

Ballogup Landscape Master Plan



15/10/2021

SEE DESIGN

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restoring
NOONGAR BOODJA

Supported by:



INTRODUCTION

The Ballogup Landscape Master Plan has been initiated by the Albany Heritage Reference Group Aboriginal Corporation (AHRGAC) to guide improvement works and support future visitation to the property in partnership with the South Coast NRM. Supported by Lotterywest the landscape master plan aims to protect, restore and create opportunities to create both an educational and cultural space unique to the region.

The Ballogup property was purchased in 2005 by the Indigenous Land Corporation for the Albany Heritage Reference Group Aboriginal Corporation. The AHRGAC is comprised of Elders, custodians and representatives of all Noongar families with historical, social, cultural and spiritual attachments to the Albany region. The 11 signing families include; Penny, Loo, Eades, Smith, Williams, Wynne, Knapp, Flowers, Colbung, Woods and Coyne.

The Ballogup Landscape Master Plan responds to previous project work including; Cultural Heritage Management Plan Lake Pleasant View (June 2009 Guilfoyle), draft Environmental Property Management Plan (2021 in preparation), Report On The Aboriginal Heritage Survey Of Lake Pleasant View/Ballogup (Marcj 2021 Deep Woods) Lake Pleasant View/Ballogup Re-vegetation plan and species list (April 2021 Wendy Bradshaw), Lake Pleasant View/Ballogup Vegetation survey (April 2021 Wendy Bradshaw)

PURPOSE + OBJECTIVES

The Ballogup Landscape Master Plan provides a long term vision including proposed infrastructure for the future development. The master plan allows for the evolution of the site including accommodation of visitors to the property, whilst encouraging visitors to further enjoy and understand the heritage values of the site.

The overall aim of the Landscape Master Plan is to enhance, protect and restore the unique natural environment, whilst creating opportunities to highlight the strong heritage values both on site and surrounding landscape.

Key objectives include:

- Identify future priorities for visitor facilities and infrastructure, including access, signage, meeting areas, facilities, and walk trails.
- Maintain heritage and conservation values of the property
- Create cohesiveness throughout the property using natural elements.



Gnamma hole and view of Lake Pleasant View



Granite rock-shelter

02

WORKSHOP AND COMMUNITY FEEDBACK

A workshop was initiated by the AHRGAC and facilitated by South Coast NRM to consult and discuss the project with key community and local members associated with both the site and region. The workshop was conducted on the 14th July 2021 in the Manypeaks Community and Recreation center followed by a site visit to the Ballogup property. Representatives in attendance included; Landscape Architects from Seedesign Studio, (Eoin Gladish and Annika White), South Coast NRM (Peter Twigg) along with several members of the community.

During the workshop key themes, site stories and preferred outcomes for the site were discussed. These identified themes and values will form the key narrative of the landscape design outcome and masterplan.

Some of the key points discussed in relation to the site and master plan include;

- A place of learning, for students, tourists, locals
- Not a place to camp
- Protect and re-establish natural landscape
- Many people that live here don't know it's here
- Light touch interventions
- People can pay to visit (such as tours)
- Species on site are of great environmental significance
- Accessible to Aboriginal people
- Create kangaroo trails - light touch
- Was used for live stock - used to be a paddock
- This place is unique and its ours.
- Sunset lookout
- Rock - spiritual
- Protection, preservation and sustainability
- Provide rainwater tank
- Infrastructure to maintain the site e.g sheds that can be locked
- Allow for future cultural festivities/large gatherings
- Toilets to ensure people respect the space
- Visitors to leave with their rubbish
- Very ancient granite
- Important/rare fauna (Western ring tail possums, Australian Bitern)
- Wetlands - hunting and camping place
- Bring the land back to as close as it was
- A place to learn and teach the youth
- Fire pit and cooking
- Site stories + surrounding landscape
- Place to sit and breathe



Fossil found on walk



Investigating on site conditions



Views of country

ECOLOGICAL LOCATION

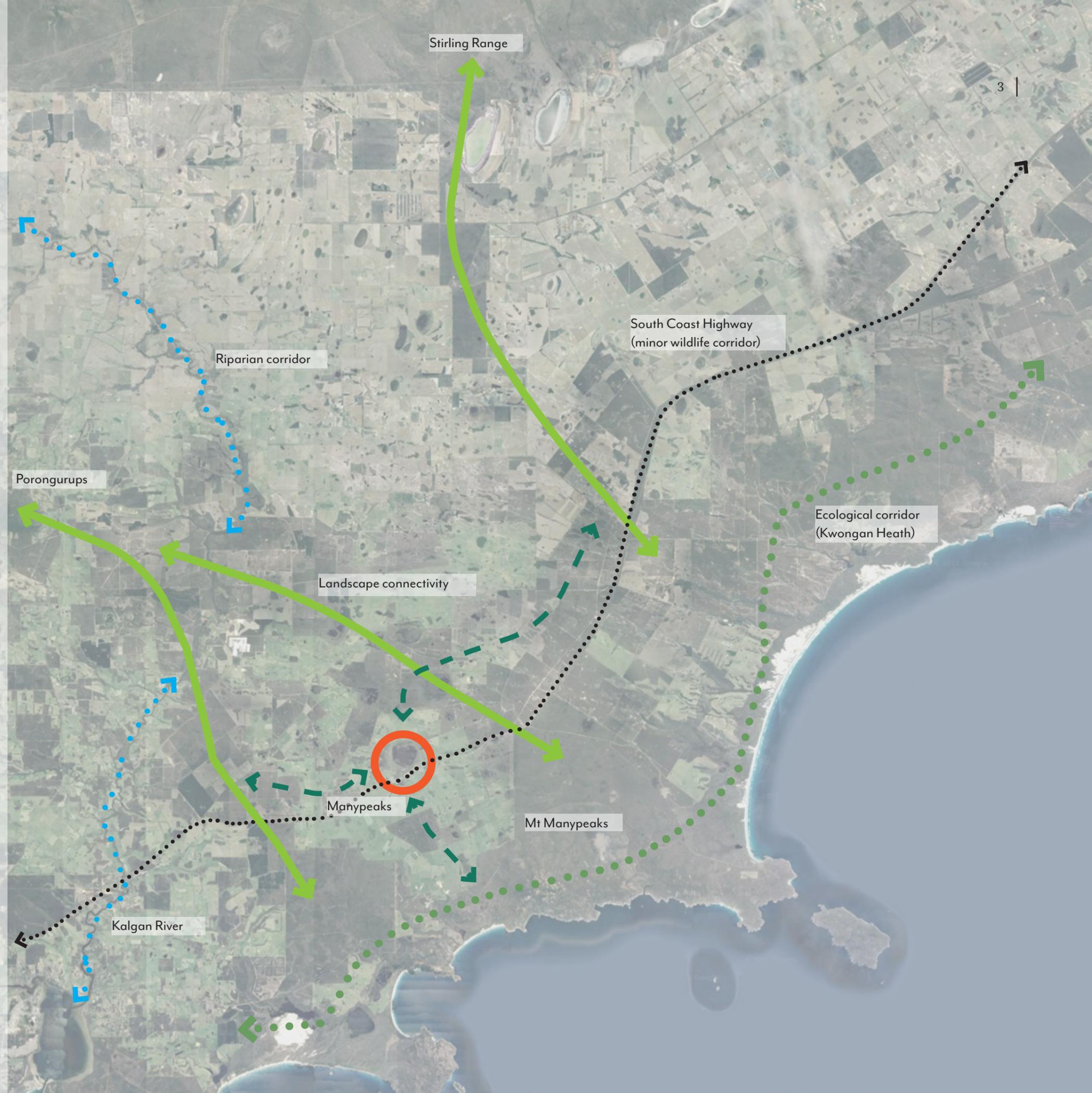
The 6 hectare property is located in an area recognized as a biodiversity hot spots of international significance. Formed following geological shifts of the Yilarn Cratoni, sea level inundation and years of weathering, the south coast landscape is resilient yet fragile.

Following European settlement and associated agricultural practices the ancient land has slowly degraded with swathes of habitat fragmented and lost.

The site has the potential to enhance and reconnect the surrounding fragmented vegetation linking key ecological macro corridors such as the coastal Kwongan Heath, Albany - Fraser province and Gondwana Link. Connection of these landscapes is seen as fundamental for the conservation of both flora and fauna.

Although the property is only a fragment of land nestled within the landscape, its proximity to the neighboring protected nature reserve of Ballogup/Lake Pleasant View to the north/east, remnant vegetation (City of Albany) to the west and the South Coast Highway road reserve to the south an opportunity exists to act as a key ecological connector.

“The property is a microcosm of the regional geology, with the large granite dome surrounded by loamy sands, silt and pockets of sand and clay with exposures of limestone veins” (Guilfoyle 2009)



BALLOGUP CONTEXT

Ballogup is situated within the region of Wagyl Kaip in the great southern. The landscape of the site and surrounds is a rich system interconnected with the Menang custodians.

The property is valued as a significant cultural place, surrounded by connections and dreaming stories of the land including “Yoolberup” the story that tells of the creation of surrounding landforms namely, Mt Manypeak, South and North Sister and the associated chain of freshwater lakes.

The registered Aboriginal site contains significant cultural features and places including; rock shelter, lizard traps, gnamma holes, stone artifact scatter and scarred tree.

“The place is valued as a significant cultural place that exudes the actions and continued presence of the ancestors. In this it describes the custodians connection to the past and present, and contains meaning at a number of different levels” (Guilfoyle 2009)



SENSE OF PLACE

Ballogup 'Place of the blue breasted swamp hen' is characterised by its unique flora and fauna, colours, textures, surrounding views, varied micro-climates/habitats and cultural memories/stories which all contribute to the overall 'sense of place.'

These characteristics are pivotal in supporting the landscape master plan in both overall function, form and materiality



Blue breasted swamp hen



Rock shelter/Turtle site



Lake Ballogup



Diverse habitat



Ancient history/stories



Granite outcrop



Boronia picking



Quacking Frog

Karden + Djara
(Marri + Jarrah)

Western Ring Tail Possum

LANDSCAPE NARRATIVE

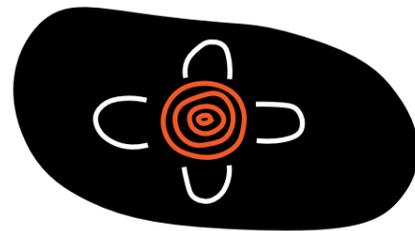
The following landscape narrative underpins the overall Ballogup Landscape Master Plan.

These narratives have been derived following on site workshop with the local community including previous reports undertaken by the working group.



“The place itself is a central component to community identity as it provides a sense of belonging, historical association, and is part of the ongoing cultural practice of ‘Caring for Country’. This practice is an important aspect of cultural heritage, with the notion that heritage is not static or fixed, but requires active participation in heritage management”
(Guilfoyle 2009)

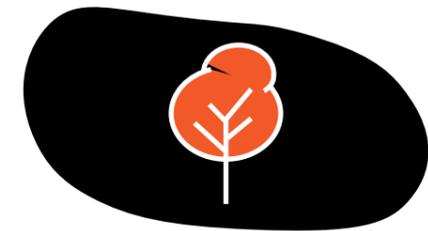
A PLACE FOR LEARNING AND MULTI-
GENERATIONAL STORIES

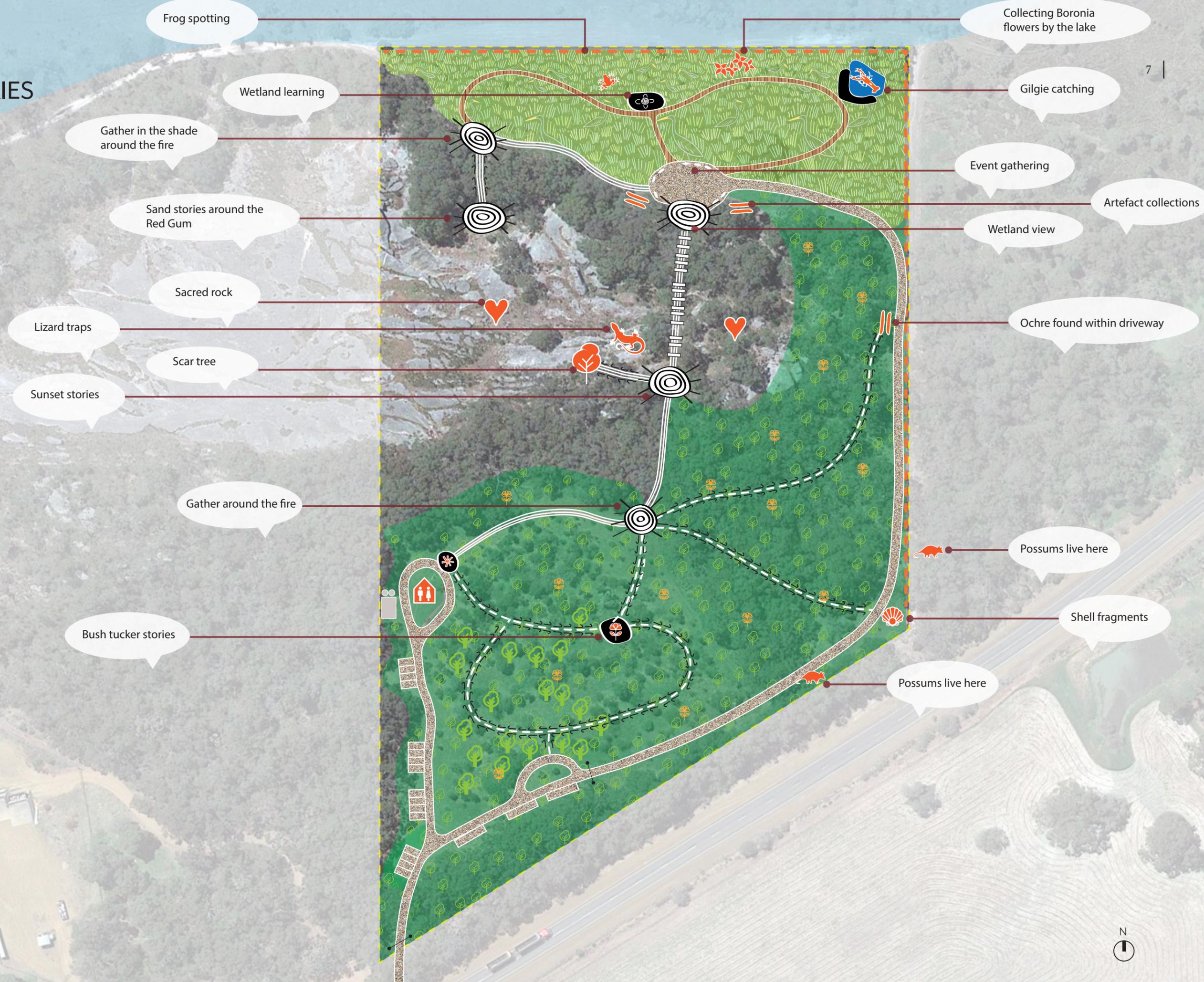


A PLACE OF HEALING



CONNECTION TO THE LAND
AND PEOPLE





Frog spotting

Collecting Boronia flowers by the lake

Wetland learning

Gilgie catching

Gather in the shade around the fire

Event gathering

Sand stories around the Red Gum

Artefact collections

Wetland view

Sacred rock

Ochre found within driveway

Lizard traps

Scar tree

Sunset stories

Gather around the fire

Possums live here

Bush tucker stories

Shell fragments

Possums live here

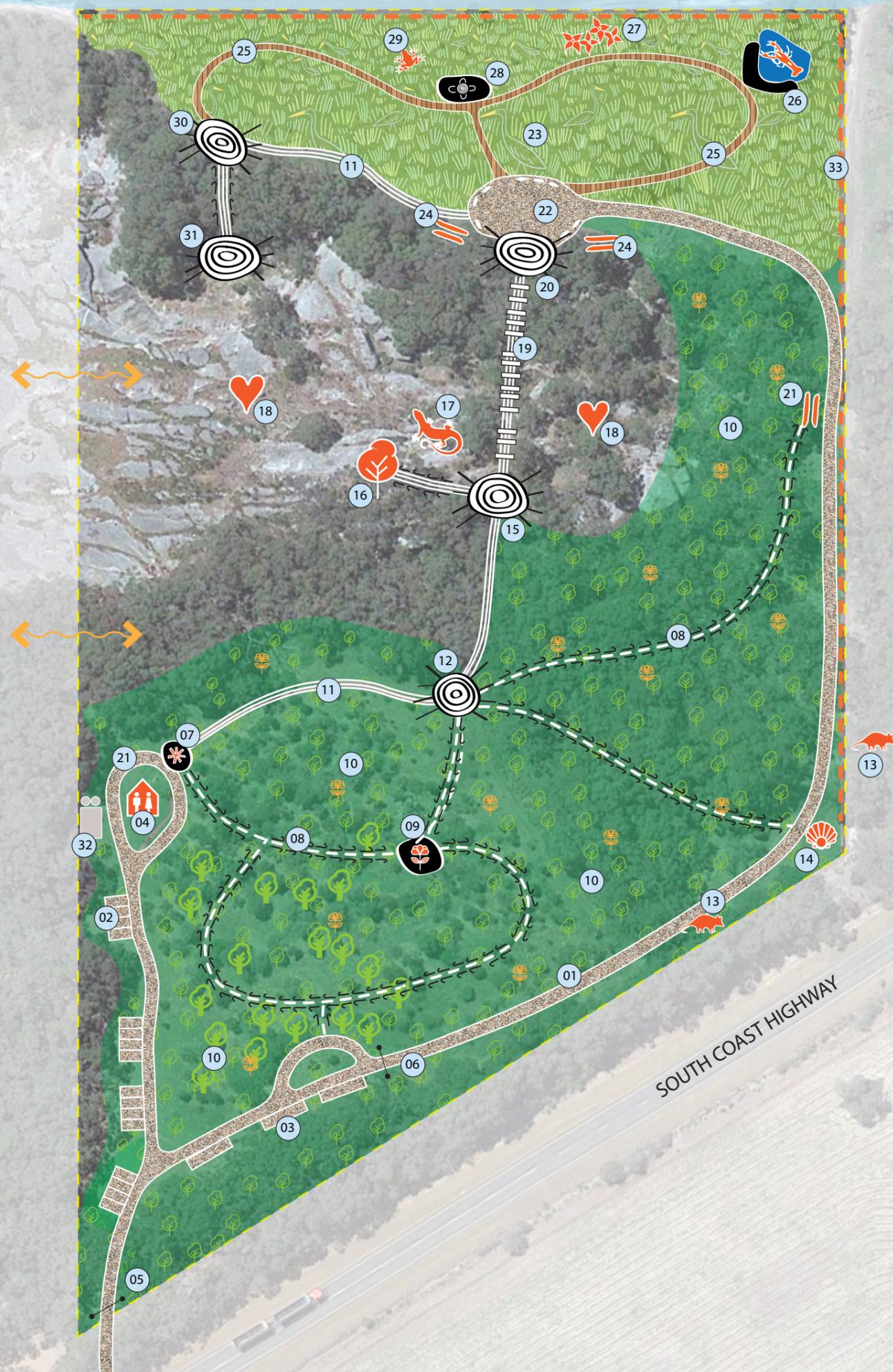


LANDSCAPE CONCEPT PLAN

LEGEND

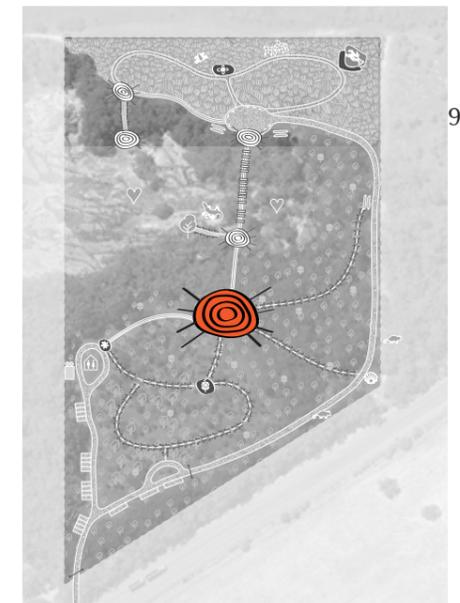
- 01 Gravel road access
- 02 Gravel parking bays
- 03 Bus parking bays and secondary turnaround
- 04 Toilet and teaching facility
- 05 Gate and entry
- 06 Secondary gate and vehicle access
- 07 Orientation point with way finding
- 08 Dirt 'kangaroo trails' within bushland
- 09 Resting point within bushland
- 10 Bushland re-vegetation (including orchid species)
- 11 Gravel and stone pathway
- 12 Meeting place: Fire pit and gather
- 13 Possum spotting location
- 14 Shell remnants dig
- 15 Meeting place: Sunset view point
- 16 Scar tree (final location TBC on site)
- 17 Lizard traps recreated on rock
- 18 Rock is sacred and to be restored (remove and reuse loose damaged rocks)
- 19 Stone steps and pathway
- 20 Meeting place: Wetland view
- 21 Ochre scatterings
- 22 Drop off and turn around point including flexible gathering/ event space
- 23 Wetland re-vegetation
- 24 Artefact findings on rock boulders
- 25 Wetland boardwalk
- 26 Gilgie hunting
- 27 Boronia collecting point
- 28 Quiet resting place overlooking lake
- 29 Frog spotting
- 30 Meeting place: Shady gather around the fire
- 31 Meeting place: Sand stories around the Red Gum
- 32 Work sheds and water tanks
- 33 Fire break and DBCA entry

-  Meeting place
-  Vehicle access
-  Path access
-  Stone steps and path
-  Walking track
-  Future access to adjoining property
-  Fire Break



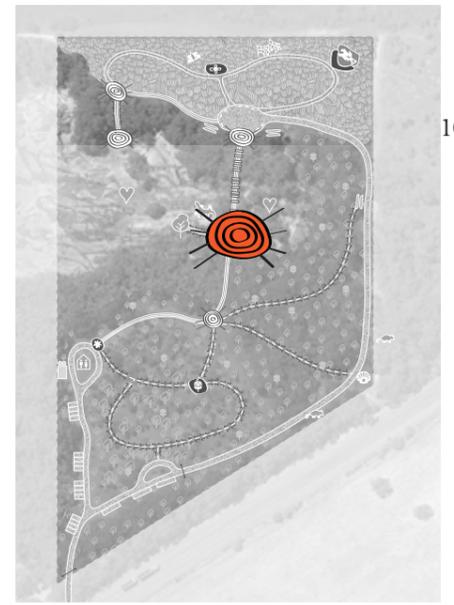


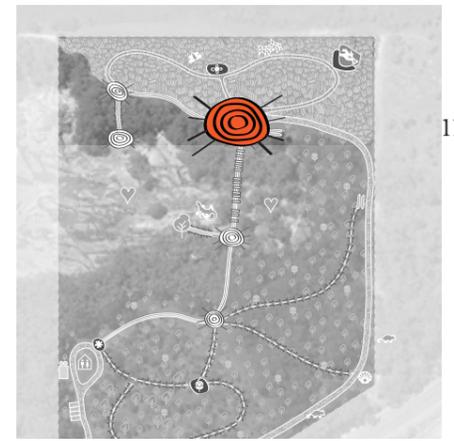
Gather around the fire



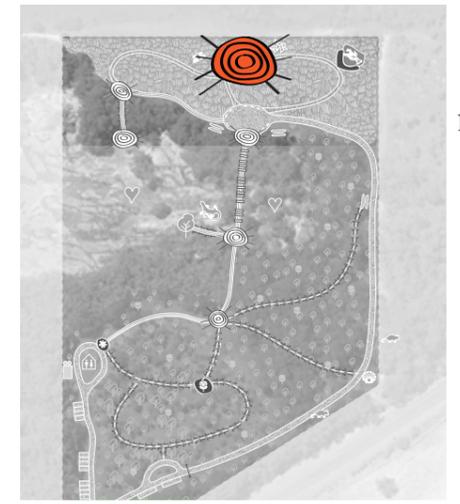


Sunset rock view

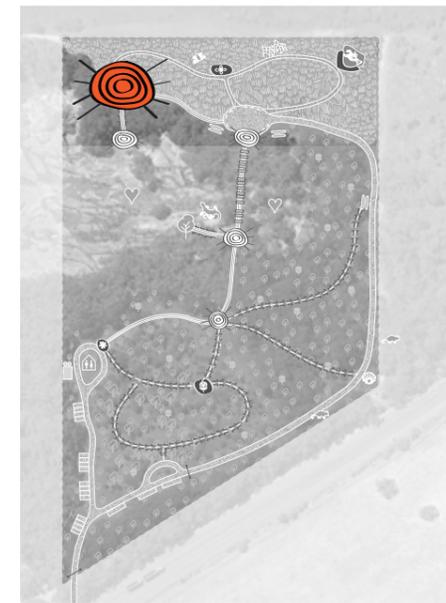




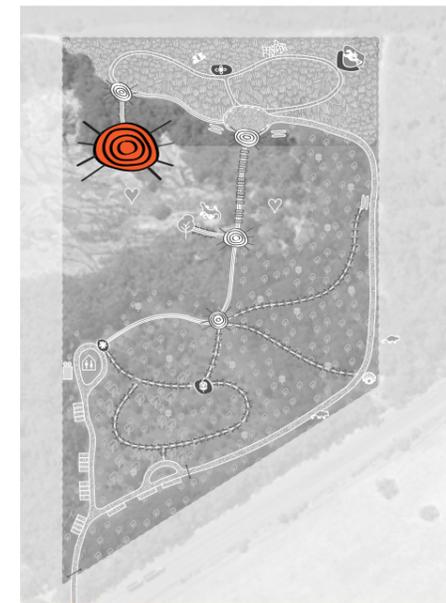
Wetland meeting place, felxible event space and vehicle drop off



Wetland connection



Sit and breathe - Gather under the shade



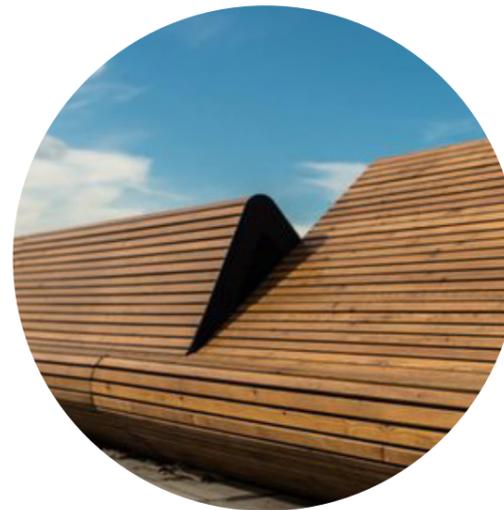
A place to learn - Sand storres around the Red Gum

MATERIALITY

Materials are to feel like they are integrated within the natural landscape. Damaged and loose rock debris can be used for the steps and seating walls. Jarrah timber obtained off site can be used for seating and shelters and ties in the with natural woodland.



Marri/Jarrah woodland



Jarrah timber



Jarrah walkways



Jarrah boardwalk



Damaged loose granite debris



Granite steps and pavers



Granite walls and gravel



Granite fire pit

LIGHT TOUCH INFRASTRUCTURE

Infrastructure across the site to respond to the natural landscape including overall colours and natural materials (where possible). Location to be discrete and to 'nestle' in to the surrounding landscape with the intent to not obstruct key sight/story lines.

Opportunities exist to intergrate art work and site stories to key infrastructure elements through the use of murals, screening and etching.

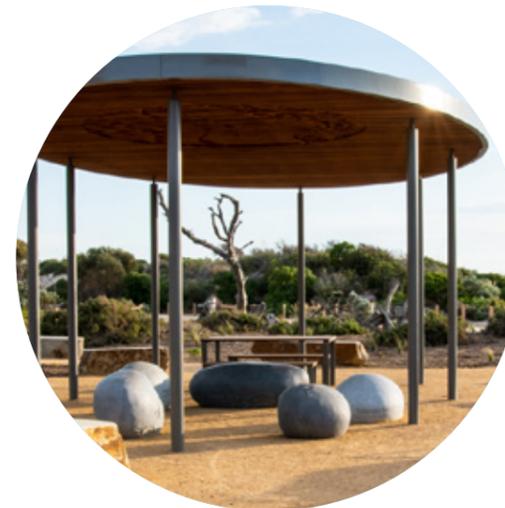
Key infrastrctre to include; mianintence + fire fighting sheds including water tanks, toilets, meeting/education room, shelters.



Infrastructure to respond to site colours and texture



Integrated infrastructure - toilet + teaching room



Shelters



Water tanks + Maintenance Sheds



Local materiality



Informal trails and compacted road base



Roads - local granite



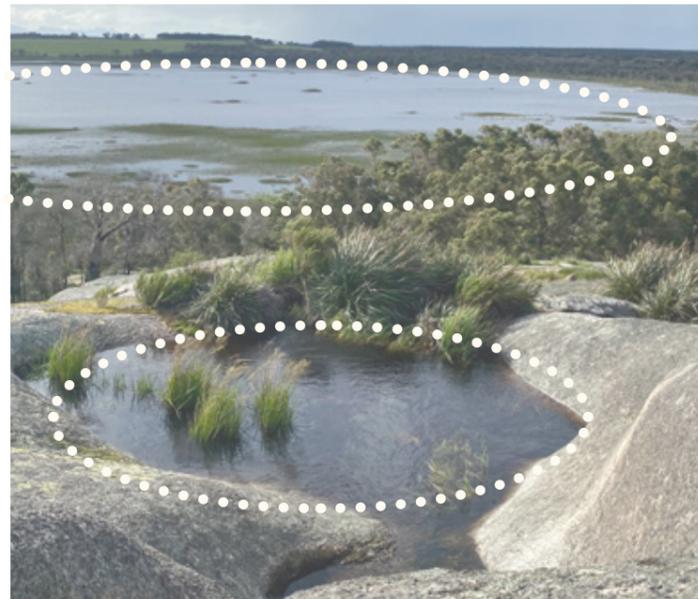
Formalised car parks

SIGNAGE & WAYFINDING

Signage and wayfinding elements across the site to offer a consistent theme with a palette responding to the natural landscape. The following demonstrates a typical sign hierarchy with colours and theme to respond to place and local stories. An opportunity exists to involve the local community with the design including the integration of art /stories across the various signs.



Lake system



On site water



Natural forms



Integration of art work in various forms to signage including; etching, paint and cut outs (To be further considered with local community + artists)



Educational signage



Directional/ information signage



Main entry sign



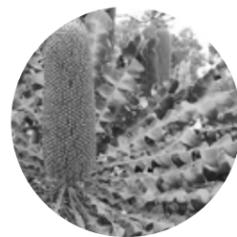
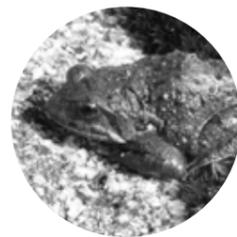
Final colour palette responding to site. (To be further considered with local community + artists)

STORIES & ARTWORK

Education signs across the site to consist of minimal information (text), with signage set up to spark verbal conversations, questions and stories. Layers of signage to include local species (flora/fauna) important to the areas biodiversity and cultural story.



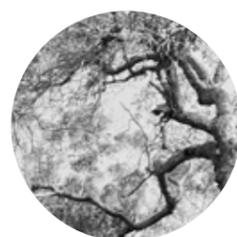
Species highlight



At key locations (e.g. meeting place, paths) story markers to be placed on ground with integrated local art work which represents cultural site stories.



Story marker

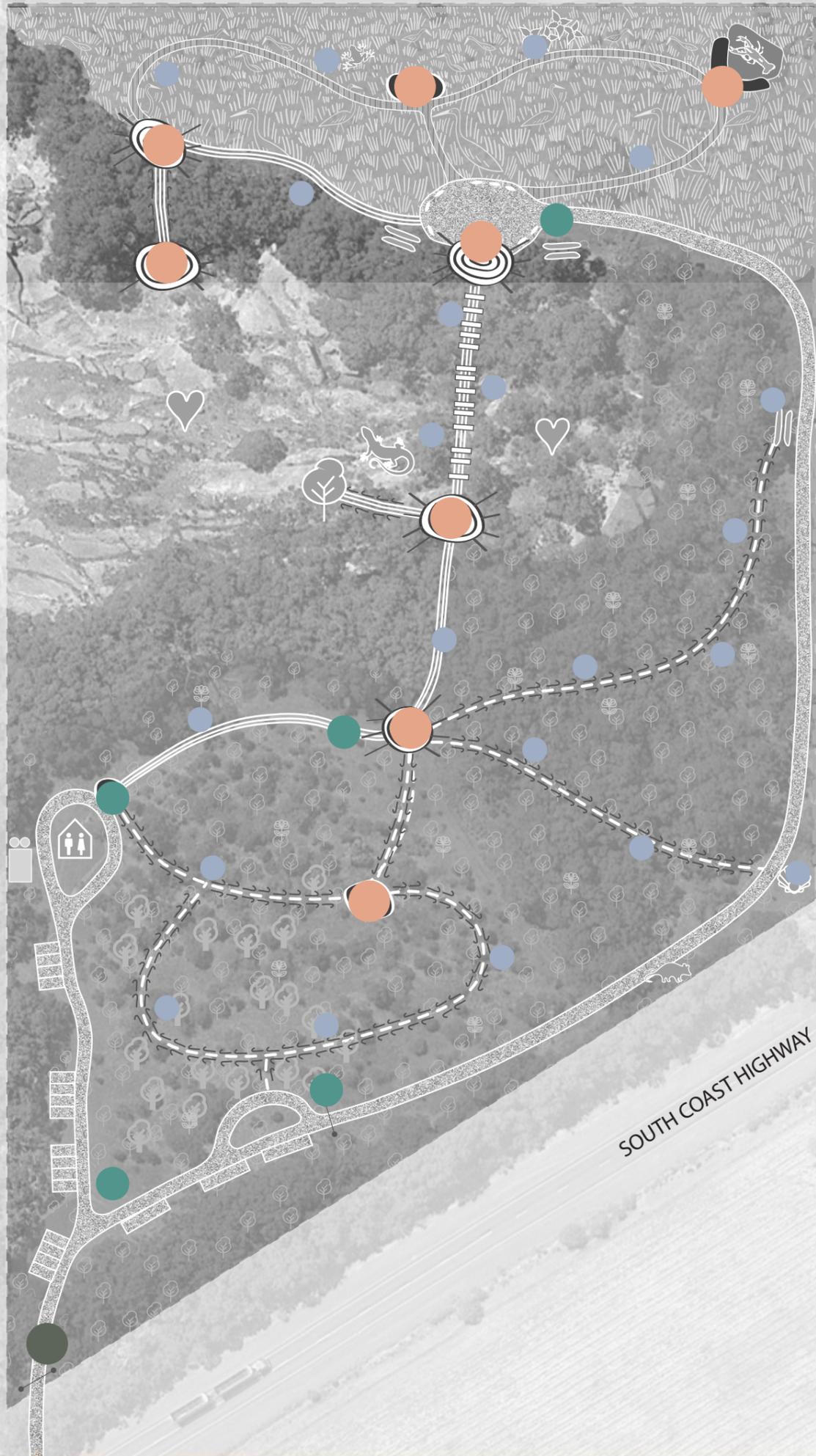


SIGNAGE & WAYFINDING PLAN

LAKE BALLOGUP

LEGEND

- Entry Sign
- Wayfinding/Directional Sign
- Species Highlight
- Site Story Marker (final location to be coordinated with local community)



LEGEND

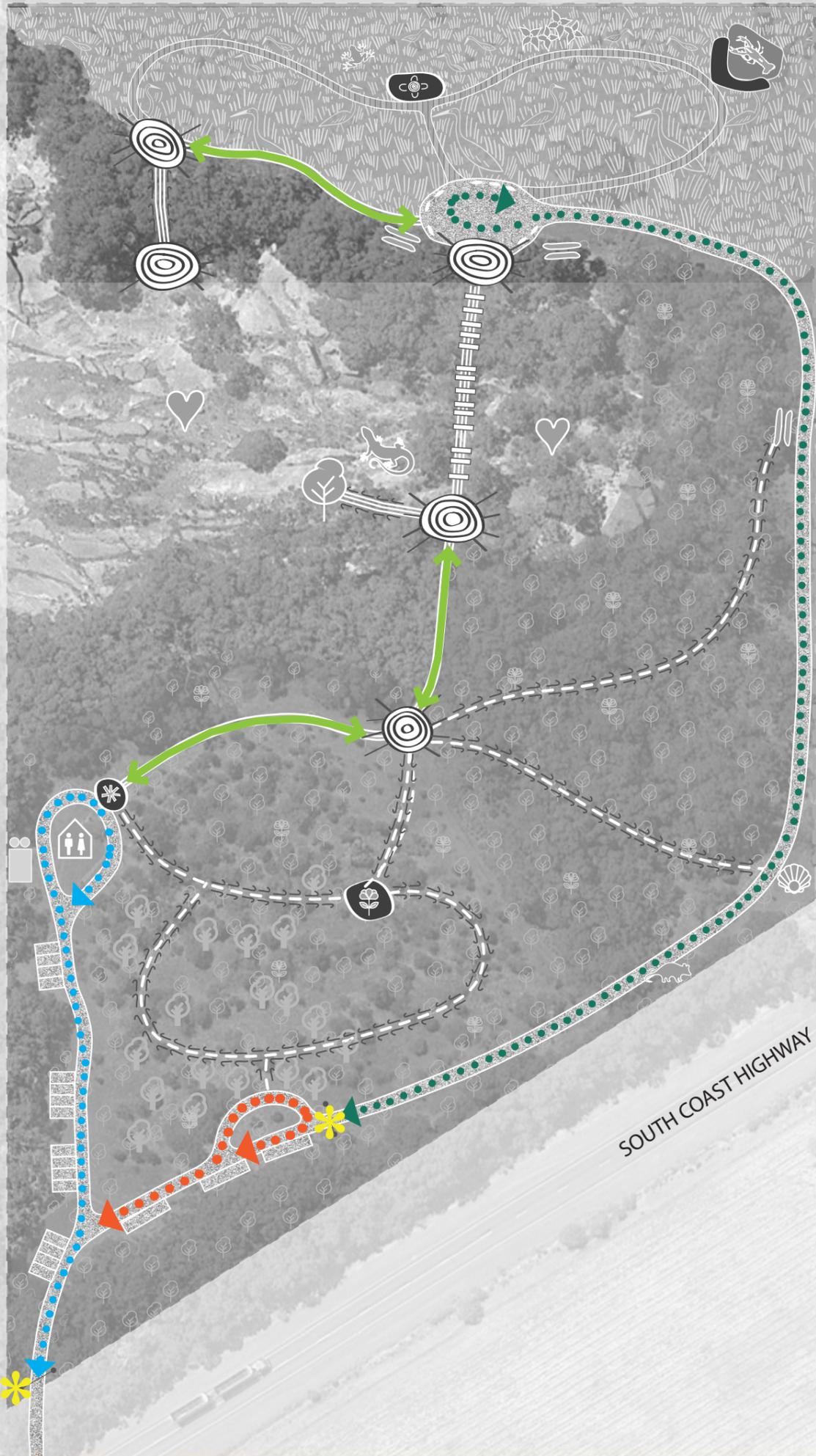
◀.....▶ Southern vehicle entry + 'Drop off' zone

◀.....▶ Northern vehicle entry + 'Drop off' zone (controlled access)

◀.....▶ Bus/event 'Drop off' zone + additional parking

↔ Accessible pedestrian access (e.g. wheelchair)

* Gate



RE-VEGETATION

The following re-vegetation plan aligns with previous works undertaken on site including existing vegetation survey and re-vegetation plan
 For additional information including management of vegetation zones refer to ; Lake Pleasant View/Ballogup Revegetation plan and species list (April 2021 Wendy Bradshaw) + Lake Pleasant View/Ballogup Vegetation survey (April 2021 Wendy Bradshaw)

Key on site tree species;

- *Corymbia calophylla*,
- *Eucalyptus marginata*
- *Eucalyptus staeri*
- *Agonis flexuosa*
- *Hakea oleifolia*

On site bush tucker species including;

- Kummack (*Billardiera fusiformis*)
- Kurrup (*Billardiera venusta*)
- Mearn (*Haemodorum spicatum*).

Lake Edge;

- *Acacia drummondii* ssp. *elegans*
- *Acacia myrtifolia*
- *Astartea scoparia*
- *Banksia littoralis*
- *Baumea vaginalis*
- *Beaufortia sparsa*
- *Billardiera venusta*
- *Boronia spathulata*
- *Callistemon glaucus*
- *Eucalyptus cornuta*
- *Evandra aristata*
- *Juncus pallidus*
- *Melaleuca cuticularis*
- *Melaleuca raphiophylla*
- *Patersonia occidentalis*
- *Poa poiformis*
- *Taxandria parvicep*
- *Viminaria juncea*

Zone 2, 3, 4;

- *Acacia drummondii* ssp. *elegans*
- *Acacia leioderma*
- *Acacia myrtifolia*
- *Acacia saligna*
- *Agrostocrinum hirsutum*
- *Banksia grandis*
- *Billardiera fusiformis*
- *Bossiaea linophylla*
- *Clematis pubescens*
- *Dianella revoluta*
- *Hakea oleifolia*
- *Hakea prostrata*
- *Hardenbergia comptoniana*
- *Hovea elliptica*
- *Kunzea recurva*
- *Microlaena stipoides*
- *Tetrarhena laevis*
- *Xanthosia rotundifolia*



Corymbia calophylla



Billardiera fusiformis



Juncus pallidus



Banksia grandis



LEGEND

- 01 Lake Edge
- 02 Marri Open Forest To Woodland
- 03 Marri Over Coastal Peppermint Low Woodland
- 04 Marri Open Forest

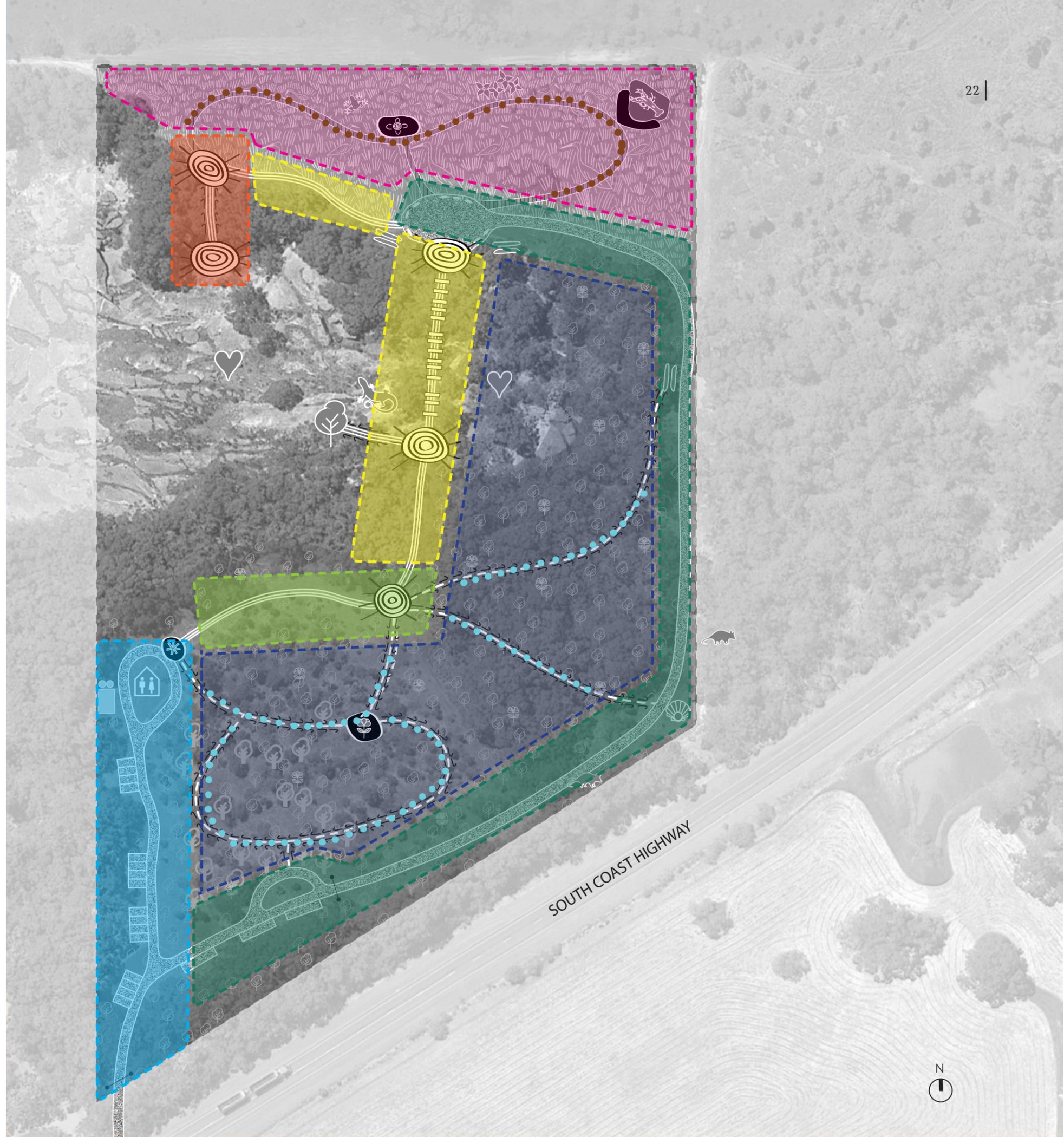
STAGING + COST PLAN

-  Stage 1 - Entry + Workshop
-  Stage 2 - Service road + Secondary entry
-  Stage 3 - Meeting place 1 + connection
-  Stage 4 - Meeting place 2/3
-  Stage 5 - Meeting place 4/5 + connection
-  Stage 6 - Re vegetation
-  Stage 7 - Trails
-  Stage 8 - Wetland Re vegetation
-  Stage 9 - Wetland Boardwalk

STAGE	TOTAL
STAGE 1	\$ 275,275.00
STAGE 2	\$ 86,350.00
STAGE 3	\$ 69,300.00
STAGE 4	\$ 112,200.00
STAGE 5	\$ 134,200.00
STAGE 6	\$ 82,500.00
STAGE 7	\$ 20,750.00
STAGE 8	\$ 84,700.00
STAGE 9	\$ 503,250.00
GRAND TOTAL (INCL GST)	\$1,368,525.00

Above fee excludes consultancy design fees (e.g. Landscape architect, civil and structural engineering). Allow approximate 10% of construction costs.

Allowance also required for Artist coordination and implementation.



OPINION OF PROBABLE COSTS

STAGE 1 (approx. 3,400 sqm)					
Preliminaries					
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including survey	PS	\$ 7,500.00	1	\$ 7,500.00
Preliminaries Total					\$ 7,500.00
Road and Path Surface Finishes					
Graded gravel road entry (200m length)	Allow for the supply and installation of graded local gravel road access including but not limited to all ground preparation, grading, compaction and storm water requirements	PS	\$ 8,000.00	1	\$ 8,000.00
Formalised parking (20 x bays)	Allow for the supply and installation of formalised gravel parking including but not limited to all ground preparation and bollards/boulder placement	PS	\$ 6,000.00	1	\$ 6,000.00
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	lm	\$ 40.00	50	\$ 2,000.00
TOTAL Surface finishes					\$ 16,000.00
Infrastructure					
Workshop	Allow for the supply and installation of workshop/shed including but not limited to all ground preparation, concrete footing and structural requirements (excludes power)	PS	\$ 65,000.00	1	\$ 65,000.00
Water tanks	Allow for the supply and installation of water tanks including but not limited to all ground preparation, concrete footing and structural requirements	PS	\$ 10,000.00	1	\$ 10,000.00
Toilet	Allow for the supply and installation of toilet including but not limited to all ground preparation, concrete footing and structural, hydraulic requirements (water connection TBC)	PS	\$ 100,000.00	1	\$ 100,000.00
TOTAL Surface finishes					\$ 175,000.00
Planting					
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	sqm	\$ 10.00	650	\$ 6,500.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1/sqm), wind/rabbit protection	each	\$ 5.00	650	\$ 3,250.00
TOTAL PLANTING					\$ 9,750.00
Furniture + Fixture Elements					
Gate and entry sign	Allow for the supply and installation of fixed gate and entry statement	each	\$ 3,500.00	1	\$ 3,500.00
Signage	Allow for the supply and installation of way finding signage	each	\$ 2,000.00	1	\$ 2,000.00
Bench seat	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 2,000.00	2	\$ 4,000.00
Picnic setting	Allow for the supply and installation of picnic setting including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 6,500.00	5	\$ 32,500.00
TOTAL FURNITURE + FIXTURE					\$ 42,000.00
Lighting + Electrical Services					
Electrical services/lighting	Workshop/toilet and on site power. Single Phase + Three Phase Site Main Switchboard inc. Meter, Circuit Protection & Control Equipment.	PS	-	-	TBC
TOTAL LIGHTING					
STAGE 1 TOTAL					\$ 250,250.00
GST	10% of overall budget	item			\$ 25,025.00
GRAND TOTAL STAGE 1					\$ 275,275.00

STAGE 2 (approx. 4,800 sqm)					
Preliminaries					
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including shop drawings.	PS	\$ 9,000.00	1	\$ 9,000.00
Preliminaries Total					\$ 9,000.00
Road and Path Surface Finishes					
Graded gravel road entry (400m length)	Allow for the supply and installation of graded local gravel road access including but not limited to all ground preparation, grading, compaction and storm water requirements	PS	\$ 20,000.00	1	\$ 20,000.00
Formalised parking (10 x bays)	Allow for the supply and installation of formalised gravel parking including but not limited to all ground preparation and bollards/boulder placement	PS	\$ 5,000.00	1	\$ 5,000.00
Formalised event zone	Allow for the supply and installation of formalised gravel event space including all ground preparation and boulder placement.	sqm	\$ 40.00	400	\$ 16,000.00
TOTAL Surface finishes					\$ 41,000.00
Planting					
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	sqm	\$ 10.00	1,000	\$ 10,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1/sqm), wind/rabbit protection	each	\$ 5.00	1,000	\$ 5,000.00
TOTAL PLANTING					\$ 15,000.00
Furniture + Fixture Elements					
Gate and entry sign	Allow for the supply and installation of fixed gate and entry statement	each	\$ 3,000.00	1	\$ 3,000.00
Signage	Allow for the supply and installation of way finding signage	each	\$ 1,500.00	2	\$ 3,000.00
Shell/fossil protection and display	Allow for the protection and display of existing fossils	each	\$ 5,000.00	1	\$ 5,000.00
Local Boulder seating	Allow for the supply and placement (off site if required)	each	\$ 250.00	10	\$ 2,500.00
TOTAL FURNITURE + FIXTURE					\$ 13,500.00
STAGE 2 Total					\$ 78,500.00
GST	10% of overall budget	item			\$ 7,850.00
GRAND TOTAL STAGE 2					\$ 86,350.00

STAGE 3 (approx. 1,200 sqm)						
Preliminaries						
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including shop drawings.	PS	\$ 3,500.00	1	\$	3,500.00
Preliminaries Total					\$	3,500.00
Path Surface Finishes						
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	sqm	\$ 40.00	100	\$	4,000.00
TOTAL Surface finishes					\$	4,000.00
Planting						
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	sqm	\$ 10.00	500	\$	5,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1/sqm), wind/rabbit protection	each	\$ 5.00	500	\$	2,500.00
TOTAL PLANTING					\$	7,500.00
Furniture + Fixture Elements						
Meeting place shelters + art work	Allow for the supply and installation of shelters including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 30,000.00	1	\$	30,000.00
Signage	Allow for the supply and installation of way finding signage	each	\$ 1,500.00	2	\$	3,000.00
Bench seat	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 2,000.00	3	\$	6,000.00
Picnic setting	Allow for the supply and installation of picnic setting including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 6,500.00	1	\$	6,500.00
Local boulder seating	Allow for the supply and placement (off site if required)	each	\$ 250.00	10	\$	2,500.00
TOTAL FURNITURE + FIXTURE					\$	48,000.00
STAGE 3 Total					\$	63,000.00
GST	10% of overall budget	item			\$	6,300.00
GRAND TOTAL STAGE 3					\$	69,300.00

STAGE 4 (approx. 700 sqm)						
Preliminaries						
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including shop drawings.	PS	\$ 3,500.00	1	\$	3,500.00
Preliminaries Total					\$	3,500.00
Path Surface Finishes						
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	sqm	\$ 40.00	100	\$	4,000.00
TOTAL Surface finishes					\$	4,000.00
Planting						
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	sqm	\$ 10.00	500	\$	5,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1/sqm), wind/rabbit protection	each	\$ 5.00	500	\$	2,500.00
TOTAL PLANTING					\$	7,500.00
Furniture + Fixture Elements						
Meeting place shelters + art work	Allow for the supply and installation of shelters including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 30,000.00	2	\$	60,000.00
Signage	Allow for the supply and installation of way finding signage	each	\$ 1,500.00	2	\$	3,000.00
Bench seat	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 2,000.00	2	\$	4,000.00
Picnic setting	Allow for the supply and installation of picnic setting including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 6,500.00	2	\$	13,000.00
Sand stories	Allow for the supply and installation of sand stories area and associated art work	each	\$ 4,500.00	1	\$	4,500.00
Local boulder seating	Allow for the supply and placement (off site if required)	each	\$ 250.00	10	\$	2,500.00
TOTAL FURNITURE + FIXTURE					\$	87,000.00
STAGE 4 Total					\$	102,000.00
GST	10% of overall budget	item			\$	10,200.00
GRAND TOTAL STAGE 4					\$	112,200.00

STAGE 5 (approx. 3,000 sqm)						
Preliminaries						
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including shop drawings.	PS	\$ 5,000.00	1	\$	5,000.00
Preliminaries Total					\$	5,000.00
Path Surface Finishes						
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	sqm	\$ 40.00	75	\$	3,000.00
Local granite Stair access	Allow for the supply and installation of local granite stepper path including but not limited to all ground preparation and compaction	sqm	\$ 100.00	100	\$	10,000.00
TOTAL Surface finishes					\$	13,000.00
Planting						
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	sqm	\$ 10.00	200	\$	2,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1/sqm), wind/rabbit protection	each	\$ 5.00	1,500	\$	7,500.00
TOTAL PLANTING					\$	9,500.00
Furniture + Fixture Elements						
Meeting place shelters	Allow for the supply and installation of timber shelters	each	\$ 30,000.00	2	\$	60,000.00
Signage	Allow for the supply and installation of way finding signage	each	\$ 1,500.00	3	\$	4,500.00
Bench seat	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 2,000.00	4	\$	8,000.00
Picnic setting	Allow for the supply and installation of picnic setting including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	each	\$ 6,500.00	3	\$	19,500.00
Local boulder seating	Allow for the supply and placement (off site if required)	each	\$ 250.00	10	\$	2,500.00
TOTAL FURNITURE + FIXTURE					\$	94,500.00
STAGE 5 Total					\$	122,000.00
GST	10% of overall budget	item			\$	12,200.00
GRAND TOTAL STAGE 5					\$	134,200.00

STAGE 6 (approx. 25,000 sqm)					
Planting					
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	PS	\$ 25,000.00	1	\$ 25,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1per 3sqm), wind/rabbit protection	each	\$ 5.00	10,000	\$ 50,000.00
TOTAL PLANTING					\$ 75,000.00
STAGE 6 Total					
					\$ 75,000.00
GST	10% of overall budget	item			\$ 7,500.00
GRAND TOTAL STAGE 6					
					\$ 82,500.00
STAGE 7					
Path Surface Finishes					
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	sqm	\$ 20.00	500	\$ 10,000.00
TOTAL Surface finishes					\$ 10,000.00
Furniture + Fixture Elements					
Signage	Allow for the supply and installation of way finding signage	each	\$ 750.00	10	\$ 7,500.00
Bench seat	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	Lin m	\$ 2,000.00	1	\$ 2,000.00
Local boulder seating	Allow for the supply and placement (off site if required)	each	\$ 250.00	5	\$ 1,250.00
TOTAL FURNITURE + FIXTURE					\$ 10,750.00
STAGE 7 Total					
					\$ 20,750.00
GST	10% of overall budget	item			\$ 2,075.00
GRAND TOTAL STAGE 7					
					\$ 22,825.00

STAGE 8 (approx. 8,500 sqm)						
Preliminaries						
General Preliminaries and site setup	Include all costs for complying with the Specification and General Conditions of Contract including insurances. Including shop drawings.	PS	\$ 10,000.00	1	\$	10,000.00
Preliminaries Total					\$	10,000.00
Path Surface Finishes						
Path access	Allow for the supply and installation of stabilised gravel path including but not limited to all ground preparation and compaction	sqm	\$ 40.00	50	\$	2,000.00
TOTAL Surface finishes					\$	2,000.00
Planting						
Site preparation	Allow for the revegetation site preparation inclusion weeding and mulching as required	PS	\$ 25,000.00	1	\$	25,000.00
Re - Vegetation planting - tube stock	Allow for the supply and installation of 100mm tube stock re-vegetation planting (1per sqm), wind/rabbit protection	each	\$ 5.00	8,000	\$	40,000.00
TOTAL PLANTING					\$	65,000.00
STAGE 8 Total					\$	77,000.00
GST	10% of overall budget	item			\$	7,700.00
GRAND TOTAL STAGE 8					\$	84,700.00
STAGE 9						
Boardwalk						
Timber decking	Allow for the supply and installation of timber decking and sub structure including but not limited to all ground preparation, compaction, jointing and surface finishes etc.	sqm	\$ 800.00	500	\$	400,000.00
TOTAL BOARDWALK					\$	400,000.00
Furniture + Fixture Elements						
Signage/way finding/stories	Allow for the supply and installation of way finding signage	each	\$ 1,500.00	5	\$	7,500.00
Integrated seating, and viewing platforms	Allow for the supply and installation of bench seating including but not limited to all ground preparation, sub structure frame, footings, fixings and finishes etc.	sqm	\$ 1,000.00	50	\$	50,000.00
TOTAL FURNITURE + FIXTURE					\$	57,500.00
STAGE 9 Total					\$	457,500.00
GST	10% of overall budget	item			\$	45,750.00
GRAND TOTAL STAGE 9					\$	503,250.00

Please feel free to contact us on the below regarding any inquiries.

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