06_ Kick about lawn
- 07_ Play equipment
- 08_ Track head / art sculpture
- 09_ WSUD stormwater treatment with natural wetland planting
- 10_ Nature-based play, boulder hop along creekbed. Retain existing willow trees (under prune)



Figure 16: Community parkland plan

1:750@A3

03.3

A regional foreshore parkland destination



- 01_ Small exercise / seating nodes through existing trees
- 02_ Flying fox / cableway
- 03_ Kick about lawn
- 04_ Water play / creekbed amongst pockets of planting
- 05_ Skyway with tunnels and nets attached to ground plane
- 06_ Car parking along playground edge for ease of access to facilities
- 07_ Additional car parking to nursery
- 08_ Public toilet facilities / shelter
- 09_ Grass mounds and climbing play
- 10_ Water play / creekbed connected to WSUD planting
- 11_ Pedestrian recreation pier for fishing, kayaking and small boat temporary mooring
- 12_ Ocean pool



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Figure 17: Regional foreshore parkland plan

03.4

Internal pedestrian and vehicle overview

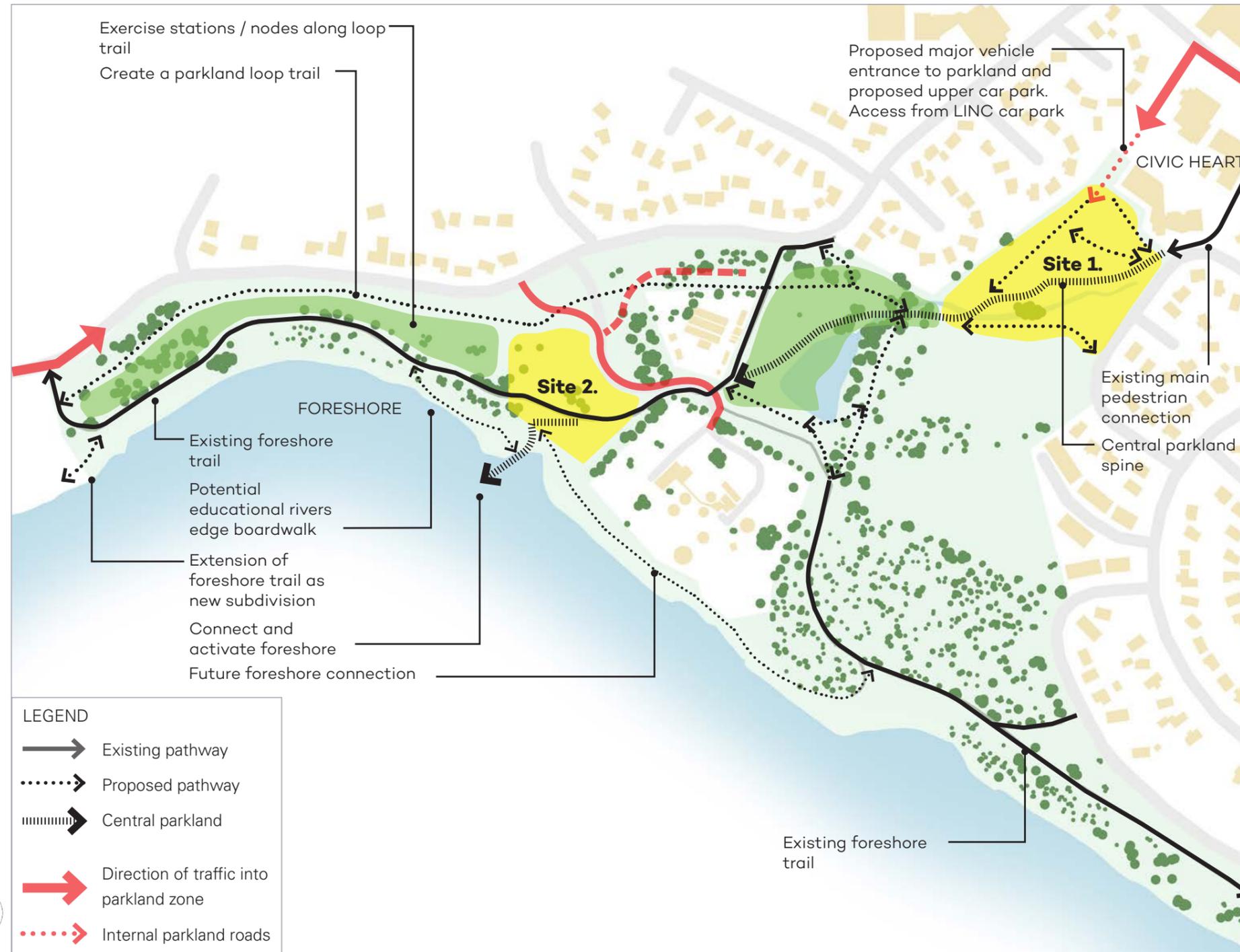


Figure 18: Internal pedestrian and vehicle overview plan

03.5

The master plan

Recreation opportunities



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Figure 19: Recreation opportunities plan

03.6

The master plan

Public amenities design guidelines

Overall aims

The following section outlines a series of guidelines for the design of public amenity buildings located within the parkland masterplan, namely those indicated at the northern entrance to the Community Parkland and in the eastern pocket of the Regional Foreshore Parkland. The aim of these guidelines is to help ensure the design, construction and maintenance of safe, accessible and sustainable public amenities of the highest architectural quality. The term 'public amenity buildings' refers to the public toilet blocks, however these guidelines are premised with the notion that even the most basic and functional of building types such as toilet blocks have the potential to play an important civic role and provide unique and memorable visitor experiences within the overall parkland.



Figure 20: Accessible public space and amenities at the Glenorchy Art and Sculpture Park (GASPI), Hobart

Design guidelines

1.0 Master Planning and Concept

The design of all public amenity buildings should be directly responsive to the core values, concepts and design characteristics of the overall parkland master plan.

1.1 Community Parkland Amenity Building

The amenity building shown in this location plays an important role in the framing of the entry to the park. In the master plan, the building has been indicated directly opposite the existing LINC building, creating a gateway from the car park that surrounds the existing community buildings into the northern half of the parkland. This civic role should be a key consideration for the design, along with the essential functional requirements that the building needs to meet.



Figure 21: Master plan location of community parkland amenity building

1.2 Foreshore Parkland Amenity Building

This building is shown on the master plan as located to the south of the proposed car park adjacent to the foreshore playground. The amenity building here will provide essential functional support for families using the playground and should be particularly equipped for this user group. Whilst fulfilling this functional role, it is important that the building feel open, accessible and part of the playground, rather than a facility that is off-to-one-side. The building should be clearly visible from the car park and playground to ensure safety and accessibility.



Figure 22: Master plan location of foreshore parkland amenity building

2.0 Specific Building Design

Good quality design is of the utmost importance to ensure the implementation of safe, accessible and sustainable public amenities. Below outlines a series of specific guidelines for various aspects of designing good quality public amenities.

2.1 Site Location

Whilst there are indicative locations for public amenities buildings shown on the master plan, careful consideration should be given to the exact site location for each of the buildings. This attention to siting is necessary to ensure that the buildings form part of the overall conceptual and functional intent of the parkland, rather than feel imposed upon it, along with making sure the buildings are positioned in a safe and accessible location for all park users. Amenities buildings can also be positioned to frame public space around the building and between it and other structures and vegetation.

2.2 Building Orientation and Scale

The exact orientation of the buildings should ensure;

- Equitable access (ie trafficable gradient of pathways),
- Clear visibility and signage to and from building entrances,
- Access to natural light and ventilation.

The buildings' size and scale should consider;

- The relationship of form and scale to neighbouring buildings,
- The relationship between civic scale (precinct) and human experience (intimate).

Also, the amenities buildings should take into careful consideration, the surrounding parkland vegetation design so that the built form and landscape can be well integrated.

2.3 Building Layout and Plan

The exact building layout should;

- Comply with legislation including the National Construction Code of Australia (NCC) and relevant Australian Standards,
- Consider the number of cubicles and fittings required. This would involve an understanding of the demographics and number of users of the parklands. This also affects the requirements in relation to the provision of separate Male and Female toilets or Unisex cubicles,
- Include amenities for PWD (People with Disability),
- Consider Ambulant accessible cubicles,
- Provide Baby Change facilities,
- Provide appropriate storage and duct areas,
- Access as much natural lighting and ventilation as possible,
- The provision of water collection and storage.

2.4 Materials, Fixtures and Fittings

2.4.1 Internal

Selection of Internal materials, fixtures and fittings should;

- Comply with legislation including the National Construction Code of Australia (NCC) and relevant Australian Standards,
- Respond to any aesthetic controls mandated by local planning and building policy,
- Be robust and hard wearing for vandal proofing and longevity whilst being aesthetically appealing - consideration should be paid to the use of colour and texture to 'soften' the spaces and allow them to feel comfortable as well as functional and safe.
- Ideally be stainless steel type with concealed cisterns for toilets to prevent damage.

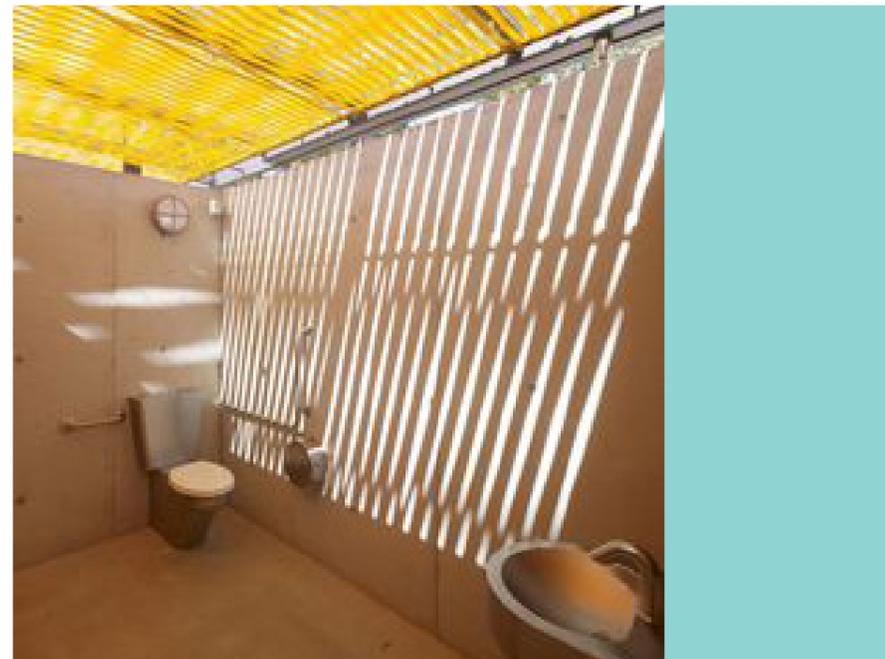


Figure 23: Light and airy design of accessible public toilets

2.4.2 External

The use of external materials should;

- Respond to the context of the surrounding park and nearby buildings in terms of colour and materiality,
- Be durable in terms of resistance to vandalism and general weathering and therefore relatively maintenance free,
- Include clear signage,
- Incorporate colour and texture as appropriate to soften the visual impact of a building type which is by nature internalised and blank from the exterior.

2.5 Sustainability

The following sustainability measures are to be incorporated;

- Roof water capture for use such as flushing toilets,
- Toilet flush control system and automatic / timer controlled taps to reduce water consumption,
- Use of natural light during the day, backed up with lights on sensors to reduce energy consumption,
- Solar power for lights, exit signs etc.
- Recycled materials for external cladding where possible.

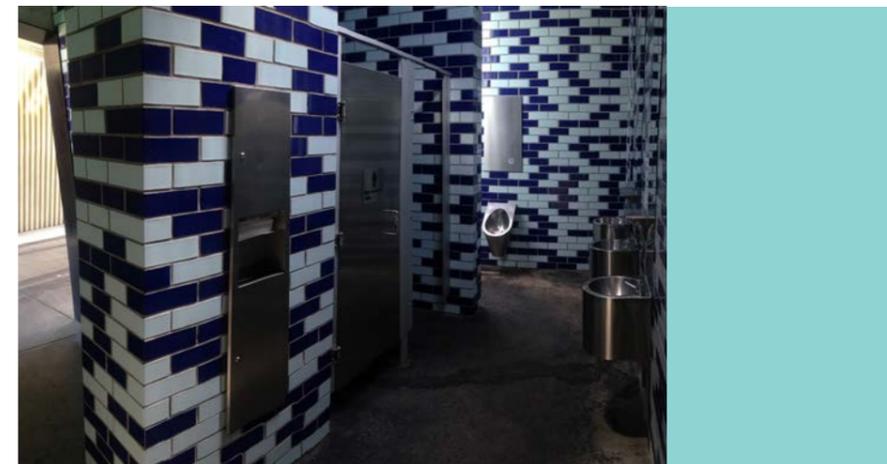


Figure 24: Public toilets, Geelong Victoria by BKK Architects

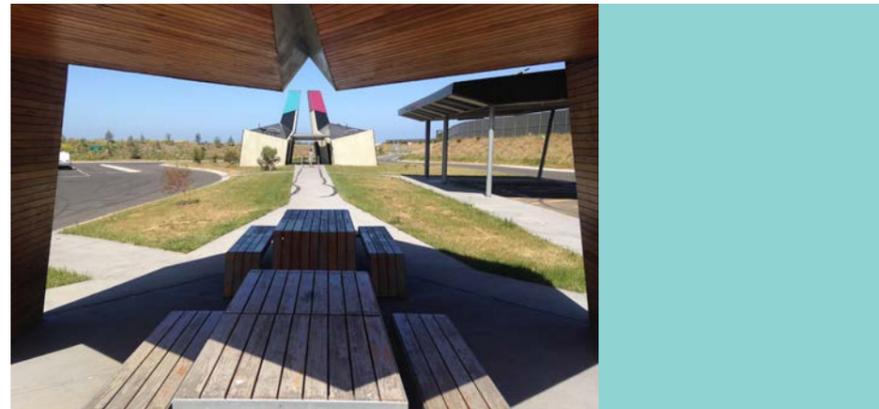


Figure 25: Public toilets and associated picnic stop, Geelong Victoria by BKK Architects



Figure 27: Playful signage on the toilet doors of public toilets at Box Hill, Victoria

2.6 Combined Other Uses

Where possible, these public amenities buildings can combine with other uses than just toilets to help make public spaces around them, increasing passive surveillance and monitoring of the condition of the facilities. This tactic can also be an economic lever to help fund the construction of the building. For example, incorporating a kiosk could increase the number of people using the space around the amenities building whilst creating a leasable space to help pay for the ongoing running and maintenance of it. Other uses might simply be that the back of the building can be used as a 'hit-up' court or parts of the building incorporating uses such as storage, community notice boards and bicycle parking. References to local history and traditions are also a great way to imbue these seemingly blank and functional buildings with civic qualities.



Figure 26: The back of the public toilets at Box Hill, Victoria

3.0 Construction

There is an opportunity to involve the local trade school in the construction of these buildings and facilities. This would be a great way to involve the local community and use the construction of new parkland buildings and structures to help create jobs and training opportunities.

4.0 Maintenance

Careful consideration should be given to the maintenance program required to keep the amenities buildings in a safe and functional state whilst preserving the aesthetic integrity of the buildings within the parkland. Consideration should be paid to the following and should form part of the initial design briefing;

- Length of time amenities are open to the public - ie, are they closed over night?
- How often are they cleaned and by whom - internal and external?
- Are cleaning products and machinery needed to be stored within the facility?

03.7

The master plan

Tree planting palette

Parkland spine



Gleditsia triacanthos
Honey Locust
8m x 8m

Pyrus calleryana 'Bradford'
Bradford Pear
12m x 9m

Acer rubrum
Lipstick maple
10m x 5m

Edible layer

Council to investigate edible fruit tree plantings for community use, involving the community groups with maintenance, harvesting and care.

Fruit managed through the local community nursery.

Street tree 1



Platanus acerifolia
London Plane
20m x 15m

Community park



Quercus rubra
Red Oak
10m x 10m

Tilia cordata
Small-leaved Lime
20m x 10m

Cornus kousa
Kousa Dogwood
7m x 6m

Persica parrotia
Persion Ironwood
10m x 8m

Edible layer

Council to investigate edible fruit tree plantings for community use, involving the community groups with maintenance, harvesting and care.

Fruit managed through the local community nursery.

Street tree 2



Nyssa sylvatica
Tupelo
15m x 8m

Foreshore parkland/ parkland buffer



Allocasuarina littoralis
Black Sheoak
8m x 5m

Eucalyptus pauciflora 'Little Snowman'
Dwarf Snowgum
6m x 4m

Banksia marginata
Silver Banksia
10m x 5m

Corymbia citriodora
Lemon scented gum
20m x 12m

Eucalyptus pulchella
White Peppermint
10m x 6m

Irrigation

All plantings to have best practise site and ground preparation and horticulture. All planting to have irrigation.

Council to establish a master irrigation strategy for all future plantings.

03.8

Notional tree locations

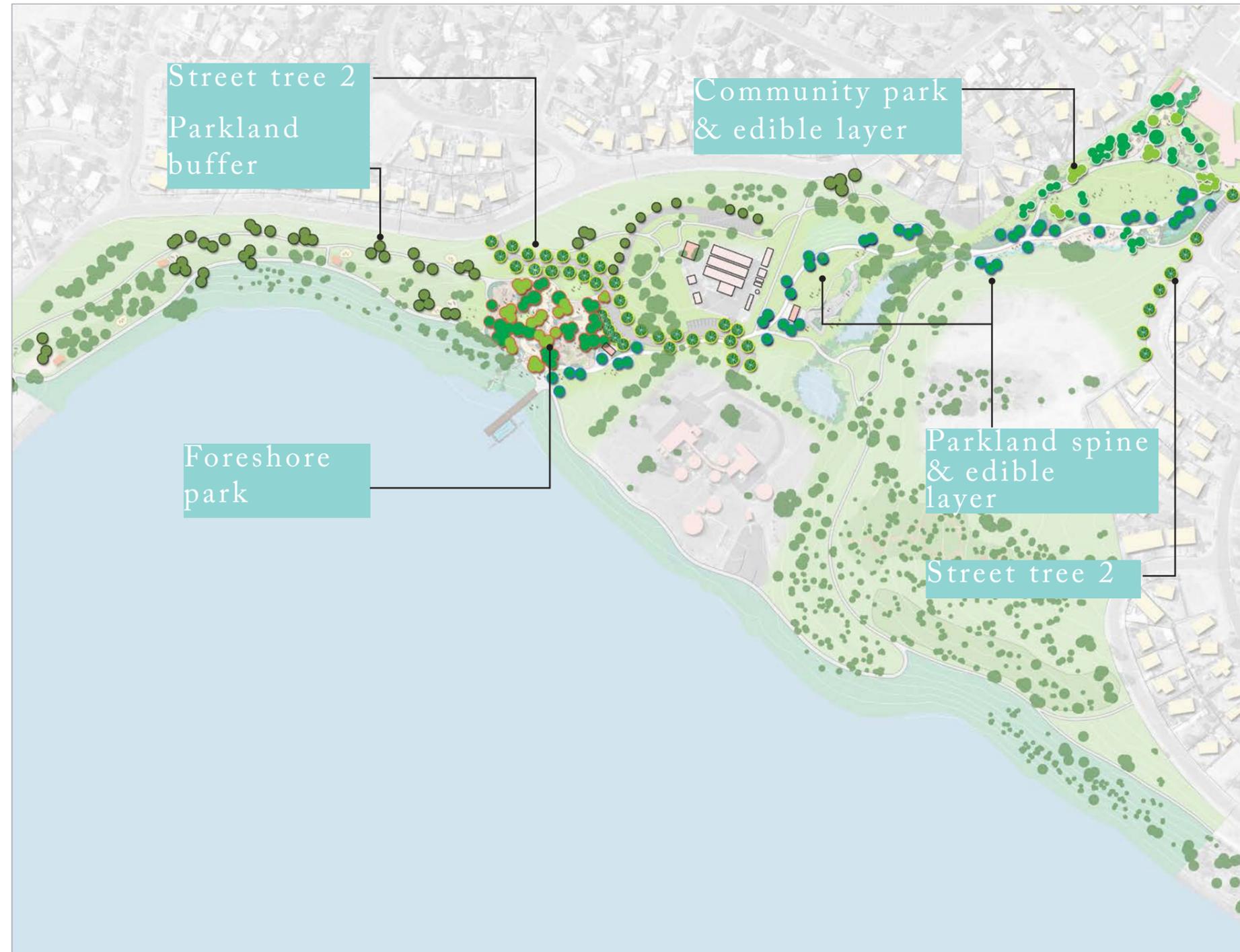


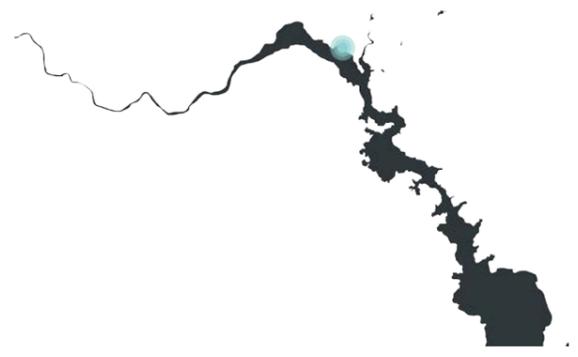
Figure 28: Notional tree location plan

03.9

Light and wifi the spine



Figure 29: Light and wifi plan



The master plan

03.10

Events activation

Community spaces

- Markets
- Concerts
- Community groups / activities
- Open air cinema
- Sporting activities
- Educational/ sustainability gardens i.e. Ceres, Melbourne



Figure 30: Events activation precedent images

Play notes

Guidelines for play

- Providing opportunities for physical activity that is engaging and challenging
- Encouraging a range of age groups to interact together but also have spaces to cater for specific needs
- Incorporate a mix of traditional play equipment with nature based play
- Allow for flexibility of play, creativity
- Ensure play areas have good surveillance and are situated in safe areas
- Utilise natural site features in playspaces

Skate park

- Integrated into landscape
- Designed to suit all levels

Nature-based play

- Mud/digging patch
- Tree trunks/stumps/logs
- Water play
- Flexible play with natural materials

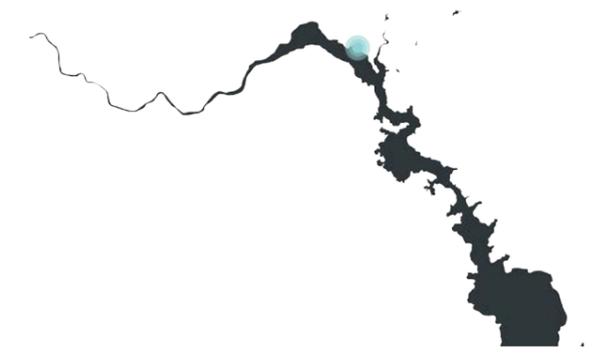
Traditional play

- Equipment-based (monkey bars, nets, swings)
- Unique challenging play to suit all age groups from toddlers to the elderly

Elderly play



Figure 31: Play precedent images



03.12

The master plan

The park aesthetic

Open space

- Picnic / BBQ facilities
- Shelters
- Passive open space
- Natural bush setting
- Open landscaped areas, high canopy, low planting, wide paths with good visibility for safety
- Encourage use of cross section of community by providing comfortable spaces according to needs and abilities
- Hardy suitable planting but beautifully selected to create identity to parkland
- Suitable amount of amenity- public facilities, park furniture, rubbish bins, drinking fountains lighting, etc



Figure 32: Parkland precedent images

Cleaning up the creek

Water sensitive urban design

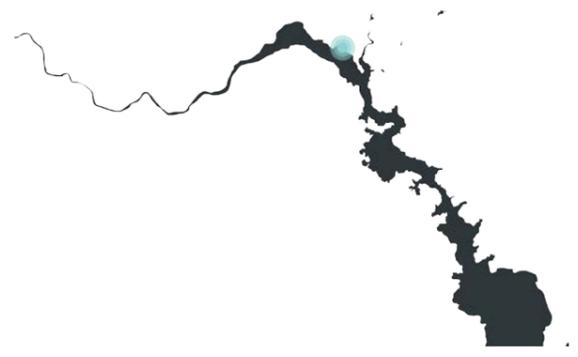
- Stormwater treatment
- Passive filtration
- Education of natural processes

River edge

- Jetty
- Boating / fishing activities
- River baths



Figure 33: Water precedent images



03.14

A broad costing approach

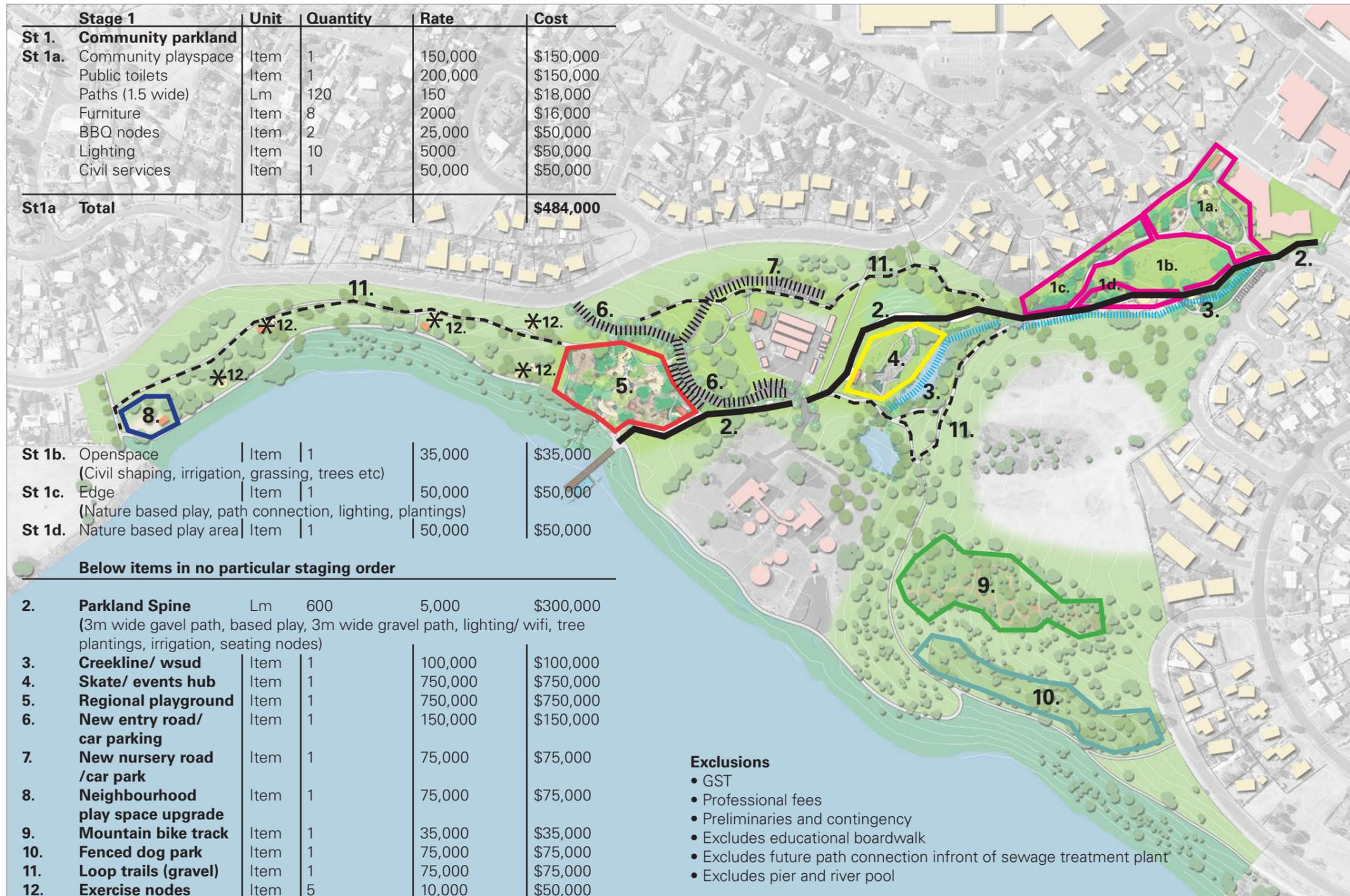


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