



TRAILS HEAD MASTERPLAN

JARRAHDAL OVAL LANDSCAPE REPORT

UDLA

TABLE 1. EDITION DETAILS

"TRAILS HEAD" MASTERPLAN	
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Author	Scott Lang / Mike Harris
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DOCUMENT REGISTER			
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DRAFT	25/03/22	Issued for comment	MH/KH
FINAL	14/04/22	Issued	KH/MH

FIGURE 1. JARRAHDAL OVAL SITE PHOTO (COVER) SOURCE: UDLA

Prepared for: Shire of Serpentine Jarrahdale



Prepared by: UDLA

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FIGURE 2. 1872 HERITAGE RAILWAY TRAIL PHOTO. SOURCE: TRAILS WA

ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Noongar people as the Traditional Owners of the land on which the Jarrahdale Oval site stands today. We pay respect to their Elders both past, present and future whose knowledge and wisdom has and will ensure the continuation of cultural and spiritual practices.

It is noted the project team have not yet engaged with the traditional owners of Boodja.

Engagement with the Noongar community is a top priority for the project going forward.



FIGURE 3. SERPENTINE FALLS PHOTO. SOURCE: SHIRE OF SERPENTINE JARRAHDALE (SJ)

EXECUTIVE SUMMARY



FIGURE 4. KITTY'S GORGE TRAIL SOURCE: SHIRE OF SJ

Jarrahdale being only 45 minutes from Perth has always been a popular trails destination for bridle, walking, mountain biking, running and heritage base activities. Passing through the town and in close proximity are 20 trails comprising of 13 bush and urban walking trails, two shared use trails, two mountain biking trails and three bridle trails.

The Shire of Serpentine Jarrahdale (the Shire) sees opportunity to work in partnership with its immediate community, trails user groups, the Department of Biodiversity, Conservation and Attractions (DBCA) and other government and non-government agencies to further enhance its current trail offerings to position Jarrahdale as a high quality trails destination.

To support this vision the Shire recognised the need to develop and improve on existing infrastructure and facilities in order to continue its growth and user interest in trails use. The Serpentine Jarrahdale Trail Development Business Case (June 2020) strategically identified the Jarrahdale Oval as a place of interest due to its proximity to existing trails and as an event space.

The landscape masterplan focuses on improving the current status of the Jarrahdale Oval in becoming a Trails Head and to be a highly sought after venue for a variety of events that seek to be held within a natural bush setting. The proposal also reviewed and incorporated community feedback to ensure the values and sentiment expressed was addressed in the overall scheme.

Key benefits with the development of the Jarrahdale Oval as Trails Head will include:

- purpose built areas for trails users with end of trip facilities
- wayfinding systems and journey planning
- improved car parking and equine access
- improved road safety
- shelters and picnic settings for occasional day use
- increased opportunity for a variety of events and functions
- increased natural shade and bush setting improving sense of place
- purpose built off leash dog exercise area
- flow on economic benefits to businesses within the Jarrahdale township
- becoming a landmark identity

1.0 INTRODUCTION



FIGURE 5. JARRAHDALE OVAL SITE PHOTO SOURCE: UDLA

1.1 INTRODUCTION

UDLA began the project with a literature review and site visit in respect of the significant work done on the project to date and the significance of the site to both local and the broader community. This document summarises this process and will be utilised as a reference document throughout the project to ensure historical work is continued and referenced as appropriate in support of this new masterplan.

The document is delivered in the following parts;

- Background Document Review
- Site Considerations
- Sense Check Community Feedback
- Concept Analysis
- Landscape Masterplan

NAMING:

There is an opportunity to re-name this site through engagement with community and stakeholders. For the purposes of this report the site is referred to as 'Trails Head'

Name scenarios;

Meet you at Trails Head, Jarrahdale.

Jarrahdale Log Chop at Trails Head.

Trails Head Food Truck Fiesta, Jarrahdale.

Trails Head Blues & Roots Festival, Jarrahdale.



FIGURE 6. JARRAHDALE LOG CHOP AND LIONS COUNTRY FAIR AT JARRAHDALE OVAL (OCTOBER 2021) SOURCE: SHIRE OF SJ

1.2 THE PROJECT

UDLA understands that the Shire of Serpentine Jarrahdale (the Shire) wishes to create a space that will provide key amenity and diverse activity opportunities as part of the Trails Town Business Case and also respect the site's existing environmental attributes, social capacity and cultural heritage values.

In order to form a strong knowledge base for the project UDLA reviewed the previous concept masterplan and associated documents from the Shire to undertake an extensive review and site analysis.

This investigation also 'sense checked' community feedback from the Trail Business Case (2020) to ensure there were no missed opportunities or gaps and to provide amendments that would lead to an improved outcome for the Shire and its community.

The Shire noted any suggested amendments were to complement not duplicate the functions of the proposed Trail Centre that is to be established at Lot 814. The focus for Trails Head is to be the starting point to commence trail activities and for special events in the Jarrahdale area.

Another dynamic for Trails Head is to act as an entry statement to Jarrahdale. When approaching from Nettleton Road there should be strong signatures within the landscape identifying Trails Head and Jarrahdale as 'the' trails destination town.



FIGURE 7. DRAFT JARRAHDAL OVAL CONCEPT MASTERPLAN PLAN (2019) SOURCE: SHIRE OF SJ

2.0 BACKGROUND DOCUMENT REVIEW



FIGURE 8. JARRAHDALE LOG CHOP AT JARRAHDALE OVAL. SOURCE: SHIRE OF SJ

2.1 DOCUMENTS

UDLA conducted extensive literature review of documents provided by the The Shire that contained pertinent information relating to Jarrahdale and the Jarrahdale Oval.

These documents include:

- *Jarrahdale Trail Town: Business Case* (Tredwell Management Services, Oct 2021)
- *Walking + Cycling Plan* (GHD, Feb, 2020)
- *Trails Development Series. Part A: A Guide to the Trail Development Process* (DBCA + DLGSC, Aug 2019)
- *Equine Strategy* (Shire of SJ)
- *Local Biodiversity: Update Report* (Shire of SJ, Dec 2019)
- *Tourism Strategy* (Shire of SJ)
- *Serpentine Jarrahdale Trail Development: Business Case* (Shire of SJ, June 2020)
- *Urban + Rural Forest Strategy 2018 - 2028* (Shire of SJ)
- *Health + Well being Strategy 2020 - 2024* (Shire of SJ)
- *Community Infrastructure + Public Open Space Strategy* (Shire of SJ, Jan 2017)
- *Access + Inclusion Plan 2018 - 2022* (Shire of SJ)
- *Public Art Strategy + Public Art Masterplan 2019 - 2023* (Shire of SJ)
- *Mounts Loop Trail Masterplan* (Common Ground, Oct 2021)
- *Jarrahdale Bridle Trail Development: Trail Concept Plan + Report DRAFT* (Tredwell, Dec 2021)
- *Jarrahdale Oval Masterplan* (Dave Lantheart Consulting, Aug 2019)
- *The Jarrahdale Trails: Brand Guidelines* (Shire of SJ, July 2021)
- *Horse Riding & Road Safety in Australia* (Horse SA, 2006)

In summary the Shire of Serpentine-Jarrahdale is home to many pristine natural attractions and the Shire has been proactive in developing and implementing several strategic plans to attract people to the region with keen interests in leisure, sport, and nature.



FIGURE 9. MUDDY BUDDIES EVENT AT JARRAHDAL OVAL. SOURCE: NATURE PLAY WA

2.2 SITE REVIEW

UDLA and The Shire representatives met on site on the 23rd February 2022 for a detailed site walk. The purpose of this visit was to;

- Familiarise ourselves with the project site,
- Review the plans and opportunities in line with the current site conditions,
- Sense check previous community feedback as received through the development of the Trails Town Business Case for Jarrahdale Oval,
- Discuss the project as a team, including opportunities and constraints.

Attendees included:

- Mitchell Taylor (SoSJ)
- Deon van der Linde (SoSJ)
- Rebecca Steinki (SoSJ)
- Pascal Veyradier (SoSJ)
- Scott Lang (UDLA)
- Michael Harris (UDLA)

Outcomes of this meeting have been considered in the Site Considerations section of this document.



Looking north east towards the existing ablution block, DFES tanks and vehicle parking.



Looking east across the oval. Entry gates and secondary boulder barriers.



Looking eastwards at the log chop stage.



Looking generally east across the oval.

FIGURE 10. PHOTOS FROM SITE VISIT CONDUCTED BY UDLA SOURCE: UDLA, FEBRUARY 2021

2.3 IDENTIFIED ACTIVITIES

A series of reports produced for the Shire of Serpentine Jarrahdale provided insight in to the direction the Shire wishes to develop Jarrahdale and ways to utilise Trails Head.

Within close proximity to Trails Head are twenty trail networks comprising of thirteen bush and urban walking trails, two shared use trails, two mountain biking trails and three bridle trails. Two of these trails are state level, six being regional level and the remaining twelve trails are local level trails. In recent years the town has seen a significant increase in the number of visitors coming to Jarrahdale to use the trails. Jarrahdale's unique equine trails are a point of difference and strength to the region.

The Jarrahdale Trail Town Business Case provides strategic guidance to assist the Shire to support Jarrahdale in becoming one of Western Australia's primary trails destination. As a prospective 'Trails Town' there are several benefits to be gained including economic growth and sustainability for local businesses, community revitalisation and improvement in amenity without detriment to the existing natural, cultural and historical values.

Other activities and events held the site are;

- Jarrahdale Log Chop and SJ Lions Country Fair
- Muddy Buddies Adventure
- Outdoor Cinema
- Off Leash Dog Exercise Area
- Safari Rally
- Perth Trail Series



FIGURE 11. ABOVE, HORSEBACK RIDE IN JARRAHDAL. PHOTO SOURCE: JARRAHDAL EQUESTRIAN

3.0 SITE CONSIDERATIONS



FIGURE 12. JARRAHDALE OVAL SITE. PHOTO SOURCE: UDLA

3.1 BROAD CONTEXT

Trails Head is a passive recreational space located on Millars Road in Jarrahdale and is approximately two kilometers from the Jarrahdale Town Centre.

Less than an hour's drive from Perth, Fremantle or Mandurah, the location suits most day venturer's wishing to come to the area with keen interest in the leisure, sport, and nature. Key focus being recreational activities within a natural setting, that is a short drive away and provides activities that differ from your standard inner suburban such as horse riding, mountain bike riding and bushwalking.



FIGURE 13. SITE CONTEXT AERIAL. SOURCE: MNG MAPS

3.2 LOCAL CONTEXT

Trails Head is under utilised and is strategically located near existing bridle trail networks and the proposed Mundijong to Jarrahdale Rail Trail. It is also a meeting point where walk trails such as Kitty's Gorge Walk, Mundlimup Timber Trail and the Munda Bididi Trail pass nearby.

This naturally lends itself to being developed as a 'trail head' start/stop meeting point in connection with the proposed Jarrahdale Trail Centre. It also provides a flexible use open space for community based activities and events. The most prominent of these being the annual Jarrahdale Log Chop and Lions Country Fair that attracts hundreds of onlookers and attendees each year both locally and from afar.

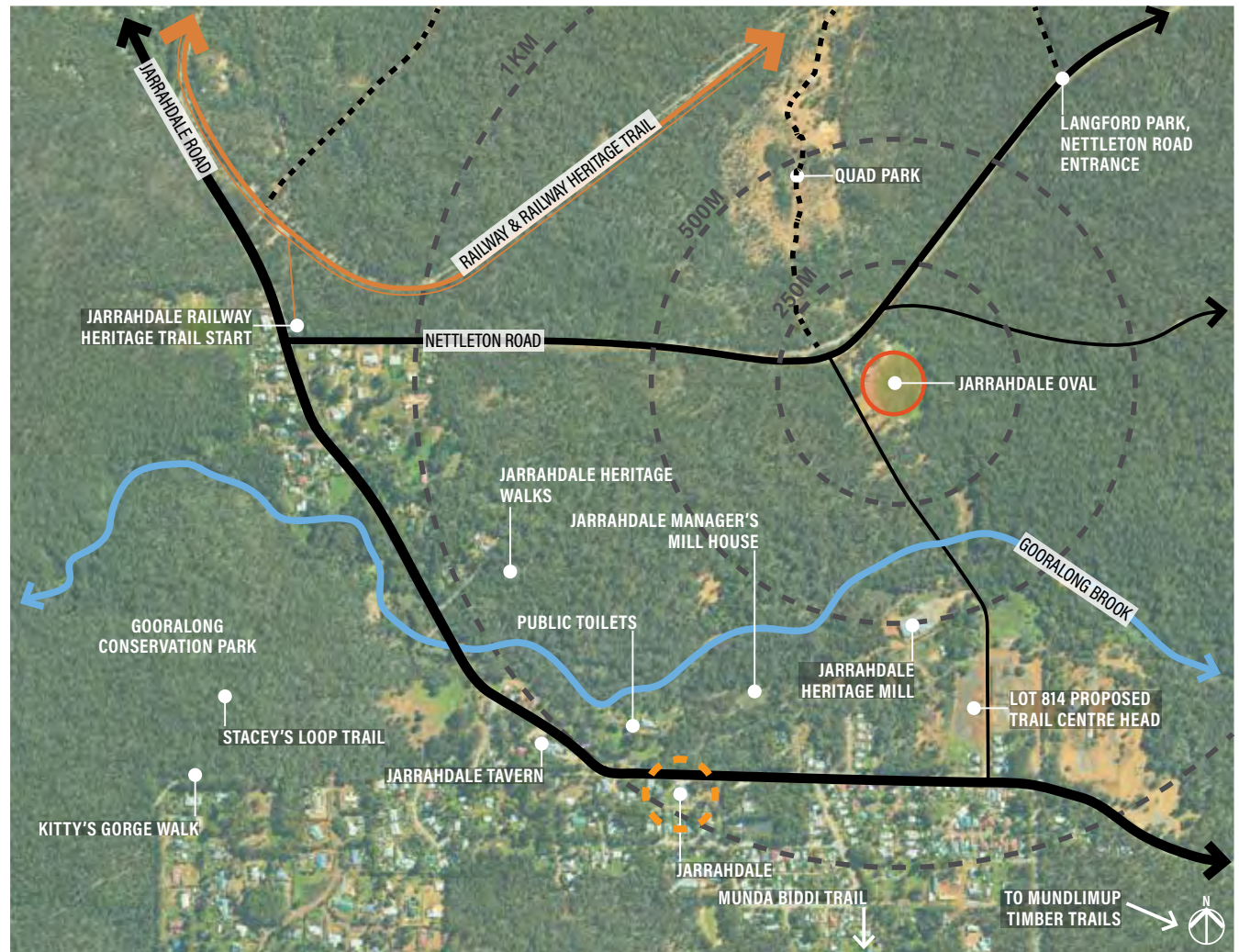


FIGURE 14. LOCAL SITE CONTEXT AERIAL. SOURCE: MNG MAPS

3.3 SITE CONTEXT

Jarrahdale Oval currently comprises the following:

- A large turfed non-irrigated oval-like form
- Fenced off area for dog off-leash exercise
- Unsealed, loose surface parking areas
- Degraded pavilion with non-functioning toilet block
- Kiosk stand
- DFES water tanks
- Power and water access
- Raised earth formed stage area
- Mature growth trees
- Minor storm water drainage directing overland water flows toward and around the oval

There is general agreement that the existing amenity and infrastructure is aging and in need of upgrading in order to support the new prospects the Shire has in the pipeline for the Jarrahdale Oval with support of the community. Any outcome however needs to be mindful in retaining the unique heritage and rural appeal that is Jarrahdale.

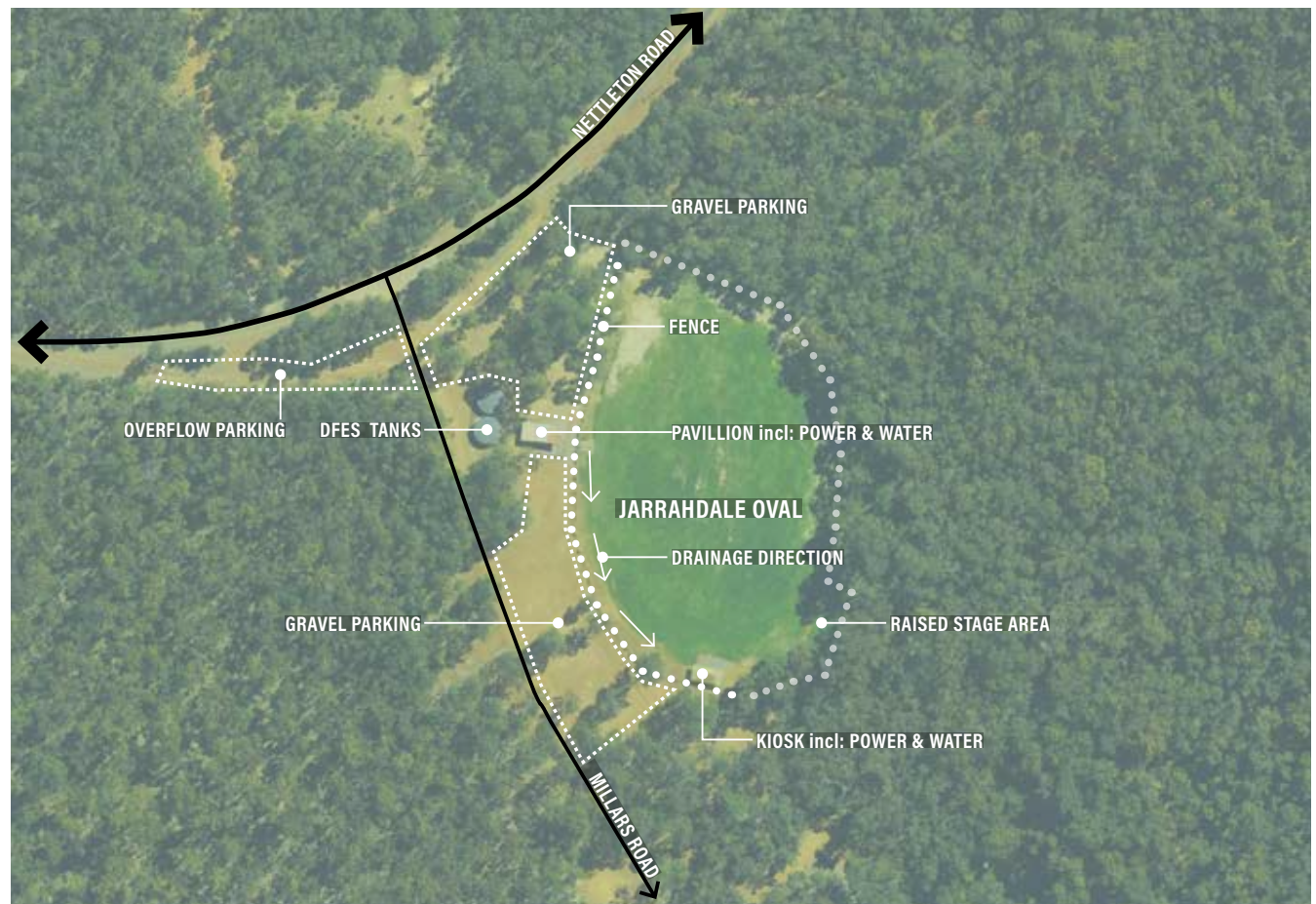


FIGURE 15. SITE AERIAL. SOURCE: MNG MAPS

3.4 SITE CONSIDERATIONS

- Existing bordering fence line funded by State Government. Community involvement in its establishment would subject to criticism if removed.
 - Fenced area used for dog off-leash exercise.
 - Healthy mature trees to be retained.
 - Trail access over Nettleton and Millars Road presents safety issues in crossing being predominantly on road bend and intersection.
 - DFES water tank (x2) location and access to be unhindered.
 - Compliment and not to take away key functions of the proposed Trail Centre (Lot 814).
 - Distance and access to Trails and Town Centre.
 - Footpath connection from Trail Head to Town Centre to be implemented.
 - Existing road network.
 - Retain natural aspect and countryside feel.
 - Provision for designated horse float parking.
 - Water stations for horses.
 - Wi-Fi access and mobile reception limited.
 - 'Sense Check' community feedback.
 - Ensure good sight lines are maintained for event viewing by patrons.
 - To reconsider fence line alignment, its extent (dog park vs events), height and appeal.
 - Improve event space utilisation and requirements.
 - Increase tree numbers to improve shade amenity over picnic settings and rest areas.
- New pavilion to have flexible use opportunities and include 'end of trip' facilities for riders and hikers.
 - Toilet facilities to have universal access.
 - Provision for equestrian mounting ramp to assist people with disability and/or limited ability when mounting horses.
 - Improve parking access, maneuvering and safety.
 - Improve access to power including charging stations for e-rideables and water for riding activities, food trucks and events.
 - Consider solar lighting to improve passive surveillance and protection of assets.
 - Stronger connection with Trail Centre and Jarrahdale Town Centre.
 - Reflect and enhance the Town's characteristics, culture and heritage in built form and landscape.
 - Provide adequate roadside riding shoulders to and from Trail Centre to Trail Head.
 - Improve movement crossing Nettleton and Millars Road by reducing speed limits, provide traffic calming to ensure safer crossing for horses, mountain bike riders, gravel bike riders, hikers and other trail users.
 - Provision for parking and short stay camping with horses and/or mountain/gravel bikes.
 - Improve communication reception at Trail Head and provide public accessible Automated External Defibrillators (AED).

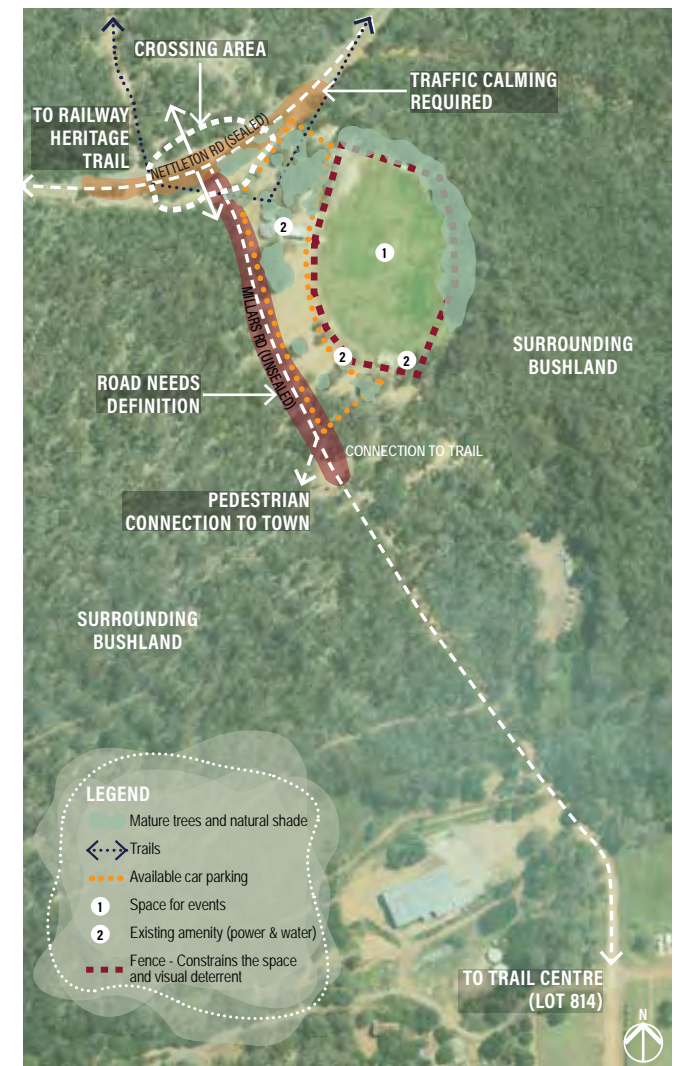


FIGURE 16. JARRAHDAL TRAIL HEAD. SOURCE: MNG MAPS

3.5 EVENT SPACE INVESTIGATION

Trails Head currently can cater for a variety of activities. In comparison to other popular event venues it is large with ample on site parking.

Jarrahdale Oval

Most notably known for the Jarrahdale Log Chop and Lions Country Fair.

Belvoir Amphitheatre

Popular for international music acts, food festivals and MudFest. The broader field opens up as a temporary campground.

Claremont Park

A Night on the Bay View (WASO), food festivals and other community events.

Halls Park

Mandurah Colour Frenzy, Beats by the Bay, circus shows, markets and other community events.

May Drive Park

Mostly know for its Moonlight Cinema nights.

Claremont Showgrounds

Popular for outdoor concerts, cultural festivals and the Perth Royal Show.

Nannup Foreshore Park

Host to the renowned Nannup Music Festival.

Toodyay Showgrounds Oval

Motorbike & Car show and Toodyay Agricultural Show.

Esplanade Park

Beerfest, SummerSalt, Winterworld, Chilli Fest are just a sample of many of the events held here.



Jarrahdale Oval, Jarrahdale



Belvoir Amphitheatre, Upper Swan.



Claremont Park, Claremont.



Hall Park, Mandurah.



May Drive Parkland, Kings Park.



Claremont Showgrounds, Claremont.



Nannup Foreshore Park, Nannup.



Toodyay Showgrounds Oval, Toodyay.



Esplanade Park, Fremantle.

*All images above are sampled at the same scale.

4.0 CONCEPT ANALYSIS



FIGURE 17. JARRAHDALE TRAIL RIDE. PHOTO SOURCE: NATURE PLAY

4.1 PRINCIPLES

Prior to any design consideration key principles to approaching the site were developed in order to help guide and shape the masterplan. The following principles aim to be the key drivers for change to the Jarrahdale Oval;

- Connect to and compliment the Trail Centre,
- Maintain and enhance Jarrahdale's natural and cultural heritage,
- Retain all trees,
- Be safe and accessible,
- Provide more opportunity for passive recreational pursuits and natural bushland connection.



FIGURE 18. PRINCIPLES FRAMEWORK

4.2 SPATIAL ANALYSIS FOR EVENTS

Upon studying the site's existing condition, current use, intended variety of future uses, community and Shire expectations, the spatial study (right) analyses how space could be arranged with minimal impact or change to the existing site, bushland and community infrastructure.

Guided by key principles, published material and discussions with the Shire, Trails Head spatially aims to cater for the following;

- Large scale events and festivals
- Small scale community events and markets
- Trail users and specific parking needs
- Dog off-leash park
- DFES access to water tanks and fire safety

A preliminary investigation of the site for event design layout has taken in to consideration the following;

- Site contours and existing conditions
- Solar orientation and natural lighting
- Audience viewing / uninterrupted sight lines
- Space flexibility
- Services (water, power)
- Fixed structures (Pavilion, toilets, etc.)

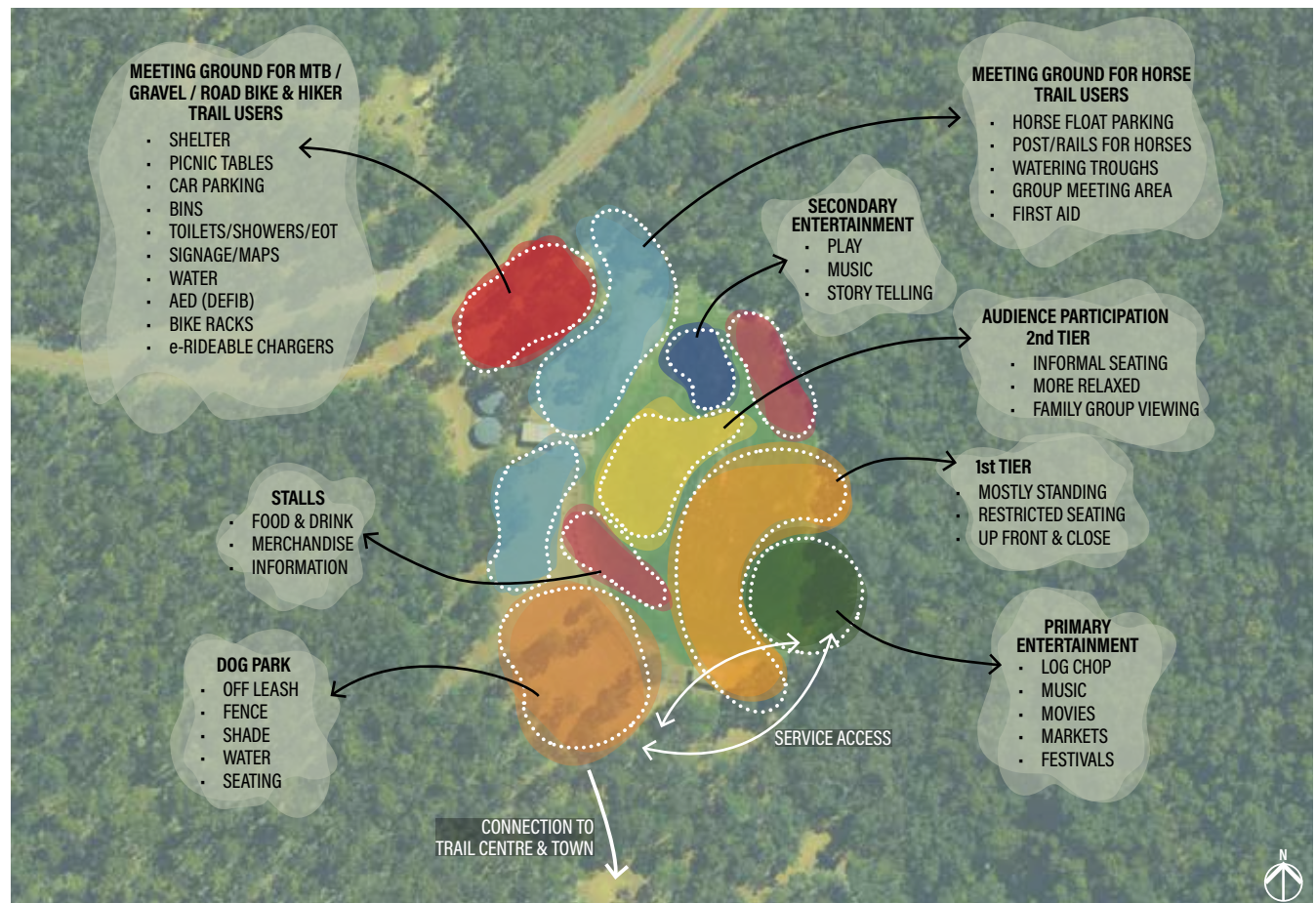


FIGURE 19. SITE FUNCTIONS DIAGRAM

5.0 MASTERPLAN



FIGURE 20. LOG CHOP SOURCE: SHIRE OF SJ

5.1 RETAIN ALL TREES

One of the strengths of the Masterplan is to retain all existing trees and to propose further infill tree planting. This will break down the formal oval edge giving a more natural feel, provide more natural shade and encourage stronger activation of small to medium organised events at Trails Head.



FIGURE 21. EXISTING MATURE GROWTH TREES ON SITE. SOURCE: UDLA



FIGURE 22. EXISTING & PROPOSED TREES

5.2 CONNECT & COMPLIMENT

Trails Head aims to connect visitors to the trails and compliment amenity and function of the proposed Trail Centre. Amenities will include picnic nodes, shade structures, public toilets, end of trip facilities, drink fountains and water troughs. Clear wayfinding will ensure comfortable movement through the space.



FIGURE 23. TRAIL CENTRE TO TRAILS HEAD RIDING SHOULDER



FIGURE 24. SECTION OF MILLARS ROAD SHOWING RIDING SHOULDER

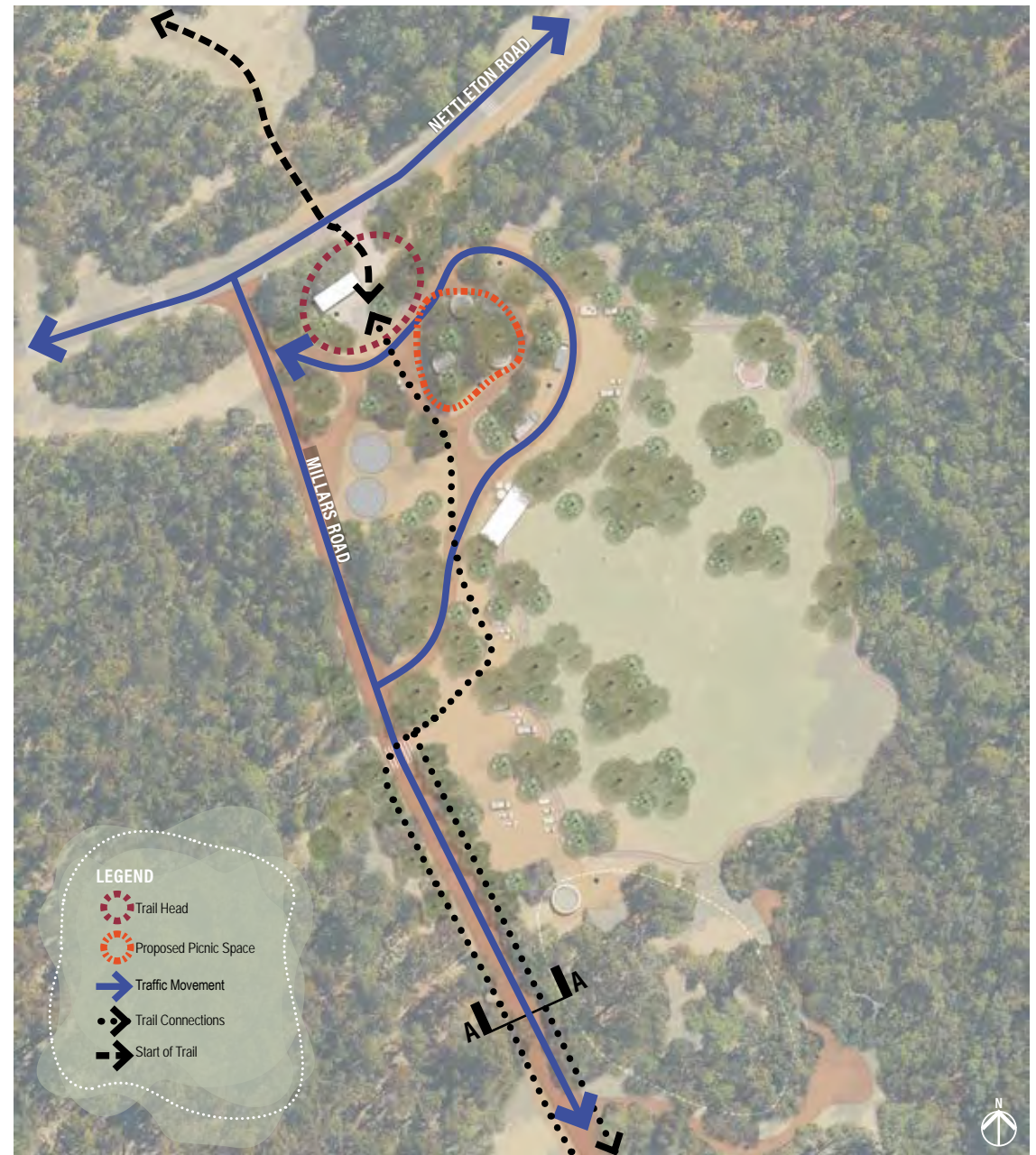


FIGURE 25. PRIMARY CONNECTIONS & MOVEMENT

5.3 SAFE & ACCESSIBLE

Nettleton and Millar Roads will require traffic calming such as rumble strips, signage and road marking/ colour change devices to ensure safe road movements along and crossing for all trail users.

Prior to journeying along any of the trails a sheltered mustering point with wayfinding systems will allow for equipment pre-check and safe trail planning.



FIGURE 26. SAFE SHOULDER RIDING AND ROAD CROSSING



FIGURE 27. AUDIBLE ALERT FOR DRIVERS TO SLOW DOWN - RUMBLE STRIPS



FIGURE 28. SAFE & ACCESSIBLE DIAGRAM

5.4 MAINTAIN NATURAL & CULTURAL HERITAGE

The Masterplan proposes to build upon the natural character of the site, and introduce more opportunities to engage with the cultural and natural heritage.

Urban artwork to the DFES tanks and signature architectural form to the shade structures will assist with the sense of place and identity of Trails Head in becoming a destination for both events and variety of trail users.



FIGURE 29. ARTWORK ON TANKS



FIGURE 30. YARNING CIRCLE: INFORMAL MEETING PLACE



FIGURE 31. NATURAL & CULTURAL HERITAGE DIAGRAM

5.5 THE MASTERPLAN

The proposed masterplan aims to create an attractive functional event and trail user space that caters to a wide variety of users, events and gatherings.

LEGEND

- 1 Multi-use 'signature' shelter with seating, tables, signage, toilets, end of trip facilities, AED, water, power, drink fountain & bins
- 2 Meeting point shelter with signage, seating, drink fountain, bins & planting
- 3 Picnic settings & bins
- 4 Trail access
- 5 Car parking
- 6 Horse float/trailer parking
- 7 Public open space
- 8 Stage area for events
- 9 Walking trail
- 10 Dog off leash park with dog bubbler
- 11 Yarning circle (informal meeting space)
- 12 DFES tanks
- 13 Traffic calming & crossings



FIGURE 32. PROPOSED MASTERPLAN

5.6 THE MASTERPLAN PRECEDENTS

The precedent imagery helps to illustrate the 13 key items on the masterplan.



1
Multi-use 'signature' shelter that resides as an architectural statement in the landscape providing sense of place and Trails Head identity.



2
Trail head shelter - a basic muster point to gather and prepare before heading off to the many different trails. Wayfinding, seating and water.



3A
Picnic shelter with seating, table and BBQ to cater for day visitors to the site.



3B
Casual picnic spaces for less formal gatherings utilising natural shade and surrounds.



4
Trail head entrances - to ensure clear wayfinding and pathways to the many different trails in the area.



5
Parking - plenty of parking available for Trails Head and event users.



6
Horse float and trailer parking. Larger parking areas with rails to tie and dress horses, and space to turn around if required.



7
Public open space with shade and amenity. Flexibility to cater from small to large scale events.



8A
Event stage - maintain raised and natural backdrop setting. Orientated for optimum audience viewing and ambient lighting opportunity. Scale to support commercial outdoor staging and covers.



8B
Space for audience viewing both seated and standing.



9
Compacted gravel walking trail - a short casual walking trail around the site.



10
Off Lead Dog Park with shelter and dink fountain with dog bowl.



11
Yarning circle - a casual meeting place for site visitors.



12
Public urban art opportunity to provide an outdoor gallery on the DFES tanks.



13A
Traffic calming devices to reduce vehicle speed and driver awareness of trail users crossing.



13B
Horse and trail user crossing - gives presence to Trails Head location, provides awareness and slow down markers.

APPENDIX

A1 - OPINION OF PROBABLE COSTS

A2 - STAGING APPROACH



FIGURE 33. JARRAHDALE OVAL SITE PHOTO SOURCE: UDLA

A1 OPINION OF PROBABLE COSTS

A2 STAGING APPROACH

Jarrahdale Oval Masterplan		UDLA			
Client Name: Shire of Serpentine Jarrahdale		14/04/2022			
Stage : Trails Head Landscape Masterplan		Revision: B			
Note: All values and numbers are <u>indicative only</u> . Exclusions are noted below.		Issue For: INFORMATION			
ITEM	DESCRIPTION		Unit	Standard	Total
1.00 SITE PRELIMINARIES					
1.01	Contractor Site Project Management, Insurances, Mobilisation and Demobilisation (incl. all sub-contractor works)	1	allow	\$65,000.00	\$65,000.00
1.02	Grading and fine trimming of existing surface to achieve final landscape levels	1	allow	\$82,500.00	\$82,500.00
Subtotal					\$147,500.00
2.00 STAGE ONE					
2.01	Compacted Gravel with Fines (Walk Trail)	912	m ²	\$70.00	\$63,840.00
2.02	Gravel surface (Internal Site Road)	3,210	m ²	\$50.00	\$160,500.00
2.03	Gravel surface (Parking Areas)	6,400	m ²	\$50.00	\$320,000.00
2.04	Gravel surface (Trail Head & Yarning Circle)	500	m ²	\$70.00	\$35,000.00
2.05	Washed Sand (Yarning Circle Center)	40	m ²	\$50.00	\$2,000.00
2.06	Road Connection Upgrade along Millars Rd	1	allow	\$50,000.00	\$50,000.00
2.07	Trail Head Shelter	1	allow	\$50,000.00	\$50,000.00
2.08	Picnic Shelters	3	item	\$15,000.00	\$45,000.00
2.09	Bench seating	10	item	\$1,300.00	\$13,000.00
2.10	Table Settings	6	item	\$4,200.00	\$25,200.00
2.11	Gas BBQ with electric starter	3	item	\$10,000.00	\$30,000.00
2.12	Bin Post	4	item	\$1,000.00	\$4,000.00
2.13	Drink Fountain	3	item	\$3,200.00	\$9,600.00
2.14	Log seats for Yarning Circle	1	allow	\$5,000.00	\$5,000.00
2.15	Supply & install POS 45Lt trees including stakes and ties	100	each	\$150.00	\$15,000.00
2.16	Grass reseeding	13800	m ²	\$5.00	\$69,000.00
2.17	Road Signage	1	Allow	\$30,000.00	\$30,000.00
2.18	Park Signage / Wayfinding	1	Allow	\$100,000.00	\$100,000.00
2.19	Rumble Strips	1	Allow	\$30,000.00	\$30,000.00
2.20	Street/Area Lights (refer lighting and electrical) and connections	1	Allow	\$150,000.00	\$150,000.00
2.21	Water Troughs	2	item	\$5,000.00	\$10,000.00
2.22	Wooden Posts & Rail for Horses	4	item	\$5,000.00	\$20,000.00
Subtotal					\$1,237,140.00
3.00 STAGE TWO					
3.01	Multi Use Shelter With Toilets, water, power, seating, wifi	1	allow	\$250,000.00	\$250,000.00
3.02	Provision for public art	1	allow	\$100,000.00	\$100,000.00
Subtotal					\$350,000.00
4.00 STAGE THREE					
4.01	Dog Park Shelter	1	item	\$15,000.00	\$15,000.00
4.02	Drink Fountain with Dog Bubbler	1	item	\$4,000.00	\$4,000.00
4.03	Fencing for Dog Park	230	lm	\$250.00	\$57,500.00
4.04	Dog agility items (various)	4	item	\$350.00	\$1,400.00
4.05	Gates	2	item	\$5,000.00	\$10,000.00
4.06	Upgrading Stage Area	1	each	\$35,000.00	\$35,000.00
Subtotal					\$122,900.00
5.00 IRRIGATION					
5.01	Irrigation allowance (Tanker Watering for establishment)	1	allow	\$75,000.00	\$75,000.00
Subtotal					\$75,000.00
6.00 MAINTENANCE & LIABILITY PERIOD					
6.01	Establishment, Maintenance & Liability Period for all irrigation, hard and soft landscape items following Practical Completion and ongoing rectification of defects	104	Weeks	\$725.00	\$75,400.00
Subtotal					\$75,400.00
SUBTOTAL					\$2,007,940.00
Contingency (20%)					\$401,588.00
LANDSCAPE WORKS NET TOTAL (+GST)					\$2,409,528.00
GST (10%)					\$200,794.00
Total					\$2,610,322.00



FIGURE 34. PROPOSED STAGING



UDLA

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FIGURE 35. JARRAHDALE RAILWAY SITE PHOTO SOURCE: PERTHHIKING.COM