



RECREATIONAL SPACE

Longevity, Inspections & Maintenance

GETTING THE MOST FROM YOUR ASSET

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Playscape
Creations 
LEADERS  RECREATIONAL INNOVATION



An aerial photograph of a coastline, showing a mix of dark blue water, lighter blue-green coastal waters, and brownish-green land. A circular graphic is overlaid on the lower-left portion of the image. It consists of three concentric circles: a large grey outer circle, a medium yellow middle circle, and a small dark blue inner circle containing a white location pin icon.

ENVIRONMENT & Materiality

Our experience has shown that environmental conditions are one of the primary contributors to playspace and fitness equipment longevity, and starting your installation with the most durable materials can go a long way to improving your equipment's asset lifecycle.

We have identified the following environmental regions due to their exposure to conditions that may affect the maintenance requirements and expected life of your recreational space.

EXTREME FORESHORE

Locations within 2km (direct line) of breaking surf, within 500m (direct line) of salt water not subject to breaking surf or within a heavy industrial area subject to acidic precipitation.

SEMI-COASTAL

Locations more than 2km (direct line) but less than 10km from breaking surf, more than 500m (direct line) but less than 2km of salt water not subject to breaking surf; and in an area not subject to acidic precipitation or heavy industrial pollutants.

INLAND

Locations more than 10km (direct line) from breaking surf, more than 2km (direct line) from salt water not subject to breaking surf; and in an area not subject to acidic precipitation or heavy industrial pollutants.

PRODUCT Upgrades

As part of our commitment to provide the best quality, durable and long-lasting equipment, we have identified a range of mandatory equipment upgrades based on your project location.

Some upgrades are offered at zero cost as part of our standard supply process. Other upgrades may require structural material upgrades to withstand extreme environmental conditions; see the table below:

Mandatory Product Upgrade			
Product Range	Extreme Foreshore	Semi-Coastal	Inland
Rustik	Additional protection and treatment of stainless components and use of Lanox* or similar on all steel connections	Use of Lanox* or similar on all steel connections	Additional Timber protection coatings applied prior to installation
Zenith	Upgrade to 304 Stainless Steel Posts with powder coat finish and use of Lanox* or similar on all steel connections - 10% Upcharge^	Use of Lanox* or similar on all steel connections	None Required
Norwell	Use only Powdercoated 304 Stainless Steel Models, and use of Lanox* or similar on all steel connections	Use of Lanox* or similar on all steel connections	None Required
Playdale "Big City" & "City" Independants	Upgrade to powdercoat finish over supplied 304 Stainless Steel - 5% Upcharge^	Additional protection and treatment of stainless components and use of Lanox* or similar on all steel connections	None Required
Playdale Australia	Upgrade to epoxy paint finish on all galvanised surfaces, and upgrade to powdercoat finish over supplied Stainless Steel brackets and/or fixings - 5% Upcharge^ Use of Lanox* or similar on all steel connections	Use of Lanox* or similar on all steel connections	None Required

Your projects' environmental location must be identified prior to product supply to ensure you get the best quality and durability, whilst also ensuring your maximum warranty coverage.

Decline of the required mandatory upgrades could void or reduce applicable warranty periods.





INSPECTIONS & Maintenance

While a playground is an incredible community asset, if not maintained and inspected properly it can become an unexpected liability for your organisation!

Under the Australian Playground Standard, the asset owner – ie. the person, business or organisation that owns the land the playground is built on and/or the play structure itself – is required to undertake routine inspections and maintenance to ensure any potential hazards are identified and rectified as soon as possible. Removing potential safety issues before they happen is the best way to protect your community from injury and your organisation from risk.

You need to undertake:

- Routine visual inspections
- Regular operational inspections
- Comprehensive annual inspections

PLUS keep comprehensive records of any inspection schedule, maintenance, photos and reports for your playground Safety Management System, all of which can be audited.

Why is maintenance necessary?

Regular maintenance protects your investment over the longer term and also mitigates the risk of injury to anyone who uses the space.

You wouldn't drive your vehicle and expect ongoing safe operation or manufacturer warranties to be honoured without regular cleaning and servicing – your playspace is the same!

Lack of maintenance will result in premature wear, reduced asset life expectancy, and possible failure and injury.



Maintenance Requirements

It's important to consider maintenance costs when you establish your initial project budget. Funds should be available for proper ongoing maintenance, with a maintenance programme created and undertaken from project handover for the life of the asset.

To comply with your warranty requirements, the following maintenance schedule and activities should be undertaken:

INSPECTIONS & MAINTENANCE

What do I need to do?

Inspections

Routine inspections seek to identify obvious and potential hazards including wear of moving parts, entrapments and protection from falls, softfall condition and ancillary items such as trees and pathways. Equipment must be checked for good operation and structural integrity.

Cleaning

All structures must be washed down with Playground Wash - as included in your Playground Servicing Kit – and pressure cleaned.

Stainless Steel

Must be cleaned of environmental debris with Stainless Steel Cleaner and treated with Stainless Steel Care protective coating.

Metal Components

Must be cleaned of environmental debris and treated with lanolin-based corrosion protection. Paint touch-ups can be undertaken if required.

Timber

Must be cleaned of environmental debris with Playground Wash and inspected. Any splintered or damaged parts must be smoothed and sanded before applying a protective Timber Treatment coating in accordance with your Playground Servicing Kit specifications.

Panels

Must be cleaned of environmental debris with Playground Wash and inspected. Fasteners must be checked and bolt covers re-secured (if necessary).

Cables

Cables must be inspected for tension, fraying and wear and tear and adjusted and re-tensioned as required.

Moving Parts

Any system with moving parts – such as fitness equipment, carousels, swings etc. – must be tested for operational effectiveness. If there is any wear and tear it must be adjusted, rectified and/or lubricated as necessary.

Comprehensive Reports and Records

After every inspection and maintenance activity, you will need to generate a comprehensive report that outlines all of the elements that were inspected, the inspector's findings and any maintenance or rectification works that were undertaken.

It is also best practise to include images at each checkpoint so you have a visual tool to refer to in the future. These reports are essential to supporting your playground Safety Management System in compliance with legislation and the requirements of your warranty obligations.



MAINTENANCE *Schedule*

Each region is subject to different environmental conditions which can contribute to increased cleaning and maintenance needs.

To keep your asset in the best condition and ensure maximum longevity, we have developed the following maintenance schedule for your recreational spaces.

It covers all of the tasks you need to undertake to comply with your obligations under the Australian Standard and your manufacturers' warranty.

Don't have the time or resources to carry out the maintenance schedule? Playscape Creations' Care Team are on hand to help, offering a Fixed Price Servicing and Maintenance program that takes the stress out of the whole process and delivers exactly what you need.

With more than 20 years' experience in designing, constructing and maintaining play and fitness spaces, the Playscape Creations team of specialists are knowledgeable and fully insured; mitigating your risks in owning a recreational asset.





EXTREME FORESHORE LOCATIONS

Service Program	Maintenance Schedule (# Months Post Completion)							
	3	6	9	12	15	18	21	24
Inspection Identify potential hazards Check equipment function	✓	✓	✓	✓	✓	✓	✓	✓
Structures Wash down Pressure Clean	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel Clean Treatment		✓		✓		✓		✓
Metal Components Clean and treatment Paint Touch-ups		✓		✓		✓		✓
Timber Light sanding (if needed) Apply Timber Treatment (1-2 Coats)				✓				✓
Panels Clean Check fasteners				✓				✓
Cables Adjust and Re-tension		✓		✓		✓		✓
Moving Parts Adjust and Re-tension				✓				✓
Maintenance and Inspection Report	✓	✓	✓	✓	✓	✓	✓	✓

SEMI-COASTAL LOCATIONS

Service Program	Maintenance Schedule (# Months Post Completion)							
	3	6	9	12	15	18	21	24
Inspection Identify potential hazards Check equipment function	✓	✓	✓	✓	✓	✓	✓	✓
Structures Wash down Pressure Clean	✓	✓	✓	✓	✓	✓	✓	✓
Stainless Steel Clean Treatment		✓		✓		✓		✓
Metal Components Clean and treatment Paint Touch-ups		✓		✓		✓		✓
Timber Light sanding (if needed) Apply Timber Treatment (1-2 Coats)				✓				✓
Panels Clean Check fasteners				✓				✓
Cables Adjust and Re-tension		✓		✓		✓		✓
Moving Parts Adjust and Re-tension				✓				✓
Maintenance and Inspection Report	✓	✓	✓	✓	✓	✓	✓	✓

INLAND LOCATIONS

Service Program	Maintenance Schedule (#Months Post Completion)			
	6	12	18	24
Inspection Identify potential hazards Check equipment function	✓	✓	✓	✓
Structures Wash down Pressure Clean	✓	✓	✓	✓
Stainless Steel Clean Treatment	✓	✓	✓	✓
Metal Components Clean and treatment Paint Touch-ups	✓	✓	✓	✓
Timber Light sanding (if needed) Apply Timber Treatment (1-2 Coats)		✓		✓
Panels Clean Check fasteners		✓		✓
Cables Adjust and Re-tension	✓	✓	✓	✓
Moving Parts Adjust and Re-tension		✓		✓
Maintenance and Inspection Report	✓	✓	✓	✓

FIXED PRICE

Servicing

Playscape Creations' Care Team will tailor a Fixed Price Servicing and Maintenance programme to suit your unique recreational space.

Investing in a fixed price inspection and maintenance schedule gives you the knowledge that your asset is being correctly monitored and maintained, whilst having the confidence in understanding the ongoing lifecycle costs prior to installation. By including Fixed Price Servicing into your organisational budget, cash flow can be better managed with no surprise maintenance costs.

HOW MUCH DOES IT COST?

Extreme Foreshore

Just \$462 per Inspection,
total \$1,850 per year

\$462*

Semi-Coastal

Just \$363 per Inspection,
total \$1,450 per year

\$363*

Inland

Just \$410 per Inspection,
total \$820 per year

\$410*

*Prices listed above are for a standard playground set out, which includes a system with a slide and 2-5 platforms, a swing frame and up to 3 additional items in an area up to 250m². The pricing outlined above does not include maintenance that requires an Elevated Work Platform (EWP) to provide safe access to the equipment. Recreational spaces outside the standard will be quoted on a per space basis.





What's not included?

Routine Visual Inspections

Routine visual inspections should be undertaken regularly, by someone local to the recreational space.

Regular Operational Inspections

Operational inspections are more detailed than visual inspections and require an in-depth look into the functionality and operation of the playground equipment. As these need to be carried out monthly, this falls outside the scope of Playscape Creations' inspection schedule.

We will provide you with the tools and templates you need to undertake Routine Visual and Operational inspections yourself, as part of our Safety Management System documentation.

Loose Softfall Rectification

Loose Softfall such as bark and sand is considered a consumable item, and as such will need to be replenished regularly to preserve impact attenuation and visual aesthetics.

Amenities Inspection and Maintenance

Toilet blocks and amenities are outside the standard scope of works for playground inspections, however we will let you know if there are any access issues or obstructions to surrounding walkways or access routes.

Fair wear and tear

A recreational space is subject to regular use by active people – as such it is to be expected that there will be wear and tear to system components. Where this is deemed to be a product failure or manufacturing fault, it will be repaired/replaced under warranty. If the damage is considered fair wear and tear, vandalism or asset ageing as part of its lifecycle, repair/replacement will be quoted to the asset owner.

