

INSPIRE: *n. the arousing of feelings, ideas and impulses that lead to a creative activity. v. to uplift the mind of spirit.*
PLACE: *n. the connection between nature and culture which gives meaning to our everyday life. v. to position or arrange.*
NOTHOFAGUS GUNNII: *n. Deciduous beech, the only native deciduous tree endemic to the island of Tasmania, Australia.*



Final WEST ESPLANADE FORESHORE PARK LANDSCAPE MASTER PLAN

prepared for Circular Head Council



Inspiring Place

October 2007

Final

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1. INTRODUCTION

1.1 WEST ESPLANADE FORESHORE PARK

West Esplanade Foreshore Park is located on the western side of the Duck River estuary, within the town of Smithton, on the north-west coast of Tasmania (see Map 1.1). The park is one of the largest areas of open space within the town of Smithton, and is within walking distance of the town centre, the Smithton High School, the TAFE campus, and surrounding residential areas.

Local residents regularly use the park as a venue for informal recreation activities, including walking/jogging, walking the dog, fishing, kite flying, picnics and BBQs. Community events are also held at West Esplanade Foreshore Park, including Australia Day celebrations, the annual 'duck race' fund raiser for the local football club, as well as weddings and other private gatherings.

The majority of West Esplanade Foreshore Park is comprised of undeveloped reclaimed land, with basic existing infrastructure located along the western edge of the park. Existing facilities include parking, a public toilet, waste dump facility for motor homes, two electric BBQ nodes with picnic tables/seating and a network of short trails linking into a longer 'foreshore promenade' around the periphery of the park. Proximity to the foreshore and the scenic views of Duck Bay that can be glimpsed from the park are among the main attractions that the area has to offer.

Much of the existing landscaping was designed and implemented in the late 1980's, and has been maintained and upgraded on an *ad hoc* basis since that time. A toilet has been installed on the car park. Recent maintenance work has led to substantial removal of weeds and overgrown shrubbery from garden beds. Although such work has improved the general appearance of the park, further work is required to 'revitalise' and enhance the attraction of this prominent location within the centre of Smithton.

Council and the local community recognise the potential of the park to be the premier open space and community outdoor gathering destination in Smithton, with potential benefits for local tourism. As a result, Council engaged Inspiring Place consultants in 2007 to develop, in consultation with the local community, a Landscape Master Plan for West Esplanade Foreshore Park. The Plan is intended to provide Council with a conceptual framework for the future



Map 1.1. West Esplanade Foreshore Park, Smithton

development of the park that will position it as a regionally significant recreation park, whilst ensuring that the park can be developed managed within the resources that Council have available.

1.2 PURPOSE OF THE LANDSCAPE MASTER PLAN

The purpose of the Landscape Master Plan is to:

provide a strategic framework for the future development of West Esplanade Foreshore Park, that will position the park as a regionally significantly park;

make best use of the land available at West Esplanade for the enjoyment of the local community and visitors to Smithton, through better arrangement and development of facilities and amenities;

provide robust and sustainable solutions to the landscape design of West Esplanade Foreshore Park, that are practical, cost effective and incorporate best practice environmental guidelines for stormwater and water management;

identify existing issues and needs through community consultation, site investigation and background research; and

protect and enhance environmental, cultural and visual values through sensitive design.

1.3 APPROACH

Development of the Landscape Master Plan for West Esplanade involved 5 main stages:

project start up including organisation of work program including consultation program and sourcing of relevant background material, including previous plans, maps and base plan information (Stage 1);

review of background information (Stage 2);

a four day intensive team site visit¹, including initial briefing with Council, field investigations, running a community walk and talk, consultation with other key stakeholders (including students at Smithton High School) and presentation of the findings and proposed design concepts to Council staff (Stage 3);

preparation of the draft Landscape Master Plan for Council review (Stage 4);

public exhibition of the Landscape Master Plan and associated report incorporating amendments as required by Council (Stage 5); and

finalisation of the *West Esplanade Foreshore Park Landscape Master Plan* incorporating amendments arising from the public exhibition period.

1.4 REPORT STRUCTURE

The report is comprised of three main sections:

a brief introduction to the project and to West Esplanade Foreshore Park (this Section);

an overview of the community views expressed at the 'walk and talk', and an overview of the key issues, opportunities and recommendations (Section 2); and

a summary of the West Esplanade Landscape Master Plan, including a vision and objectives, an implementation strategy and an order of cost estimate for the recommended works (Section 3).

1.5 ACKNOWLEDGEMENTS

Inspiring Place would like to acknowledge the support of the Circular Head Council, in particular the project coordinator Deb Mainwaring and local residents who attended the community 'walk and talk' and offered valuable information and suggestions.

¹ During this four day period the team also worked on Recreation Trail Plans for Stanley and Smithton and preparing master plans for both West Esplanade Foreshore Park in Smithton and King Park in Stanley.

2.

KEY ISSUES AND OPPORTUNITIES

This section provides an overview of the key issues and opportunities arising from community consultation, consultation with Council staff, field investigations and back ground research.

The issues have been grouped into five main categories as outlined below. Each category includes a description of the key issues and a set of recommendations, forming a basis for the development of the *West Esplanade Landscape Master Plan*.

The five categories are:

- community views (Section 2.1);
- vehicular and pedestrian access (Section 2.2);
- facilities and amenities (Section 2.3);
- 'soft' landscaping (Section 2.4); and
- 'hard' landscape design elements (Section 2.5).

2.1 COMMUNITY VIEWS

A community 'walk and talk' was held at West Esplanade Foreshore Park on the 17th of April. Seven local residents attended. A summary of the main comments, suggestions and issues raised during the walk and talk are provided below in no particular order:

a number of informal recreational and social activities are regularly undertaken at West Esplanade Foreshore Park, including fishing, kite flying, recreational walking/jogging picnic and BBQ's, and occasionally wedding ceremonies;

community events such as the Australia Day celebration, an annual 'duck race' fundraiser for the local football club, and an aquatic carnival are also based at West Esplanade;

the existing windmill was erected as a 'marker' for the Woolnorth Windfarm project, and is an element of the park that should be retained;

the electric BBQ's in the park are the only public BBQ's available in Smithton;

local school children were originally involved in the establishment of the existing plantings, and hence have a sense or ownership towards the park;

the park is sometimes subject to vandalism, including 'hooning' on grassed and gravel areas;

the need for a safe, fenced playground within the park area;

the need for rubbish bins with lids;

the need for more seating;

the need for shelter (wind, rain and sun);

the poor soil in the majority of the park (being reclaimed land) has implications for establishing plantings;

the majority of the site has poor drainage (some sections are low-lying), resulting in maintenance difficulties during winter/following high rainfall events;

the need for a stronger park arrival experience to entice visitors to stop, and to improve the aesthetic of the park from the main road;

the existing gravel surface of the paths is considered to be problematic for older people and wheelchairs;

the need to relocate the memorial seat to a location that is more protected from the wind; and

the potential to incorporate Aboriginal interpretation, and/or interpretation relating to the native duck (Duck River, Duck Bay).

2.2 VEHICULAR AND PEDESTRIAN ACCESS

2.2.1 Vehicular Access and Parking

Council have recently completed the construction of new car parking facilities, along West Esplanade, on the western side of the foreshore park. Approximately 33 car spaces are provided for between two parking areas. A new self-cleaning toilet facility and waste dump for motor homes has also been installed within the larger section of new parking.

Council have also recently completed road works to improve vehicular access off Montagu Road. The new access arrangement has improved the safety of vehicles entering and exiting West Esplanade, and pedestrian safety in and around the new West Esplanade car park.

A second parking area is located on the foreshore edge, in the northern section of the park, accessed via West Esplanade Road. This parking area is popular with local residents, particularly fishers. Motor home visitors also use this location as an overnight stop over. This car park is currently a large, informal gravel space, taking up a significant portion of open space, and encroaching on the pedestrian foreshore promenade.

2.2.2 Pedestrian Movement

West Esplanade Foreshore Park currently has a number of interconnecting gravel pathways that provide safe access within the park, including a loop around the foreshore edge. The even grade of the area provides access for mobility impaired people, wheelchairs and prams, contributing to the value of West Esplanade Foreshore Park as a regionally significant, accessible open space area.

However some residents indicated that the loose gravel surface was not ideal for walkers or other users of the trails, and they preferred sealed or compacted surfaces as provided elsewhere in the town. Local residents who attended the community walk and talk indicated that the existing gravel surface of the paths was inappropriate, as it tends to erode during heavy rain.

The foreshore promenade is a popular route for recreational walkers, who link this 'trail' with other trails and routes within the urban centre. The safety of the foreshore promenade could be improved by moving the existing foreshore car park back from the edge, thus allowing easier and safer through movement by pedestrians.

Short pathway sections currently break up areas of ornamental planting beds, increasing maintenance effort and time, without significantly contributing to the overall open space experience.

R E C O M M E N D A T I O N S

- 1.** Re-dimension the foreshore car park to reduce the overall footprint, whilst maintaining adequate space for oversize vehicles such as motor homes. The parking area should also be pulled back from the foreshore edge to allow for the continuation of the promenade, and safer pedestrian movement (see Landscape Master Plan).

2. Formalise the foreshore car park with feature bollards to encourage more orderly parking arrangements, and therefore more efficient use of space. Bollards will also limit vehicular access onto surrounding grassed areas as is commonly occurring with overnight camper vans.
3. Maintain the existing post and rail fence along the access road into the foreshore car park to limit vehicular access to surrounding grassed areas.
4. Apply hotmix to all pedestrian/shared pathways within West Esplanade Foreshore Park. The application of hot mix will provide a maintenance rational surface, facilitating access for wheeled devices (wheel chairs, prams, etc) and an even surface for recreational walkers and cyclists.
5. Provide an access ramp of a grade suitable for mobility impaired people from the new car park on the western side of the park, via 'the Terrace' area (1:20 grade or 1: 14 grade if assisted as outlined in the Australian Standard).
6. Rationalise some of the shorter pedestrian pathways, simplifying the layout of existing garden beds, and therefore maintenance requirements. This recommendation is of particular relevance to the south-western end of the park, in the area adjacent to the new car park, where a number of garden beds have been established in the past and require regular maintenance (see Landscape Master Plan).

2.3. FACILITIES AND AMENITIES

2.3.1 Improving Existing Facilities

West Esplanade currently has basic public facilities, the majority of which are located within the south-western section of the park. These include:

- car parking spaces
- electric BBQ's and picnic tables
- some seating
- new self-cleaning toilet
- new waste dump for motor homes
- some rubbish bins

The older existing facilities are generally of a basic standard, and are in differing stages of repair – some are reaching the end of their life span. The existing facilities do however, provide a good base from which to begin improvements, and have been incorporated into the Landscape Master Plan where possible to limit the overall expenditure required.

The new toilet and waste dump are good additions, although the current location of the toilet is considered to be inappropriate, given its visibility from the main road and proximity to vehicles. It is prominent in the streetscape and could be relocated back from the road (as indicated in the Landscape Master Plan) to fit better into the park and street setting.

Local residents who attended the community walk and talk indicated that the electric BBQ's are used frequently, and that they are the only public BBQ facilities available within Smithton. The lack of shelter (wind, rain and sun) was also raised as an issue that needed to be addressed in the development of the Landscape Master Plan, particularly as there is much concern regarding prolonged exposure to the sun. The park is also subject to intense and cold westerly winds at times.

2.3.2 Potential New Facilities

The majority of West Esplanade Foreshore Park is currently undeveloped, and consists of a large open area of reclaimed land. Although West Esplanade Foreshore Park is the largest open space area within the urban centre of Smithton, it offers little attraction for visitors passing by, and limited amenity for local residents. However, the central location, large available space and proximity to the waterfront and main road combine to make the park a potentially significant community gathering and event space.

Local residents who attended the community walk and talk indicated that they supported the idea of further developing West Esplanade Foreshore Park, and suggested the inclusion of such facilities as a playground and a performance space.

The following recommendations are intended to provide Council with a pragmatic framework for the upgrade and development of visitor facilities at West Esplanade Foreshore Park. It is envisioned that future facilities will be of a quality expected of a regionally significant community open space area.

RECOMMENDATIONS

1. Investigate the possibility of relocating the new toilet out of the car park and into 'The Terrace' area as shown on the Landscape Master Plan.
2. Upgrade existing BBQ nodes. It is recommended that the existing electric BBQ's be retained, and new shelters, tables and seating be installed (see Figure 2.1 for shelter precedents). The existing paving at each BBQ node should also be replaced with concrete pads, as the existing paved surfaces

are uneven. Concrete will provide a cheaper and maintenance rational alternative.

3. Install new seating (approximate locations shown on the Landscape Master Plan). Seating should be of a consistent design and colour, providing visual cohesion and value for money (buy in bulk from one distributor). Old seating should be removed.

4. Install new lidded rubbish bins (of a standard design and colour) at each BBQ node and at other strategic locations within the park.

5. Install a dog waste bag dispenser near the main entrance.

6. Engage a landscape architect/designer to design and document an innovative playground facility for West Esplanade Foreshore Park. The Landscape Master Plan shows the proposed playground as being set into one of the native grassland mounds (see Section 2.4), providing some protection from the wind (mainly sea breezes), and an interesting backdrop for the play facilities.

It is envisioned that the playground will be of a regionally significant scale and quality, attracting visitors from surrounding areas, and those passing through Smithton.

7. Design and construct a ground level water feature or 'bubbler' that can be integrated with the proposed playground (see Landscape Master Plan). The bubbler would be flush with the pavement and consist of a number of water outlets, providing a safe area for water play during summer (see Figure 2.2 for water play precedent).

8. Design and construct two viewing/activity nodes on the foreshore (see Landscape Master Plan). It is envisioned that the nodes would include shelter structures and seating, and provide informal gathering spaces and scenic views of Duck Bay and the small port.



Figure 2.1. Shelter Precedent Images



Figure 2.2. Water Feature Precedent Images

2.4 'SOFT' LANDSCAPING

Existing landscaped elements within West Esplanade Foreshore Park were originally inspired by a landscape design plan developed for the park in 1988, and have been constructed and maintained in an ad hoc manner since that time. Much of the work implemented is now reaching the end of its life span, due in part, to the use of non-robust materials, the low quality of original landscaping works, and the resulting high maintenance requirements that are difficult for Council to maintain. The expansive grassed area of poorly draining reclaimed land is also a burden on Council, requiring regular mowing. Attempts at tree planting have failed due to the poor soils, poor tree selection, salt spray and wind exposure.

The current arrangement of garden beds and pathways in the area adjacent to the new car park are somewhat 'complicated' and fragmented, and give this area an overall appearance of being too 'busy'. The original timber edges have deteriorated, resulting in gravel from surrounding pathways washing into garden beds.

Many of the garden beds also contain species that are not well suited to the local conditions. Some of the ornamental species used (e.g. roses) require higher amounts of water than naturally available on the site, and require regular pruning. Many of the existing plants are also showing signs of wind and salt damage - some have not survived at all, particularly those that were planted on or within close proximity to the reclaimed land.

The following recommendations are intended to provide Council with a more robust and sustainable approach to the landscaping of West Esplanade Foreshore Park. The recommendations incorporate Water Sensitive Urban Design principals and will rationalise the long-term maintenance requirements of the park, whilst improving visual amenity.

RECOMMENDATIONS

1. Design and construct a number of 'native grassland mounds' of varying dimensions (1m - 3m in height) within the undeveloped spaces of the park (see Landscape Master Plan). The mounds are intended to provide topographic relief and visual interest to what is now a large undeveloped and flat area.

One of the mounds is also intended to provide a backdrop and wind shelter for the proposed playground.

Construction of the mounds requires importing quality topsoil, providing a substrate for the planting of native grassland (e.g. tussock grasses) and small shrub/tree (e.g. Banksia) species. When established the mounds will require minimal maintenance and be water efficient.

2. Remove the timber edges, simplify and replant existing garden beds as indicated on the Landscape Master Plan, creating landscaped spaces that are larger, more regularly shaped and easier to maintain.

The garden beds are in differing levels of condition, some require only pruning and weeding, while others require more extensive replanting and reshaping. Any new ornamental plantings should be non-invasive or use native species that do not require large amounts of water or maintenance.

3. Maintain and enhance the existing native garden originally planted by local high school students, near the main entry to West Esplanade.

Some reshaping of the garden bed and replanting of native species is required, and may be undertaken as a joint project with students from local schools. It is recommended that the larger trees in this area be under-pruned to enhance sight lines into the park from the main road.

4. Maintain garden beds on a regular basis, including pruning, weeding and trimming of edges.

5. Upgrade and maintain the 'events lawn' area (see Landscape Master Plan) as the main recreational open space within the park, suitable for informal ball games and other activities.

This will require re-levelling, aerating, the installation of better drainage, and some watering during summer months.

6. Maintain other grassed areas (see Landscape Master Plan) via regular mowing only, minimising overall maintenance requirements for the park.

7. Plant mature eucalypts as indicated on the Landscape Master Plan (in the area of non-reclaimed land).

2.5 LANDSCAPE DESIGN ELEMENTS

Similar to the condition of the existing 'soft' landscape elements, the original materials and surfaces utilised in the construction of pathways, BBQ nodes surfaces and garden bed formations have deteriorated and appear 'tired'. The

utilisation of robust, maintenance rational construction materials, such as concrete will increase the life span of landscaping works, provided that initial construction is of a high standard.

West Esplanade Foreshore Park also currently lacks a strong unifying design language, contributing to the overall fragmented and 'ad hoc' appearance of the park.

The following recommendations will provide Council with the opportunity to develop West Esplanade Foreshore Park as a contemporary community gathering and social event space, in a way that is both practical and cost effective, and will boost the profile of the park.

RECOMMENDATIONS

1. Maintain the existing windmill and enhance with new concrete pad and feature pavement.

The feature pavement could reflect the theme of native ducks (Duck River, Duck Bay). Duck insets could be incorporated into the surface of concrete pads at locations throughout the park, as a thematic design feature.

2. Develop an arrival/entry node in the southwest corner of West Esplanade Foreshore Park, that is easily visible from the bridge and main road (see Landscape Master Plan).

The entry node is intended to 'announce' the park to visitors who are passing through, via graphically designed signage, feature paving and stone retaining walls, visually strengthening this section of the park.

3. Construct a series of curved stone retaining walls, forming a number of terraces and visitor nodes, that allow for ramped access from the car park to other sections of the park (see Landscape Master Plan).

The use of natural stone is intended to form a unifying design feature that can be replicated throughout the park.

4. Construct three visitor nodes with seating immediately adjacent to the new car park, the larger of which with interpretive material (see Landscape Master Plan).

Surfacing of the nodes is shown as a combination of feature paving (concrete with duck insets) and compacted gravel to add visual interest and texture (see Landscape Master Plan).

5. Construct a circular performance space, with amphitheatre seating adjacent to the new car park (see Landscape Master Plan). The seating is intended to have the same design language as the proposed retaining walls (curved, with natural stone).

This simplified performance space is considered to be preferable to a music bowl, as it may be used for multiple activities and is much cheaper to construct. Music bowls and sound shelters are typically under-utilised and involve ongoing investment and maintenance.

6. Investigate the potential to design and install a series of vertical lighting elements around the West Esplanade Park foreshore, providing a dramatic visual effect at night.

The lighting elements are envisioned to be of a contemporary design, with lights on both the top and promenade side of the element, providing security lighting. The lighting elements will also provide some navigation assistance for boaters.

7. Investigate the feasibility of raising the northern end of the park with clean fill and a layer of rock to the existing foreshore wall to improve the drainage in this area.

3.

THE LANDSCAPE MASTER PLAN

3.1 VISION AND OBJECTIVES

The proposed vision for West Esplanade Foreshore Park is:

West Esplanade Foreshore Park will be the premier park for Smithton and Circular Head Municipality catering for a diversity of passive recreational and social activities, and enhancing community and visitor use and enjoyment of the Duck River foreshore.

The following management objectives have been developed to aid in the realisation of the vision for West Esplanade Foreshore Park:

manage West Esplanade to support a diversity of community and recreational activities;

ensure that safe access and safe facilities are provided;

ensure that West Esplanade Foreshore Park is sustainably managed, and that the capacity of the park to absorb increasing levels of use is improved through strategic design;

improve the user experience through quality site planning, design, construction, and maintenance, and through the provision of quality interpretation and/or art;

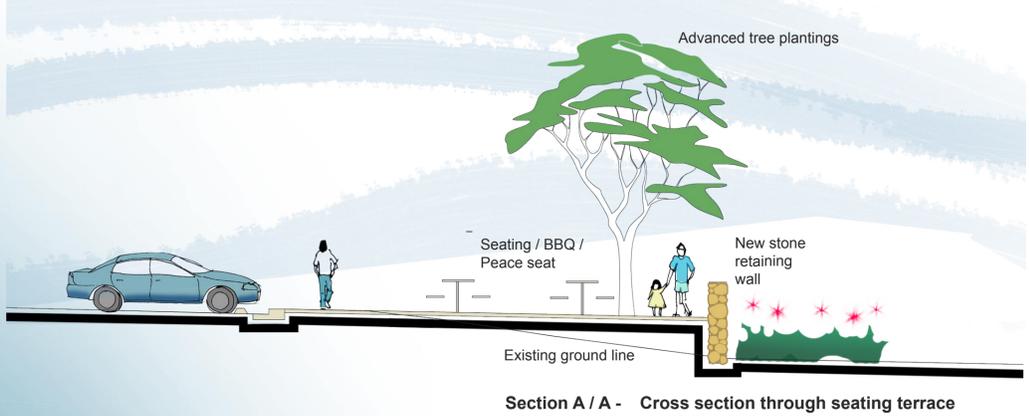
improve the visual amenity of the park, raising its profile to be a focal point for the town of Smithton; and

provide connections between the park and other attractions, facilities and amenities within the town.

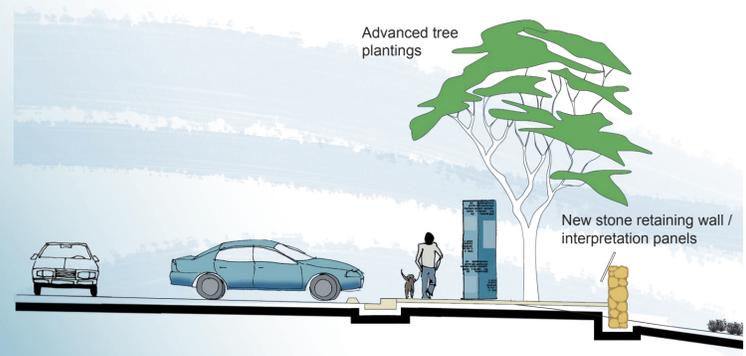
3.2 THE LANDSCAPE MASTER PLAN

The Landscape Master Plan for West Esplanade Foreshore Park is presented in Map 3.1.

The Landscape Master Plan is intended to provide a design concept for West Esplanade Foreshore Park, and is diagrammatic in its level of detail. Further



Section A / A - Cross section through seating terrace



Section B / B - Cross section through interpretation terrace

Upgrade existing BBQ spaces

Feature stone retaining walls. Path to ramp down between (typical)

New eucalyptus planting in retained soil

Relocate peace seat

Future option for amphitheatre steps

Relocation of toilet off parking area

Interpretative signage and seating

Upgrade pedestrian entry to park with feature pavement, new entry signage, stone retaining wall

Raise end of park and add layer of rock to sea wall

Continue promenade across front of car park

Formalise parking with bollards. Dimension to allow for oversize vehicles

Seating with shelter structure

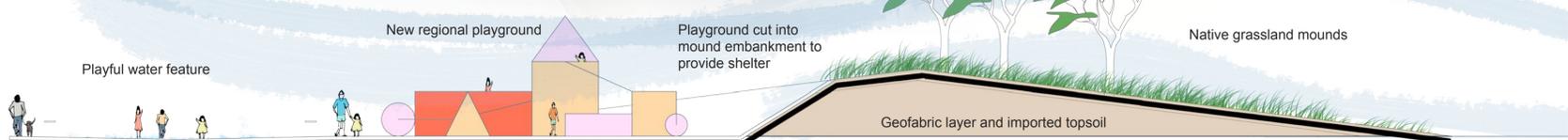
Existing stone sea wall

Viewing / activity decks

Vertical lighting marker element

Hotmix seal to existing compacted gravel paths

Section C / C - Cross section through interpretation terrace



West Esplanade Foreshore Park

Landscape Master Plan

smithston

investigation, design and documentation will be required prior to the construction of the elements outlined in the Landscape Master Plan.

3.3 IMPLEMENTATION STRATEGY

This section sets out a strategy for the implementation of the recommendations made in the Landscape Master Plan. The strategy does not refer to every recommendation made in Section 2, but sets out broad priorities for implementation.

High priorities (Stage 1 priorities) are considered to be those recommendations that require completion prior to the commencement of construction works, including further site investigations and detailed design of the concepts presented in the Landscape Master Plan.

Moderate-Low priorities (Stage 2 priorities) are those recommendations that involve staged improvements to the park as resources permit based on the pre-tender cost estimate, Councils available budget, and community priorities.

The best case scenario is that that all works are completed in one stage, providing Council with value for money and unified implementation of the recommendations.

Recommendation	Priority	Time frame
Pre-construction Activities (Stage 1)		
Undertake a feature survey of West Esplanade.	High	By December 2008
Undertake detailed design and documentation of the proposed new facilities presented in the Landscape Master Plan, including: <ul style="list-style-type: none"> ▪ The Terrace and Gardens area between West Esplanade Road and the centrally located path ▪ The mounds, regional play facility and bubbler 	High	By December 2008
Develop a pre-tender cost estimate.	High	By December 2008
Construction Priorities (Stage 2)		
Determine the staging of the remaining recommendations based on the pre-tender cost estimate, the available budget and community demand. The suggested staging of works would be: <ul style="list-style-type: none"> ▪ Construction of the stone retaining walls for The Terrace and The Gardens ▪ Fill, pave, landscape and install the facilities for the Terrace and interpretation areas ▪ Relocate the toilet ▪ Construct the paths, install the upgraded picnic/BBQ facilities and complete landscaping in The Terrace and The Gardens ▪ Upgrade, level and install sub-surface drainage into the Events Lawn ▪ Construct the mounds and plant out ▪ Designate the informal gravel car parking area ▪ Install the regional play facility ▪ Install the water bubbler ▪ Install the seating shelters ▪ Install the vertical lighting markers along the foreshore edge 	Moderate	Completion of works as funds permit

Table 3.1. Implementation Strategy

3.4 ORDER OF COST ESTIMATE

This section provides an Order of Cost Estimate for the implementation of the works recommended in the Landscape Master Plan.

The rates shown are considered to be within $\pm 25\%$ of the actual rate, and are based on the consultants' experience of similar projects.

The Order of Cost Estimate includes indicative costs of professional fees for further project stages, but excludes the cost involved in connecting the existing toilet facility to the reticulated town sewerage system.

Order of Cost Estimate (-/+25%)

Item	Amount	Unit	Unit \$	Sub-total
Misc Items				
Regional playground	1	item	\$ 150,000.00	\$ 150,000.00
Playfull water feature	1	item	\$ 25,000.00	\$ 25,000.00
Artistic foreshore edge lighting element	7	item	\$ 10,000.00	\$ 70,000.00
Sub Total - Above Works				\$ 245,000.00
Site preparation 10% (demolition, earthworks, drainage)				\$ 24,500.00
Preliminaries 12.5%				\$ 30,625.00
Contingency 10%				\$ 24,500.00
Sub-total - Works				\$ 324,625.00

Item	Amount	Unit	Unit \$	Sub-total
Hard Landscaping				
New compacted gravel pavements	600	sq.m.	\$ 55.00	\$ 33,000.00
Feature pavements	350	sq.m	\$ 100.00	\$ 35,000.00
Hotmix to compacted gravel paths	1800	sq.m	\$ 45.00	\$ 81,000.00
Feature Stone retaining walls	125	lin.m	\$ 500.00	\$ 62,500.00
Amplitheatre construction	80	lin.m	\$ 250.00	\$ 20,000.00
New boardwalk / deck nodes	40	sq.m	\$ 350.00	\$ 14,000.00
New BBQ / picnic nodes	3	item	\$ 10,000.00	\$ 30,000.00
New shelters	2	item	\$ 10,000.00	\$ 20,000.00
Bollards	130	lin.m	\$ 100.00	\$ 13,000.00
Bench seats and rubbish tins	10	item	\$ 2,000.00	\$ 20,000.00
Sub Total - Above Works				\$ 328,500.00
Site preparation 10% (demolition, earthworks, drainage)				\$ 32,850.00
Preliminaries 12.5%				\$ 41,062.50
Contingency 10%				\$ 32,850.00
Sub-total - Works				\$ 435,262.50

Item	Amount	Unit	Unit \$	Sub-total
Soft Landscaping				
landform creation	4000	m3	\$ 20.00	\$ 80,000.00
Repair existing garden beds	500	sq.m.	\$ 25.00	\$ 12,500.00
Native revegetation to landforms	3000	sq.m.	\$ 15.00	\$ 45,000.00
Drainage / re seed to events lawn	3000	sq.m.	\$ 10.00	\$ 30,000.00
Advanced trees	11	item	\$ 500.00	\$ 5,500.00
Sub Total - Above Works				\$ 173,000.00
Preliminaries 12.5%				\$ 21,625.00
Contingency 10%				\$ 17,300.00
Sub-total - Works				\$ 211,925.00

Item	Amount	Unit	Unit \$	Sub-total
Signage				
New park sign	1	item	\$ 1,500.00	\$ 1,500.00
Track head signs	2	item	\$ 750.00	\$ 1,500.00
Interpretation installations	2	item	\$ 2,500.00	\$ 5,000.00
Sub Total - Above Works				\$ 8,000.00
Preliminaries 12.5%				\$ 1,000.00
Contingency 10%				\$ 800.00
Sub-total - Works				\$ 9,800.00

Capital Costs Total

\$ 981,612.50

Feature Surveys	\$ 3,500.00
Professional Design and Documentation Fees (8%)	\$ 54,970.30
Project Management	\$ 25,000.00
Graphic & Industrial Design	\$ 7,500.00
MiscExpenses	\$ 5,000.00
Sub-total Professional Fees and Related Expenses	\$ 95,970.30
Capital Costs and Fees and Related Expenses	\$ 1,077,582.80
plus GST	\$ 107,758.28
Total Capital Costs, Fees and Taxes	\$ 1,185,341.08