



OPEN SPACE SERVICES

AUGUST 3, 2020

Playground Audit MANNUM CARAVAN PARK

MID MURRAY COUNCIL



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DISCLAIMER

Whilst care has been taken to ensure the accuracy of the information provided in this report, Open Space Services and its employees, take no responsibility for any errors, omissions or changes to information that may occur and disclaim all responsibility and liability to any person in respect to anything done or omitted to be done in reliance upon information within this publication.

PREAMBLE

This report assesses the nominated play space against the relevant Australian Standards listed below.

Australian Standard AS 4685

Playground Equipment and Surfacing

Part 0: Development, installation, inspection, maintenance and operation

Part 1: General safety requirements and test methods

Part 2: Particular safety requirements and test methods for swings

Part 3: Particular safety requirements and test methods for slides

Part 4: Particular safety requirements and test methods for cableways

Part 5: Particular safety requirements and test methods for carousels

Part 6: Particular safety requirements and test methods for rocking equipment

Part 11: Particular safety requirements and test methods for spatial networks

Australian Standard AS 4422

Playground surfacing

Specifications, requirements and test methods

Marking

Individual play equipment structures are to be permanently marked with a plate clearly identifying the name, address, the equipment reference and year of manufacture and a base level mark for the associated impact attenuating surface. In addition, equipment stating compliance with the Australian Standards must be marked. Equipment not marked by the manufacturer will have an allocated serial number supplied, some equipment will have the same manufacturers number for all equipment, this too will receive an individual serial number for each piece of equipment, this will allow for easier identification

Access, Entrance and Surrounds

Playgrounds should have clear access for pathways and supervision without trip hazards, sharp protrusions or weeds. Rubbish bins, water bubblers and seats should be inspected regularly to ensure working order.

Free Height of Fall

The free height of fall must not exceed 1800mm for Supervised Early Childhood Settings and 3000mm for All Age Settings. The free height of fall is the greatest vertical distance measured from the intended body support of the equipment to the impact area below.

Fall zone

A minimal fall zone of 1500mm is required around equipment that have a height 600mm (with fall heights of more than 600mm above ground level) and between individual items of equipment. An increase in the falling space/impact area for equipment with platforms measuring more than 1500mm above ground level.

Falling spaces for specific equipment items with forced movement such as slides, swings and carousels. The falling space/impact area for equipment with forced movement cannot overlap with other falling spaces/impact areas.

Surfacing

Surfacing to Australian Standards 4685.0:2017 be provided across the falling space/impact area where play equipment provisions are more than 600mm above ground level.

Finish of Equipment

Equipment shall have no protruding nails, bolt threads, projecting wire rope terminations, pointed or sharp ended components. Surfaces are finished smooth with no splintering. All playground equipment should be structurally stable, in good condition and fit for children's play.

Protection Against Falling

Guardrails/barriers to be installed for heights of more than 600mm above ground level of intended use. Continuous handrails are required on each side of access ways and bridges. All items intended for gripping must have a diameter that measures between 16mm-45mm.

Head and Neck Entrapment

Head and neck entrapment refer to any opening at a height of more than 600mm above ground level that would allow a child's body to pass through but not their head. This can result in death or serious permanent injury. AS 4685 states that bound head and neck entrapment (dimensions of 89mm – 230mm), partially bound and V-shaped openings, shearing or moving openings (flexible and rigid parts with openings less than 230mm) must be avoided. It is therefore critical that any head entrapment hazards are eliminated immediately.

Clothing/Hair Entrapment

Toggle/clothing entrapment refers to situations where parts of clothing/hair may become trapped and may lead to serious or fatal injury.

Foot Entrapment

Foot entrapment refers to situations where gaps greater than 30mm present on surfaces inclined up to 45° intended for running/walking, completely bound rigid openings in surfaces for running/climbing.

Finger Entrapment

Finger entrapment refers to any opening that would allow a child's fingers or thumbs to be trapped in a fall situation and can be responsible for traumatic long-term injury. Gaps or openings with dimensions of 8-25mm at 1000mm or more above playing surface level must be eliminated.

Means of Access

Equipment is designed to provide safe ascent or descent. Means of access include steps, stairs, ladders and ramps. The equipment shall be designed to ensure that adults are able to gain access to assist children within the equipment.

Natural Playspaces

Natural play elements incorporated into a playground. Where this cannot be applied, a risk benefit assessment may be required to determine the suitability of such elements. A natural habitat will attract wildlife. Ensure that an inspection of the playspace is conducted before children enter. Regular maintenance to remove debris and weeds is recommended.

Documentation

The playground owner/operator must ensure that a Playground Safety Management System is established to include the recording and archiving of documentation.

Documentation to be archived includes:

- • Policies and procedures
- • Reports e.g. accident/injury
- • Inventory/Equipment register
- • Inspection checklists
- • Works orders
- • Maintenance actions
- • Certification records e.g. equipment, surfacing
- • Manufacturer's warranty details
- • Manufacturer's installation, inspection and maintenance instructions
- • Operating Instructions (if applicable)

Maintenance

Routine maintenance checks to be conducted on a regular basis. These include the inspection of all timber, wear and tear on chains, condition of all play items (cracks, corrosion, graffiti, etc), and insect infestation.

All maintenance schedules should be collected from suppliers of equipment and resources made available to meet the requirements of the maintenance schedule. Regular inspections are required. Timber components will require regular sealing and fixtures will require tightening. It is crucial that regular inspections and prompt repairs be carried out to ensure the safe upkeep of play facilities.

Please Note: The standards are not law and are intended as a guide to safety within playgrounds.

Certificate of Audit



22 Egret place
Hewett SA 5118

Consulting Services to Mid Murray Council

Date	Services Performed By:	Services Performed For:
August 3, 2020	Open Space Services 22 Egret place Hewett SA 5118	Mid Murray Council Mannum Caravan Park

This Certificate of Playground Auditing Summary is issued pursuant to the Australian Standards between **Mid Murray Council** ("Client") and **Open Space Services** ("Contractor"), effective **August 26, 2020**

Note: If there is no serial number, the date plate will be used as the serial number with a sequence number attached if more than one date plate. If no serial number exists, one will be allocated to it.

SN: MCP - 001	SN: MCP - 004	SN: MCP - 007	SN: MCP - 010
SN: MCP - 002	SN: MCP - 005	SN: MCP - 008	SN: MCP - 011
SN: MCP - 003	SN: MCP - 006	SN: MCP - 009	SN: MCP - 012

Date and time of audit

The Services commenced on **August 26, 2020**, and shall continue through **August 26, 2021**.
Until complete

Certification with Outstanding's

Certifying Auditor: **Barry Rolton – Open Space Services**

Defects outstanding:**2**..... Defects corrected: Date:

Remedial works outstanding: ...**1**..... Works completed: Date:





Outstanding remedial and defects completed by (Signature)

Certifying Auditor sign off:..... Date:.....

Risk Matrix

This report is a comprehensive Inspection Audit Report on the Riverton Primary School Playground located at the oval which is owned by the school. The audit was completed in accordance with the current Australian Standards for Playground Equipment. This document and its attachments are designed as part of the standard of care to identify the current condition of the playground equipment and the surrounding environment. The purpose is to identify any non-conforming conditions in accordance to the current Australian Standards:

		CONSEQUENCE				
		LITTLE OR NO INJURY	MINOR INJURY REQUIRING FIRST AID	MODERATE INJURY CAUSING ABSENCE FROM SCHOOL	SERIOUS INJURY WITH LONG TERM CONSEQUENCES	DEATH OR DISABILITY
LIKELIHOOD	RARE (Highly unlikely event)	LOW	LOW	LOW	LOW	LOW
	UNLIKELY (Conceivable event)	LOW	LOW	LOW	MEDIUM	MEDIUM
	POSSIBLE (Could occur event)	LOW	LOW	MEDIUM	MEDIUM	HIGH
	LIKELY (Almost certain event)	LOW	MEDIUM	MEDIUM	HIGH	HIGH
	ALMOST CERTAIN (Will occur event)	LOW	MEDIUM	HIGH	HIGH	UNACCEPTABLE RISK

	Low is the risk related to all other areas of the inspection, this does not require any works. Low is given rather than “No Risk” as there may be a risk that is unknown such as when the equipment gets hot, it could burn a toddlers skin.
	A medium risk is most likely to apply to top ups of loose fill top ups where the level has dropped as far as 200mm. This risk has the three month completion date and starts from the time of inspection.
	A risk assessment of high does have to be rectified or reach a risk assessment of low. This will usually take no longer than one month from the date of receiving the report.
	Any items or works under this risk assesment needs to be carried out as soon as possible or the item needs to be bunted off if iminant injury is possible.

Priority Rating

There are 4 priority rating

- Low** Minor problem, action should still be carried out in the next 12 months
- Medium** Indicates attention required within 2-3 months
- High** Indicates immediate attention required
- Urgent** Make safe, bunt off asap

General inspection of Play equipment and general area

On arrival, a general inspection is required for both safety and to identify the area and how it is generally utilised. This is also a requirement for risk assessment that was supplied at the time of quotation.

VISUAL INSPECTION		
Play Equipment	Findings	Rating
Debris in the playground that may be hazardous, such as broken glass, needles or animal fouling.	The playground is clean with no areas of debris or rubbish	LOW
Loose-fill surfacing levels that are at inadequate levels.	The playground softfall will require another 200mm of softfall.	MEDIUM
Equipment that is broken or missing as a result of use or vandalism.	Two bolts are missing in the seesaw.	MEDIUM
Graffiti.	No graffiti was seen	LOW
The condition of ancillary items, such as barbecues, tables, rubbish bins, etc.	All ancillary items are in good condition	LOW
Dead or damaged overhanging branches that may potentially fall onto the playground.	The River Red Gum close to the chain web needs to be pruned.	MEDIUM
Comments		
Refer to individual assessments for required work.		

COMPREHENSIVE ANNUAL INSPECTION

A comprehensive annual inspection requires the checking of all items listed in Clause 8.5.4, and 8.5.3., this inspection is intended to determine conformance with the relevant parts of AS 4685 and to establish the overall level of safety of the equipment.

Items to be assessed: (Hazards)	Assessment responses			Assessment review	Rating
	Yes	No	N/A		
SURFACING					
Is the playground free of concrete, asphalt or other non-impact absorbing material under play equipment? (Any hard surface should be removed and replaced with an impact-absorbing surface when fall height is greater than 600mm.)	Yes			All areas that require softfall have softfall with no exposed concrete.	LOW
<i>Loose-fill material</i>		No		The area is in the lawned area so drainage would not be the best.	LOW
Is there adequate drainage to prevent rotting?		No			
Does it extend at least 1.5m from all equipment that is less than 1.5m in height, or 2.5m from equipment that is up to 3m in height?	Yes			All equipment has the proper free fall ratings required.	LOW
Is the loose-fill surface material checked regularly to ensure a depth of at least 30cm? (Use a tool to dig down.)	Yes			The softfall looked to be raked and only minor kick out was noted.	LOW
Are the borders enclosing the loose-fill surfacing secure?	Yes			The borders are pine logs which are in good condition	LOW
EQUIPMENT					
<i>Platforms, structures and frames</i>					
Is the maximum height from which the user can fall 3m for general equipment, 2.2m for upper body equipment (e.g. jungle gym) or 1.5m for early childhood center's?	Yes			The highest platform is 2100mm from ground level with enclosed barriers	LOW
Are all structural foundations free of movement, checked for wear and below ground level?	Yes			All structures were free of movement and no rust creep was found	LOW
Are all structures free of rot or corrosion and have no missing parts, panels or fittings? (Check that plastic equipment is sound and free		No		The seesaw has two bolts missing, the maintenance person does have the bolts but the threads are damaged.	MEDIUM

<i>of cracks and deterioration from the sun.)</i>					
Are all components designed to prevent water entering enclosed areas and free of deterioration? (Check cap ends, grommets, on bolts or screws.)	Yes			All caps and grommets are in place.	LOW
Are all components free of corrosion and bulging and all nails and fixings flush with surface or countersunk?	Yes			All fasteners were as manufactures installed	LOW
Are all bolts and fasteners secure?		No		Two bolts were missing from the seesaw.	MEDIUM
Are all exposed protrusions and sharp edges removed? (Check for protruding nails, rivets and bolts, which may need to be covered or sawn off.)	Yes			There were no sharp edged or protrusions within this area.	LOW
Are all guardrails and barriers around decks and platforms secure, free of sharp edges and small enough for a child's grip?	Yes			The equipment has all its guard rails and barriers in place.	LOW
Are all equipment surfaces and parts in good order? (Check for splits, splinters, cracks, cuts and open joints. Look at specific pieces of equipment such as swings and slides. Swing seats should be made of a soft material rather than wood. Slides should have a smooth surface and gradual surface at the bottom.)		No		The chain web has peeling rubber coating and the chain is out of specification	MEDIUM
Are the covers or guards which conceal pinch, crush or entrapment points well maintained?	Yes			All equipment has the original components and are in good condition.	LOW
Are all parts of each piece of equipment such as links, chains and fasteners, secure and not excessively worn? (Check for empty bolt holes, loose pieces of chain and S hooks not tightly closed. Replace pieces if wear is noticeable. Look at specific pieces of equipment such as swings and swinging bridges.)	Yes			The seesaw has two bolts missing all other equipment has as installed fasteners and parts	LOW

Are all access ramps and entrances to the equipment free of slipping and tripping hazards?	Yes			All entry and access are free of any trip or fall components.	LOW
Are all access and entrance points to the playground and equipment free of exposed protrusions and sharp edges?	Yes			All entry and access are free of any trip or fall components.	LOW
Are all entrapment points eliminated? (Check for any narrow openings, "V" shaped gaps or sharp angles hooks or protrusions, which could trap a child's head or limb.)	Yes			There are no entrapment or partial entrapments on any of the equipment.	LOW
Is there enough space between equipment so that children can move freely between areas without bumping or running into each other?	Yes			There is ample room for children to interact while equipment is being used, the areas between have no restrictions.	LOW
Is the playground set out to allow for unobstructed supervision?	Yes			The playground items are can be seen from observation areas close to the play equipment.	LOW
Are pathways around the playground clear of hazards? (Check for cracks, subsidence, jagged edges and signs of poor drainage such as puddles.)	Yes			The area around the playground is either hard stand or turf with no trip or hazardous areas.	LOW
Is the playground environment in good condition and free of rubbish? (Check playing fields and concrete areas.)	Yes			The whole site is clean and tidy.	LOW
Comments					

Older Play Structure

SN: MCP – 001

SN: MCP – 002

SN: MCP – 003

SN: MCP – 004

SN: MCP – 005



OPERATIONAL INSPECTION

OPERATIONAL INSPECTION		
Play Equipment	Findings	Rating
Excessive wear of moving parts (including chain links).	No excessive wear was found, the equipment has normal wear from use.	LOW
Any protrusions and sharp edges.	No sharp edges or protrusions were found.	LOW
Are there any entrapments, hang points or catch points on any of the equipment?	No hang points or entrapment was found.	LOW
The structural adequacy and/or stability of all playground equipment including ancillary items. NOTE: Equipment that relies on a single anchor or attachment point should be carefully inspected.	All uprights were sound and had no movements.	LOW
Excessive corrosion, particularly within structural members.	No excessive corrosion or rust was found.	LOW
Impact and attenuating edges of swing seats, pommels and other moving equipment that can impact users.	All edges were as designed with no areas of concern.	LOW
Trees for potential hazards. NOTE: This may require the skills and competencies of a professional arborist.	The River Red gum will require pruning away from the chain web.	MEDIUM
Are chain links or gap areas greater than 12mm or less than 8.6mm	The chain on the chain web is not within the specification and is a potential finger trap.	MEDIUM
Are all structural attachments affixed tightly to their respective anchor points and attachment points sound with no wear or pull out from fixture points?	The seesaw has two bolts missing and will require replacing.	MEDIUM
Comments		

The older play structure showing signs of wear and tear, the platforms are still intact with no peeling of the rubber coating that was applied this could be attributed to the paint that was used to paint the top of the rubber which has reduced significantly amount of cracking that usually occurs with the rubber on these platforms. It also could be due to the shade within the tree as there are many surrounding trees that deliver shade cast upon this area. All handrails are out of spec and a greater than the pelvic probe which is 91 mm this allows the pelvis to go through but the head probe does not pass through the point which creates a hang point for the head with the body suspended above the entrapment area. This is prevalent with young toddlers only. The area of nougat's and crosses is also out to spec for the pelvic probe which allows toddlers bodies to pass through the area but their head gets caught as it is not wide enough to pass through. There is no rising rust within this area but the average softfall is 100 mm which is below specification for this area and the height of platforms. The slide also is not a fixed and can be lifted up and could be broken off if lifted too far.



Some of the paint used on the rubber that has helped retain its longevity.



MCP – 001

This seesaw still functions correctly but it does have two large bolts missing both one in the side. Some of these bolts are also loose and will only tighten up to a certain degree when replacing them. The maintenance person has the bolts that have come out but the thread in one is stripped and may not work anymore, the two end plates are missing.



MCP – 002

This springer is in good condition with the base plate being sound with no areas of rust within the bracket hold down or any of the spring bass. Spring is also still having original paint and no areas of paint cracking lifting or bubbling from any type of rust within it. The crossmember section is all still intact this type of equipment.



The ball is still in good condition and bearing does not show any wear and does not have any movement by sideways or up and down.



The chain web climbing equipment is of old rubber coated chain, the chain is not within spec and is classed as a finger trap being greater than 8.1mm but less than 12mm. The equipment structure itself is in good condition there is very little wear within the point of attachment and overall frame is good and has been painted which is probably extended the life of this piece of equipment. I would recommend the chain be removed and new chain used to replace it, the have links will need to have an opening less than 8.1mm usually a 7mm chain will be in this category of link opening, use 7mm S hooks to affix it to the frame.



Pruning of the *Eucalyptus camaldulensis* (River Red Gum) will be required, the chain web as it is too close to this item of equipment is only the drooping foliage that is to close this can be cut off back to the attachment point to the main leader.



New Play Structure

SN: MCP – 006



OPERATIONAL INSPECTION

OPERATIONAL INSPECTION		
Play Equipment	Findings	Rating
Excessive wear of moving parts (including chain links).	There are no moving parts	LOW
Any protrusions and sharp edges.	No sharp edges or protrusions were found.	LOW
Are there any entrapments, hang points or catch points on any of the equipment?	No hang points or entrapment was found.	LOW
The structural adequacy and/or stability of all playground equipment including ancillary items. NOTE: Equipment that relies on a single anchor or attachment point should be carefully inspected.	All uprights were sound and had no movements.	LOW
Excessive corrosion, particularly within structural members.	No excessive rusting or corrosion was present	LOW
Impact and attenuating edges of swing seats, pommels and other moving equipment that can impact users.	All edges were as designed with no areas of concern.	LOW
Foundations for exposed concrete, rot and corrosion.	All foundations were in good condition	LOW
Are all structural attachments affixed tightly to their respective anchor points and attachment points sound with no wear or pull out from fixture points?	All structural attachments are sound with no lose fasteners	LOW
Comments		

This piece of equipment was installed in 2013 and the item is in as installed condition with normal wear for the period it's been standing. The structure is stable with all barriers fastened and in place.



The amount of softfall is inadequate and needs to be a minimum of 200mm with a 100mm overfill for gradual decay of lower chips.



Swings

SN: MCP – 007

SN: MCP – 008



OPERATIONAL INSPECTION

OPERATIONAL INSPECTION		
Play Equipment	Findings	Rating
Excessive wear of moving parts (including chain links).	There is only minor wear on the S hooks, the swings have only been installed 5 years ago.	LOW
Any protrusions and sharp edges.	No sharp edges or protrusions were found.	LOW
Are there any entrapments, hang points or catch points on any of the equipment?	No hang points or entrapment was found.	LOW
The structural adequacy and/or stability of all playground equipment including ancillary items. NOTE: Equipment that relies on a single anchor or attachment point should be carefully inspected.	All uprights were sound and had no movements.	LOW
Excessive corrosion, particularly within structural members.	No excessive rusting or corrosion was present	LOW
Impact and attenuating edges of swing seats, pommels and other moving equipment that can impact users.	All edges were as designed with no areas of concern.	LOW
Foundations for exposed concrete, rot and corrosion.	All foundations were in good condition	LOW
Are all structural attachments affixed tightly to their respective anchor points and attachment points sound with no wear or pull out from fixture points?	All structural attachments are sound with no lose fasteners	LOW
Comments		

The swings are only five years old and are in the condition as they were first installed, there is some kickout under the swings which is quite usual, the overall depth of the softfall is on average 100mm deep and will require topping up.



Ancillary Items

SN: MAS – 009

SN: MAS – 010

SN: MAS – 011

SN: MAS – 012



OPERATIONAL INSPECTION

Comments

This park bench is in good condition and affixed securely to the concrete base.



This park bench is in good condition and affixed securely to the concrete base.



The bench seat table and seats are in good condition, all planks and beams are secure and the components are securely bolted to the concrete slab, the seats and table did have bird droppings on it the day of the inspection.



The Barbeque and shelter are both in very good condition, the BBQ is regularly cleaned which was undertaken on the day of inspection.



Completion Criteria

The twelve-monthly audit undertaken by Open Space Services provide the following summary in regards to condition of the Play Equipment and summary of outstanding defects.

SN: MCP - 001

- The piece of equipment is out of spec and will require replacement at the end of life
- Softfall top up required

SN: MCP - 002

- There are two bolts missing and the side plates have come off. **Defect**

SN: MCP - 003

- No work required

SN: MCP - 004

- No work required

SN: MCP - 005

- Remove and replace chain into the existing frame **Defect**

SN: MCP - 006

- Prune River Red Gum away from the Chain Web **Remedial**
- Softfall top up required

SN: MCP - 007

- Requires softfall top-up

SN: MCP - 008

Requires softfall top-up

SN: MCP - 009

- No work required

SN: MCP - 010

- No work required

SN: MCP - 011

- No work required

SN: MCP - 012

- No work required