



ELTHAM LOWER PARK & HURSTBRIDGE (Fergusons Paddock) DOG PARK CONCEPT PLANS

Prepared by



In conjunction with KLG Landscape Consultants

DEFINITION OF TERMS			
Term	Definition	Term	Definition
The act	Victorian Domestic Animals Act 1994.	Dog park	Fenced dog off leash area.
The shire	The Shire of Nillumbik.	Effective control	The dog is within sight of its owner and responds to voice or other commands. The owner must be carrying a leash at all times.
Designated off leash area	Public places where dogs are permitted to be off the leash but where dog owners must have effective control of their dogs, and must abide by relevant rules and regulations.	Local Law	Regulations (state govt. or council) that are developed and/or regulated by council. Invoked under the Local Government Act.
Dog off leash area	Public areas where dogs are allowed to be off leash, but must remain under the effective control of their owners.	Order	Policy of council that has been invoked under section 26 of the Domestic Animals Act.
Dog owner	The definition as in the act. In summary, the person who owns the dog or the person who has the dog in their care. Where an owner is under the age of 18, the parent or guardian of that person is regarded as the owner.		

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Part 1 – Background to the planning and design of the Eltham Lower Park and the Hurstbridge Dog Parks

1. Introduction

In 2013 council prepared a concept plan to guide the development of shire's first dog park at the Diamond Creek Recreation Reserve. Construction of the dog park commenced in June 2014. In May 2014 council determined to develop a further two fenced dog parks at the Eltham Lower Park and at Fergusons Paddock in Hurstbridge.

Council is developing these fenced dog parks as part of its overall strategy to provide a variety of recreation and social opportunities for dog owners. Council recognises that fenced dog off leash areas have particular benefits particularly in terms of:

- being able to provide for dog owners in close proximity to other activities that are not necessarily compatible with dogs
- providing an alternative to sports fields as secure dog off leash environments.

2. Why develop concept plans?

Concept plans have been developed for the Eltham Lower Park Dog Park and the Hurstbridge Dog Park to guide the planning and development of the sites. This will ensure the development of the dog parks:

- is consistent with directions in any master plans that relate to the site
- considers any environmental priorities associated with the site
- addresses the needs of activities in adjoining areas as best as possible
- considers the impact of site issues e.g. gradients on development of spaces and management.

3. Diamond Creek Dog Park - Design Notes

The concept plans for the Eltham Lower Park and the Hurstbridge dog parks have been prepared in line with the dog off leash and dog park design notes developed as part of the Diamond Creek Dog Park Concept Plan¹. The following provides reference to these design notes as they are relevant to the Eltham Lower and the Hurstbridge dog parks.

3.1 Fencing and entries

Barrier (perimeter) fencing - The purpose of fencing is to provide a significant and visual barrier that minimises the event of dogs jumping out of the dog park. The fence is 1.2 metres high and constructed using pine uprights. This is in keeping with the general style of fencing at the adjoining equestrian centre. Fencing will be to ground level, and preferably into the ground to minimise dogs digging under fences.

Corners – There must be no right angled/tight corners. This is to minimise opportunities for dogs and people to get caught in tight areas.

8.2 Entries

Double-gated entries - External entries/exits are double gated and are on the outside of the dog park. This will minimise corners within the dog park.

Installations such as bins, drinking stations, shelters, seating, are located away from entry/exit areas. This will minimise congestion at entry/exits.

The double-gated entry should be no less than 2.0 by 1.5 metres, with a low latch to allow easy entry for people using mobility aids.

Location of gates – Gates are located along a straight length of fence and away from the corner. This will minimise the chance of people and dogs getting cornered.

¹ Diamond Creek Dog Park Concept Design, 2013

3.2 Under surfacing

Surface inclusions:

- Entries/exits – Concrete gate aprons proposed to minimise erosion and unsightliness around gates
- Around installations e.g.
 - seats – granitic sand recommended for ease of maintenance around installations
 - obstacles such as logs, rock mounds, earth mounds. Granitic sand or mulch around base of obstacles for ease of maintenance and to provide tactile/sensory opportunities
 - mulch under sensory/investigatory tree and vegetation plantings for ease of maintenance
 - water stations – preferably drainage installed to prevent area becoming muddy/dusty. Provision for water stations not included in the costing.

3.3 Visual separation of areas along fence lines

Mixed level tree and vegetation plantings have been included between the adjoining areas that accommodate different activities. This is to provide a visual separation, as is the case along the fence line of the dog park with the equestrian centre at Eltham Lower Park, and along fence lines leading up to dog park entries.

Low vegetation is recommended along the fence line leading up to entry/exits (on the inside of the dog park). This will minimise dogs running the fence line to greet new arrivals at the gate.

4. Dog owner responsibilities and etiquette

All council² and state government requirements³ relating to dogs in public places apply to dog parks. These include but are not limited to the following:

- Dogs must be registered with council and wearing a current registration tag
- Dogs owners must be in effective control of their dogs. This means dog owners must be within sight of their dogs, have voice or other command control of their dogs and be carrying a dog leash
- Dog owners must pick up their dogs litter and be carrying a plastic bag or other device for doing this. They must also dispose of the litter bags/litter in a bin or take it home
- Dogs must not be left unattended/left to wander unattended
- Dogs must not rush other dogs or people.

Penalties apply for not complying with the above council and state government requirements.

There are additional requirements for dog parks. These include:

- No more than 2 dogs per adult
- No aggressive dogs or dogs that show aggressive or unruly behaviour
- No children under 5 should be in a dog park
- Children under 14 should not be left alone to supervise a dog
- No food in the dog park (apart from reward treats)
- People are not to play on or near dog education/agility equipment.

5. Management of the dog parks

The dog parks need to be maintained (e.g. regularly mown, pathway maintained) to an appropriate standard that will attract dog owners to the site and ensure they do not become degrade over time (e.g. erosion in high use areas). Inspection and maintenance protocols need to be developed in line with service levels for other dog off leash and open space areas. Particular consideration needs to be given to:

² Shire of Nillumbik Amenity Local Law

³ Domestic Animals Act

- securing fences and checking for areas where dogs have dug holes under fences or where erosion has occurred
- mowing grassed areas particularly along fence lines, around installations (rock areas, seating), and in adjoining areas to minimise opportunities for snakes
- replacing or introducing under surfacing in areas of high use
- maintaining pathways and vegetation areas
- maintaining car park and access pathways
- maintaining signage to the dog park
- ensuring correct functioning of gates and water taps/fountains where installed
- clearing of rubbish bins.

Good maintenance of the dog parks is particularly important if dog owners are to be encouraged to use purpose built dog parks, instead of well groomed grassed areas such as sports fields.

In addition, consideration should be given to casual patrols of areas that are no longer dog off leash areas (i.e. have had a change in status) and new fenced areas (dog parks). This is to reinforce local law requirements in relation to registration, management of dogs by owners. These areas also provide an opportunity to foster positive relations with council, dog trainers etc.

6. Education / Awareness initiatives

Dog owners may be encouraged to relocate from the sports field if there is information that informs dog owners of the benefits to their dogs of the varied and sensory environments in the dog park.

Dog owners may also be encouraged by the 200 metre walking/fitness trail associated with the Eltham Lower Park dog park, however this would also need to be promoted in terms of physical benefits. This can be linked to physical activity initiatives run by council departments such as Leisure Services, Aged Services etc.

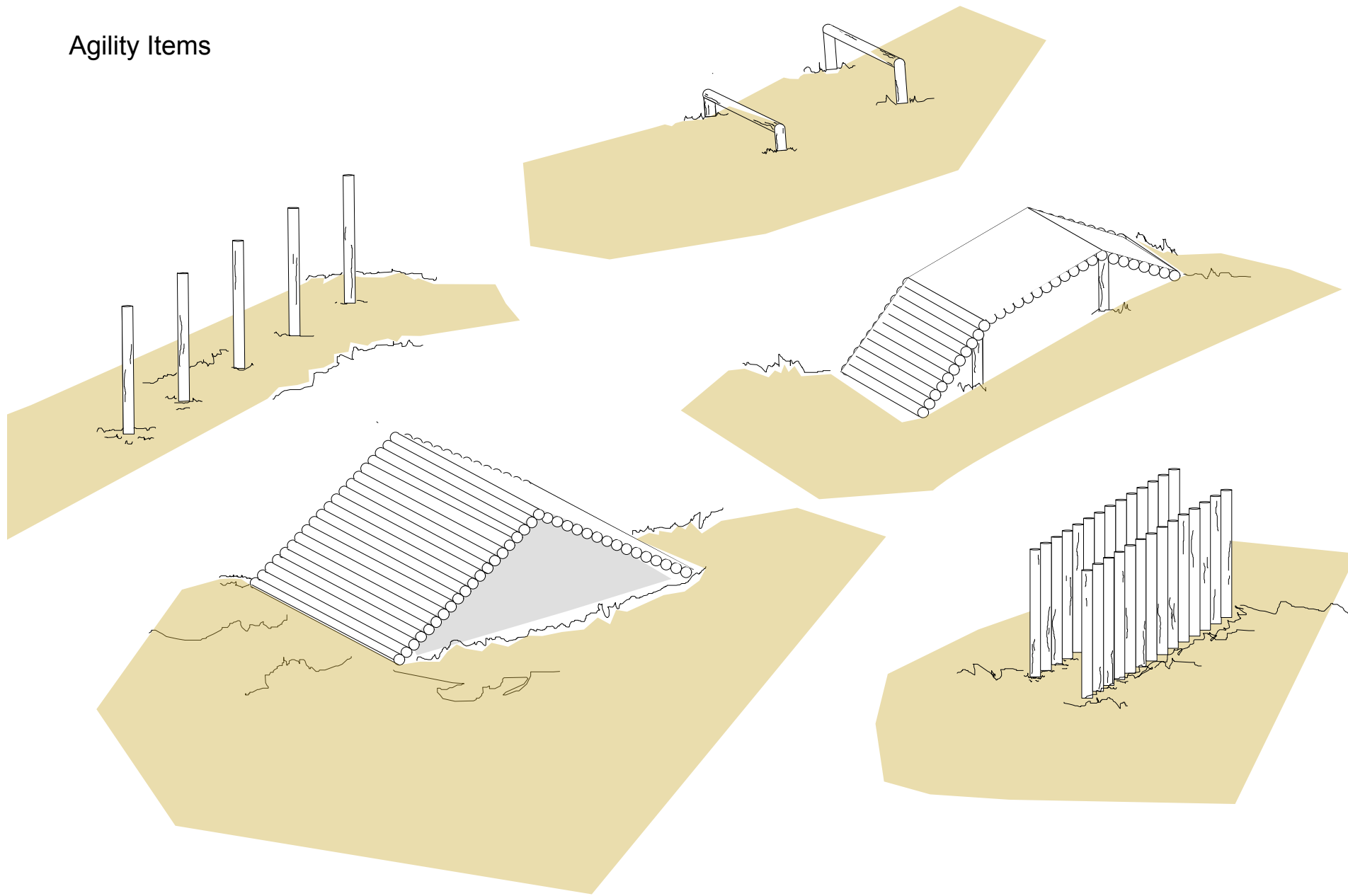
7. Inspiration Plate

The Inspiration Plate provides pictorial examples of different environments that can be included in dog parks.

It also provides examples of education/agility elements that can be constructed from surplus pine logs that council has at the depot. The design of these elements must ensure there are no paw entrapments, sharp edges, or protruding fixtures. Undersurfacing under and around these elements is highly recommended. This will prevent erosion and will make maintenance easier.

Inspiration Plate on page 7

Agility Items



Planting Recommendations

Sensory Plantings:

Poa sp
Rytidosperma sp
Einadia sp

Shade Trees:

Acacia melanoxylon
Eucalyptus sp

Habitat Plantings:

Acacia sp.
Hakea sp
Dodonea sp

Refer to Nillumbik Shire
Council
'Live Local Plan Local' Planting
Guide, June 2013



Part 2 – Eltham Lower Park - Dog Park Concept Plan

8. Background to the Eltham Lower Park Dog Park Concept Plan

The site being developed as a dog park is located at the far south end of the reserve. It shares a boundary with the Eltham District Horse and Pony Club facility and Homestead Road.

Dog owners have three areas within the park where they can let their dogs off leash. The two sports fields and the area now being developed as the dog park.

Because the sports field is fully fenced it is popular with dog owners, dog trainers and commercial dog carers/sitters.

This has resulted in conflict between the clubs using the sports field and dog owners, largely because of the dog droppings and wear and tear on the playing field.

A separately fenced dog off leash area is being developed in the hope that it will lessen the use of the sports fields for dog off leash activities.

At this time, dog owners can continue to use the sports fields for off leash activities.

In 2008, council prepared the Eltham Lower Park Master Plan to guide the development of the park. Of particular relevance to the dog park concept plans is the reference in the master plan to:

- the popularity of the park with dog walkers, particularly in relation to dog off leash opportunities
- the development of a dog friendly zone that has appropriate support infrastructure including shelter, seating and drinking facilities, signage, litter bins⁴
- the need to formalise parking and provide more parking for people with disabilities⁵.

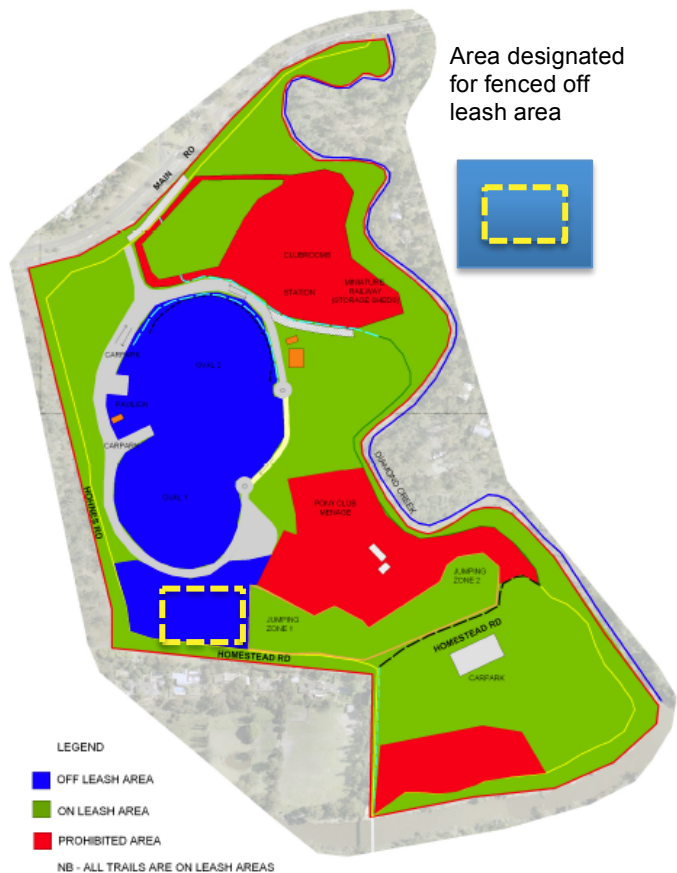
9. Site considerations⁶

This section highlights opportunities and challenges associated with designing a dog park at the site.

9.1 Gradient of the site

The gradient of the site varies from 1:7 to 1:14 metres. The gradient is at its steepest when entering the site from near the existing informal car park to the north east of the site and most moderate from the lower north west corner.

The gradient is likely to be a disincentive to some dog owners, particularly less mobile and older dog owners, unless their needs can be met in another way.



⁴ Eltham Lower Park Master Plan, pages 38, 40, 51, 52, 55 (Action 4.9), 60

⁵ Eltham Lower Park Master Plan, page 60

⁶ Refer Diamond Creek Dog Park Concept Design for design specifications

9.2 Sensory environments for dogs

The site already offers a range of sensory attractors for dogs. Incorporating sensory vegetation and a variety of under surfacing materials as budgets allow can further enhance this.

Unique sensory and exploratory environments will provide an incentive for dog owners to relocate, or relocate some of their activities to the dog park from the sports field.

The concept plan proposes:

- planting of low level scented vegetation and grasses
- under story mulch
- sand digging pit with small rock clamber/seating area
- natural clamber features (e.g. logs, rocks with soil and or granitic sand infill).

9.3 Fence line and pathways

The fence line of the dog park sits within the dog off leash area and allows for a 7-metre vegetation buffer along the boundary with the Eltham District Horse and Pony Club facility. This will provide a low level visual buffer between the dog park and the cross-country course. Vegetation plantings should be of a height range that allows for casual surveillance between the sites.

The fence line also allows for a 1.5 metre offset from the walking trail.

The dirt track that traverses the site is enclosed within the dog park. The positioning of the gates allows pedestrians to still take this route if they desire. The dirt track has been incorporated into the circular walking/exercise track within the dog park

The north south dirt track remains on the outside of the fenced area. Entries and the lead up to entries should have appropriate under surfacing so they do not erode and become muddy or dusty. Entries/exits should also be double gated and appropriate for people in wheel chairs/ with limited mobility.

The concept plan proposes:

- additional planting along the boundary with the equestrian centre
- three double gated entries (to be located on the outside of the enclosure).

9.4 Amenities for dog owners

The concept plan proposes that activity areas in the dog park be focused around the flattest land. This land will be the most easily accessed from a gate near the north west corner.

Many dog walkers use the sports fields because dog owners can let their dogs run free while they use the perimeter of the oval for walking or running laps. The gradient of the dog park site does not allow for easy walking as do the flat sports fields.

A granitic sand track has been proposed in the south west zone of the site as a trial walking track. The 200-metre circuit track minimises steep inclines as much as possible and can be used as an incentive for exercise walkers (dog owners) to occasionally or permanently relocate to the site. An alternative, and more level, track could be installed parallel to the lower north boundary of the dog park.

Comfortable seating is located near the gates and in locations that provide good surveillance over the dog park. This will be an added incentive to less mobile dog owners to relocate from the sports fields.

The concept plan proposes:

- seating particularly in the vicinity of the lower north west corner entry and the higher south entry. Seating should be at a distance from entries in order to avoid congestion near entries
- informal granitic sand (or similar) walking track.

9.5 Car parking

The car park and road near north east corner of the dog park are unmade and as a result, they are prone to potholes, mud and dust. They are not due for any upgrade in the near future. Access from the car park is not easy because of the low-lying and therefore often wet area between the car park and the dog park.

The north west corner provides access to more level and a better drained area of the dog park. The concept plan proposes that:

- designated disability car parking near this entrance be provided so the opportunity for parking for people with disabilities is still available during sporting events
- discussions be held with council's traffic management staff to investigate opportunities for roadside parking near the Homestead Road entrance to the dog park. This will provide good access to the seating located to the left of the entrance and from which there is good surveillance over most of the park.

10. Concept plan and cost estimates

10.1 Cost estimates – Eltham Lower Dog Park

Opinion of probable costs

Project:	Eltham Lower Dog Park	Project no:	1406-06
Principal:	Kristine Galea	Date:	1 August 2014
Stage:	Master plan stage - Indicative	Revision:	

The following is a professional opinion of the likely project cost based on information available at the time of preparation. It is suitable at schematic design stage to gain an indication of potential cost. A more accurate assessment can only be provided upon further design refinement. Clients who require a high degree of accuracy should appoint a qualified quantity surveyor.

Related drawings: Eltham Lower Dog Park
Landscape Concept Master plan, 17.07.2014

The following items have not been considered:

- Cost escalations
- GST
- Civil works including roads, kerbs, crossovers, power, sewerage, waters, concrete bases and sub-bases
- Consultants fees

Major risk items that may affect the final costs include:

- Grassing disturbance by builders
- Vandalism and theft of plants
- Cost escalations over a 2 year maintenance period

ITEM	DESCRIPTION	UNIT	QUANT	RATE	TOTAL	STAGE		
						1 (\$)	2 (\$)	3 (\$)
1	SITE PREPARATION (2%)							
1.1	Site set up	item	1	400	400	400		
1.2	Supply of temp water and power	item	1	400	400	400		
1.3	Erosion and silt control measures	item	1	400	400	400		
2	SOILS							
2.1	Imported clean fill soil blend (1m average ht)	m ³	100	40	4,000		4,000	
3	EARTHWORKS (by civil)							
3.1	Grading & trimming, mounding areas only	item	1	2,000	2,000		2,000	
4	TURF / GRASSING							
4.1	Hydroseed (supply and spray)	m ²	1000	0.84	840		840	
4.2	Surface cultivation 100mm depth for grass areas	m ²	1000	0.72	720		720	
5	PLANTING							

ITEM	DESCRIPTION	UNIT	QUANT	RATE	TOTAL	STAGE		
						1 (\$)	2 (\$)	3 (\$)
5.1	Trees (tube stock with mesh guard)	ea	10	10	100			100
5.2	Shrubs (tube stock) with double stake: General	ea	60	7	420			420
5.3	Shrubs (tube stock) with Para-webbing barrier: Habitat Area	ea	210	8	1,575			1,575
5.4	Tufting Plants (150mm pot size) with double stake: Sensory Area	ea	60	9	540			540
5.5	Low level planting at Entry/Exit Points - 5m long x 1m wide	m2	30	40	1,200		1,200	
6	MULCH							
6.1	75mm Fine 'Euca' Mulch - tree planting mulch ring	item	10	3	30		30	
6.2	75mm Fine 'Bosisto's Euca' Mulch - garden bed areas	m²	380	4.45	1,691		1,691	
7	FENCES							
7.1	New Fence (new galv. steel spreader / ring lock / cypress pine posts)	l/m	323	45	14,535	14,535		
7.2	Double Entry/Exit Gates	item	3	1,000	3,000	3,000		
7.3	Entry Gate Concrete Aprons	item	3	1,600	4,800	4,800		
8	MAINTENANCE GATES (including all fixtures, locks, signage)							
8.2	Service Vehicle Access Gate (approx 10m wide)	item	1	500	500	500		
9	FURNITURE / ELEMENTS							
9.1	Seat (standard with back & armrests)	item	4	1,100	4,400	4,400		
9.2	Informal play elements, sourced at no/low cost - large logs, boulders (placing cost only)	item	1	2,000	2,000		2,000	
9.3	Bins	item	3	1,620	4,860	4,860		
9.4	Landscape Boulders - Local rock (e.g. Templestowe quarry) 1000 x 1000 x 1000 nominal size	item	30	80	2,400		2,400	
9.5	Drinker - includes supply and install but excludes connection from point beyond 5m	item	1	5,500	5,500			5,500
10	SURFACES							
10.1	Granitic sand for education/ agility training zone (75mm depth compacted)	m²	210	15	3,150			3,150
10.2	Granitic sand path 1m wide (75mm depth, no timber edge)	l/m	200	8	1,600			1,600
10.3	Gravel surface - Carpark upgrades and AA car park	m²	302	15	4,530			4,530
10.4	Sand Dig Area @ 400mm deep	m²	80	35	2,800		2,800	
10.5	Park signage	item	3	500	1,500	1,500		
11	IRRIGATION-DRAINAGE							
11.1	None -	m²	-	-	-			
	TOTAL CONSTRUCTION BUDGET				\$69,891	\$34,795	\$17,681	\$17,415
12	OPTIONAL ITEM							
12.1	Shelter in seating/ social area	item	1	15,000	15,000			

10.2 Concept plan

Concept Plan on page 12



- ### LEGEND
- Contours @ 1m intervals
 - Trees to be retained
 - Low lying land
 - Existing desirelines
 - New toppings pathway - Option 1 200m
 - New toppings pathway - Option 2 200m
 - New fenceline @ 1.2m high 323 lineal metres
 - New double gated Entry/Exit points x 3
 - Flattest area suitable for educational / agility equipment, scramble areas etc
 - Flat area for future agility / education equipment
 - Highest point with potential as a lovely seating area
 - Habitat shrub screening area to act as visual block between Pony Club and proposed Dog Park
 - Existing sand area to be formalised for dog use. Could include informal seating eg Rocks
 - Regenerating Allocasuarinas to be thinned out to enable mulching underneath for ease of maintenance
 - New seating areas - Seats with back and arm rests x 4
 - New rubbish bins - 240 Ltr in metal receptacle x 3
 - Dog park regulatory signage at each entrance
 - New drink station x 1
 - New designated and signed AA parking for dog park users x 2
 - Carparking areas to be upgraded
 - New Maintenance Access x 1

- 1.** Activity areas to be focussed around the flattest areas
- 2.** Perimeter fencing to avoid 90 degree corners to dispel entrapment risks
- 3.** Sensory items could include digging area, exploration mounds, and sensory vegetation eg native grasses

Part 3 – Hurstbridge Dog Park, Fergusons Paddock

11. Background to the Hurstbridge Dog Park Concept Plan

The site being developed as the dog park is the former Hurstbridge Equestrian Club site, which is on part of the land known as Fergusons Paddock. The site is on the Arthurs Creek Road just north of the Hurstbridge township and is bounded on the eastern side by Diamond Creek.

It is proposed to enclose the northern part of the site for the dog park.

There is not a designated off leash area in Hurstbridge. Dog owners have however been using the Ben Frilay Oval and the wetland/ bushland area at the Hurstbridge Recreation Reserve.

The new site at Fergusons Paddock will provide a dedicated dog off leash area.



12. Site considerations⁷

This section highlights opportunities and challenges associated with designing a dog park at the site.

12.1 Site gradient and conditions

The site does not flood very frequently but its proximity to the creek, its being very flat, and drainage from surrounding road and landform means lower parts of the site get water logged. An area along the north east boundary of the site is particularly subject to water settling and boggy conditions in wet weather.

Water retention is increased because of the uneven surface of the site. This is a legacy of the previous use of the site by a local pony club and ongoing casual use by horse riders.

There are a number of old fallen tree trunks among which are former wombat/rabbit burrows that will need to be filled in order to minimise opportunities for snakes.

The creek embankment has been an important revegetation site for community tree planting volunteers, which needs to be protected. There is a significant amount of non-native/exotic weed along the western boundary of the site.

The concept plan proposes:

- scouring of the site to even the surface and improve runoff
- removal of old, decayed tree trunks and filling in of holes
- removal of the non-native/exotic weed along the western boundary of the site.

12.2 Sensory and exploratory environments for dogs

The site already offers a range of basic sensory attractors for dogs. Incorporating additional sensory vegetation and under surfacing materials as budgets allow can further enhance this. Earth and rock moundings will provide climbing and exploratory environments.

⁷ Refer Diamond Creek Dog Park Concept Design for design specifications

The concept plan proposes:

- planting of low level sensory vegetation to provide additional sensory and exploratory areas for dogs
- the installation of natural clamber features (e.g. dirt mounds, logs, rocks, with soil and or granitic sand infill).

12.3 Fence line and pathways

The fencing around the site requires replacing if the site is to be a securely fenced dog park. The fence line of the dog park sits inside the main vegetation line on the eastern side of the site and follows the base of the road embankment on the western side of the site.

Two gates are proposed so that access can be made from the northern car park and via the trail leading from the area of Fergusons Paddock located to the east of Diamond Creek. The second gate at the southern end allows pedestrian access for residents living in the residential areas to the south of the site.

The concept plan proposes:

- replacement of old fencing, installation of new fencing at the south end to enclose the site including the installation of two double entry gates at both ends of the site.

12.4 Amenities for dog owners

The site has a number of trees scattered around the site and a stand of trees towards the south end of the site. It is proposed that additional shade trees be planted to provide additional shade and congregation areas throughout the site. Together with the planned sensory environments for the dogs will create a more intimate and park like environment and will breakup the open paddock setting that currently dominates.

The concept plan proposes that activity areas in the dog park be focused around the highest land on the site.

The site does present access challenges for people with limited mobility because of the steep access pathway from the northern car park and the need to traverse the adjoining paddock to access the site from the south.

Comfortable seating is located near the gates, in shady areas, and in locations that provide good surveillance over the dog park. The concept plan proposes:

- planting of trees to add to increase natural shade and add to the amenity of the site
- seating around key congregation areas e.g. shade and in conjunction with different activity spaces.

12.5 Car parking

There is minimal car parking at or near the site. The car park near the north end of the site accommodates only 4 cars and there is a steep incline to the dog park. Other formal car parking is available on the east side of Diamond Creek but involves a 180-metre walk to access the dog park.

Consideration can be given to providing informal car parking on the Arthurs Creek Road to the south of the 'paddock' abutting the south end of the dog park.

The concept plan proposes:

- discussions be held with council's traffic management staff to investigate opportunities to provide informal car parking to the south of the 'south paddock'.

13. Concept plan and cost estimates

13.1 Cost estimates – Hurstbridge Dog Park

Opinion of probable costs

Project: Fergusons Paddock

Principal: Kristine Galea

Stage: Master plan stage - Indicative

Project no: 1406-05

Date: 21 July 2014

Revision:

Related drawings: Eltham Lower Park Dog Park, Landscape Concept Master Plan, 17.07.2014

The following is a professional opinion of the likely project cost based on information available at the time of preparation. It is suitable at schematic design stage to gain an indication of potential cost. A more accurate assessment can only be provided upon further design refinement. Clients who require a high degree of accuracy should appoint a qualified quantity surveyor.

The following items have not been considered: Major risk items that may affect the final costs include:

- Cost escalations

- GST

- Civil works including roads, kerbs, crossovers, power, sewerage, waters, concrete bases and sub-bases

- Consultants fees

- Grassing disturbance by builders

- Vandalism and theft of plants

- Cost escalations over a 2 year maintenance period

ITEM	DESCRIPTION	UNIT	QUANT	RATE	TOTAL	STAGE		
						1 (\$)	2 (\$)	3 (\$)
1	SITE PREPARATION (2%)							
1.1	Site set up	item		400	400	400		
1.2	Supply of temp water and power	item	1	400	400	400		
1.3	Erosion and silt control measures	item	1	400	400	400		
2	SOILS							
2.1	Imported clean fill soil blend (1m average ht)	m ³	100	40	4,000		4,000	
3	EARTHWORKS (by civil)							
3.1	Grading & trimming, mounding areas only	item	1	2,000	2,000		2,000	
4	TURF / GRASSING							
4.1	Hydroseed (supply and spray)	m ²	1000	0.84	840		840	
4.2	Surface cultivation 100mm depth for grass areas	m ²	1000	0.72	720		720	
4.3	Scouring of site (levelling of tufts/depressions)	item	-	-	1,200	1,200		
5	PLANTING							
5.1	Trees (tube stock with mesh guard)	ea	10	10	100		100	
5.2	Shrubs (tube stock) with double stake : General	ea	60	7	420		420	
5.3	Tufting Plants (150mm pot size) with double stake: Sensory Area	ea	250	9	2,250		2,250	
5.4	Low level planting at Entry/Exit points - 1m x 5m	m2	30	40	1,200		1,200	
6	MULCH							
6.1	75mm Fine 'Euca' Mulch - shade tree planting mulch	item	10	3	30		30	

ITEM	DESCRIPTION	UNIT	QUANT	RATE	TOTAL	STAGE		
						1 (\$)	2 (\$)	3 (\$)
	ring							
6.2	75mm Fine 'Bosisto's Euca' Mulch - garden bed areas	m ²	250	4.45	1,113		1,113	
7	FENCES							
7.1	New Fence (new galv. steel spreader / ring lock / cypress pine posts)	l/m	400	45	18,000	18,000		
7.2	Double Entry/Exit Gates	Item	3	1,000	3,000	3,000		
7.3	Entry Gate Concrete Aprons	Item	3	1,600	4,800	4,800		
8	MAINTENANCE GATES (including all fixtures, locks, signage)							
8.2	Service Vehicle Access Gate (approx 10m wide)	item	2	500	1,000	1,000		
9	FURNITURE / ELEMENTS							
9.2	Seat (standard with back & armrests)	item	3	1,100	3,300	3,300		
9.3	Informal play elements, sourced at no/low cost - large logs, boulders (placing cost only)	item	1	2,000	2,000			2,000
9.4	Bins	item	2	1,620	3,240	3,240		
9.5	Landscape Boulders - Local rock (e.g. Templestowe quarry) 1000 x 1000 x 1000 nominal size	item	30	80	2,400		2,400	
9.6	Drinker - includes supply and install but excludes connection from point beyond 5m	item	1	5,500	5,500			5,500
10	SURFACES							
10.3	Gravel surface car park upgrade - southern boundary	m ²	200	15	3,000			3,000
10.4	Sand Dig Area @ 400mm deep	m ²	80	35	2,800		2,800	
10.5	Park signage	item	3	500	1,500	1,500		
11	IRRIGATION-DRAINAGE							
11.1	None -	m ²	-	-	-			
	TOTAL CONSTRUCTION BUDGET				\$65,613	\$37,240	\$17,873	\$10,500
12	OPTIONAL ITEM							
12.1	Shelter in seating/social area	item	1	15,000	15,000			

13.2 Concept plan

Concept plan on page 17



LEGEND

- Contours @ 1m intervals
- Creek Environs - Outside of study area
- Trees/Shrubs to Retain
- Proposed Tree/Shrub Plantings - Indigenous species
- Trees/Shrubs to be removed - non-native weedy species
- Land subject to inundation
- New path to connect gate with existing path
- New fenceline (F) @ 1.2m high Stage 1 - 400 lineal metres
- Fence Replacement - Long Term, Stage 2
- New double gated entry/exit with asphalt apron to prevent erosion, and with low level vegetation for 5 mtrs either side of entry
- Maintenance Access Point
- Area suitable for clambor elements
- New education/agility items within mulched area e.g. pine log elements
- New low level sensory plantings with a variety of undersurfacing materials
- New bench seating with back and arm rests
- New rubbish bins - 240 Ltr in metal receptacle x 2
- Potential to expand informal off road car parking to service dog park. Ensure 2 x AA car parks provided
- AA signed carparking
- New park regulations signage
- New drink stations
- Informal vehicle access

- 1 Area to be re-graded and levelled off with removal of decaying tree trunks
- 2 Historical native plantings to be replicated throughout site.
- 3 Area to be retained as open run about area
- 4 Educational/agility elements within mulched area: Option 1
- 5 Educational/agility elements within mulched area: Option 2