

Kangaroo Ground War Memorial Park

Draft Management Plan



For public exhibition

27 August 2021



Nillumbik Shire Council respectfully acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the Country on which Nillumbik is located, and we value the significance of the Wurundjeri people's history as essential to the unique character of the shire. We pay tribute to all First Nations People living in Nillumbik, give respect to Elders past, present and future, and extend that respect to all First Nations People.

We respect the enduring strength of the Wurundjeri Woi-wurrung and acknowledge the ongoing impacts of past trauma and injustices from European invasion, massacres and genocide committed against First Nations People. We acknowledge that sovereignty was never ceded.

Wurundjeri Woi-wurrung people hold a deep and ongoing connection to this place. We value the distinctive place of our First Nations People in both Nillumbik and Australia's identity; from their cultural heritage and care of the land and waterways, to their ongoing contributions in many fields including academia, agriculture, art, economics, law, sport and politics.

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1.Introduction

1.1 Nature and purpose of the management plan

This management plan has been prepared to enable Nillumbik Shire Council to maintain and enhance the existing essential character and function of the memorial park.

The management plan identifies and outlines a range of capital expenditure improvement works that would rectify, restore and enhance the existing conditions that are essential to the parks existing character and function, and operational expenditure improvement work in the form of an appropriate standard of annual landscape maintenance for the park. Cost estimates and priorities for implementation are provided for each of the capital and operational expenditure works.

It is not a design plan, in the sense it does not project a concept for how the park should be, or propose to alter the existing essential character and function of the park. Nor is it a maintenance plan, as it does not describe routine activities for maintenance of park assets.

This management plan is also not the instrument with which to directly make improvements to the park itself, as it represents a plan or roadmap for how to go about making those improvements.

All of the capital expenditure improvement works identified in the management plan require a project vehicle to deliver the design, documentation, approvals and construction phases of work necessary to realise the improvements as part of the implementation of the management plan. Adoption of the standard of annual landscape maintenance identified in the management plan will be factored in Council's operational expenditure and programming.

The management plan and its component capital and operational expenditure improvement works will be implemented within the context of a governance system that is being developed for the park with key park stakeholders as part of a separate Governance Project.

1.2 Structure and application of the management plan

The management plan is structured according to the following sections of the report.

- Capital expenditure improvements (Section 2)
- Operational expenditure improvements (Section 3)
- Costs (Section 2)
- Governance (Section 5)
- Implementation (Section 6)

1.2.1 Section 2: Capital expenditure improvements

A summary list of capital works is provided together with a photo of the corresponding existing area of, or existing feature/ element in, the park. Each of the capital works is fully described in documents that, due to their size and detail, are provided as an Appendix, including:

- Plan of Works (**Appendix A**) and
- Schedule of Works (**Appendix B**).

Plan of Works

The *Plan of Works* illustrates the location in the park of each capital works item and identifies each item by a drawing code. The drawing code is cross-referenced to the *Schedule of Works*.

Schedule of Works

The *Schedule of Works* defines each of the capital works items indicated on the *Plan of Works* to enable an understanding of the capital works for implementation. Each capital works item is cross-referenced to the *Plan of Works* by the drawing code. The schedule provides information for each capital works item in the areas listed below.

- Work category
- Park Feature/ Element
- Management intent
- Scope of work
- Critical implementation requirements
- Critical construction sequencing
- Associated work in the management plan
- Known site constraints
- Existing heritage significance level
- Particular stakeholder interests
- Priority (High, Medium Low)
- Council lead responsibility for implementation

1.2.1.1 Heritage significance adopted in the management plan

The management plan adopts the *Revised Citation H049 Memorial Park, Kangaroo Ground - Final Draft (12 October 2020)* (**Appendix C**) as the basis for assessing heritage significance of park elements and features and describing the capital expenditure works in the management plan. The draft revised citation has been prepared to replace the existing citation that is out of date. The draft revised citation will be separately considered early 2022 for future amendment of the heritage overlay in the planning scheme, as part of Council's broader heritage review process.

1.2.2 Section 3: Operational expenditure improvement

An annual landscape maintenance standard for the park is defined in the *Schedule of Works*. The schedule provides information on the annual maintenance standard in the areas listed below.

- Work category
- Park Feature/ Element
- Management intent
- Scope of work
- Budgetary allowance
- Priority (High, Medium, Low)
- Council lead responsibility for delivery

1.2.3 Section 4: Costs

1.2.3.1 Capital expenditure improvements

A summary of the project costs for each capital works item is provided. A full cost plan for the works is provided in **Appendix D**.

1.2.3.2 Operational expenditure improvements

The operational landscape maintenance annual budget is nominated in the *Schedule of Works*.

1.2.4 Section 5: Governance

1.2.4.1 Governance system

The management plan outlines the separate Governance Plan Project that will create a system of governance for the care of the park including the implementation of the management plan.

1.2.4.2 Governance projects

The Governance Plan project will also outline governance projects for those capital expenditure improvements highlighted in the management plan that are contingent on governance matters to be addressed to enable their implementation, as well as additional governance projects to address governance matters concerning the park which are unrelated to capital expenditure improvements.

1.2.5 Section 6: Implementation

The management plan outlines the responsibilities for the delivery of the capital and operational expenditure improvements outlined in the management plan that will be delivered within the governance system that is to be established for the overall care of the park and the implementation of the management plan.

The management plan also identifies implementation priorities and critical delivery requirements and critical construction sequencing for capital and operational expenditure improvements identified in the *Schedule of Works*, where applicable.

2. Capital expenditure improvements

The following items comprise the capital expenditure improvements in the management plan. Each item is identified and named according to the code (where applicable) and feature/ element name in the *Plan of Works* (**Appendix A**) and *Schedule of Works* (**Appendix B**), and a photograph of the corresponding existing area of, or existing feature/ element in, the park is provided.

Refer to the *Plan of Works* and *Schedule of Works* for the location and description of the work, respectively.

Moor-rul Threshold and DDA Access to Moor-rul Viewing Platform (P)



Pathway connection to western area of the park



Pathway to Moor-rul viewing platform



Western park area with, (L-R), Moor-rul viewing platform, open grassed hillside and Moor-rul grasslands

Kangaroo Ground War Memorial Tower (Shire of Eltham War Memorial)



War memorial tower foyer



Fire-spotter's cabin on top of the tower

Stone Caretaker's Cottage Renovation



Stone caretaker's cottage hoarded off due to state of disrepair

Cypress Tree Replacement Tree Planting (TP)



Heritage listed perimeter cypress trees are in a state of decline

Cypress Tree Removal (TR)



A few cypress trees in the middle of the park do not have heritage significance and reduce light to, and visibility through, the park

Stone Edge Reinstatement around Tower Base (SE)



Formalised stone retaining wall and rosemary hedge were not features of the early park



Late 1920's photograph of the war memorial tower set on a grassy hill with only stone edging subtly implying a space around the tower
(Andrew Ross Museum Photo)

Memorial Walk (MW)



The Memorial Walk is intended to make use of, and reference, the existing park access road should an alternative park access road be provided in the future

Memorial Gardens (MG)



The Memorial Gardens will be arranged throughout the lawn area around the back and sides of the war memorial tower



The Memorial Gardens will help screen the visual impact of existing park infrastructure



The Memorial Gardens will integrate and enable interpretation of important memorials, such as the Lone Pine Tree, as well as early palm plantings of heritage significance

Park Sign (PS 01)



The park is without a sign identifying the name of the park

Interpretative Sign – War Memorial (IS 01)



Kangaroo Ground War Memorial Tower (Shire of Eltham War Memorial)

Interpretative Sign – Stone Caretaker's Cottage (IS 02)



Stone caretaker's cottage (constructed c1927) within the park indicates the importance of the park to the Shire, indicating the park had to be cared for with an on-site caretaker

Interpretative Sign – Memorial Gardens (IS 03)



The Memorial Gardens will be arranged throughout the lawn area around the back and sides of the war memorial tower

Interpretative Sign – Memorial Walk (IS 04)



The Memorial Walk is intended to make use of, and reference, the existing park access road should an alternative park access road be provided in the future

Interpretative Sign – Moor-rul Threshold (IS 05)



Location of the threshold to the western park area



Ingredients of the western park area, (L-R):
Moor-rul viewing platform, open grassed hillside and Moor-rul grasslands

Interpretative Sign – Moor-rul Grasslands (IS 06)



Moor-rul grasslands

Interpretative Sign – Moor-rul Viewing Platform (IS 07)



Moor-rul viewing platform

Interpretative Sign – Caretaker's Residence (IS 08)



Caretaker's residence (constructed 1951) within the park indicates the importance of the park to the Shire, indicating the park had to be cared for with an on-site caretaker

Interpretative Display Material – War Memorial Foyer Cabinets (DM 01)



Display cabinets are located within the war memorial tower foyer

Interpretative Display Material – Moor-rul Viewing Platform Cabinets (DM 02)



Built-in display cabinets of the Moor-rul viewing platform are currently not used for interpretative display

Bench Seating



A range of bench seat types exist within the park in various states of condition



A range of bench seat types exist within the park in various states of condition

Picnic Tables



A range of picnic table types exist within the park in various states of condition

3. Operational expenditure improvement

The standard of annual landscape maintenance is the only operational expenditure works included in the Management Plan. It is itemised by park feature/ element in the *Schedule of Works* (**Appendix 2**) as Park Landscape Maintenance.

An increase in the current standard of maintenance of the park, from Council's 'Amenity' standard, to Council's 'Priority Sites' standard, is defined, to keep the park in a condition that honours the park's heritage significance and is fit for year round visitation and important memorial services.

4. Costs

2.1 Capital expenditure improvements

Costing for all capital works items are provided in the Cost Plan (**Appendix D**).

The Cost Plan provides a breakdown of each of the works and qualifies the cost estimate with notes and exclusions.

The estimate amounts are **total project costs** relating to design, documentation, approvals and construction, and are inclusive of preliminaries, design contingency, escalation, construction contingency, professional fees, insurances and authority fees and charges where applicable, as outlined in the Cost Plan.

The costs exclude any governance processes and work associated with the capital expenditure improvements (indicated in the management plan) that will be outlined in the separate Governance Plan, as well as operational expenditure costs.

A summary of the total project costs per capital works item is provided in Table 1, below.

Table 1: Summary of the total project costs per capital works item

Plan/ Schedule of Works Code	Item: Park Feature/ Element	Project cost
P	Moor-rul Threshold and DDA Access to Moor-rul Viewing Platform	\$47,497
N/A	Kangaroo Ground War Memorial Tower	\$48,500
N/A	Stone Caretaker's Cottage Renovation	\$101,500
TP	Cypress Tree Replacement Tree Planting	\$233,960
TR	Cypress Tree Removal	\$20,000
SE	Stone Edge Reinstatement Around Tower Base	\$55,750
MW	Memorial Walk	\$220,315
MG	Memorial Gardens	\$341,346
PS 01	Park Sign	\$17,000
IS 01	Interpretative Sign – War Memorial	\$13,500
IS 02	Interpretative Sign – Stone Caretaker's Cottage	\$8,500
IS 03	Interpretative Sign – Memorial Gardens	\$8,500
IS 04	Interpretative Sign – Memorial Walk	\$8,500
IS 05	Interpretative Sign – Moor-rul Threshold	\$8,500
IS 06	Interpretative Sign – Moor-rul Grasslands	\$8,500
IS 07	Interpretative Sign – Moor-rul Viewing Platform	\$8,500
IS 08	Interpretative Sign – Caretaker's Residence	\$8,500
DM 01	Interpretative Display Material – War Memorial Tower Foyer Cabinets	\$8,500
DM 02	Interpretative Display Material – Moor-rul Viewing Platform Cabinets	\$31,000
N/A	Bench Seating	\$28,000
N/A	Picnic Tables	\$49,000
	TOTAL	\$1,275,350

2.2 Operational expenditure improvements

The estimated budget for annual park landscape maintenance is provided in the *Schedule of Works*.

The estimated budget is to provide an improved standard of park maintenance (from the existing 'Amenity' standard to a 'Priority sites' standard).

The estimated budget is \$47,000 p.a., rounded. This represents an increase of \$30,840 p.a. over Council's current park landscape maintenance budget of \$16,160 p.a.

5. Governance

5.1 Governance system

The implementation of the management plan will be undertaken within the context of a governance system for the park that is being developed by Council with park stakeholders through the Governance Plan project.

The governance system to be developed through the Governance Plan Project, will:

- identify what type of governance model is appropriate;
- outline a Capability that can be established within Council to enable implementation of the governance model with defined Council roles and responsibilities and resources of Council;
- define the status, role and agency of stakeholders, and
- define an agreed set of place values upon which all park decisions (including decisions required in the implementation of the management plan and delivery of the park improvements) are based.

Park identity and meaning

The creation of an agreed set of place values concerning the identity and meaning of the park will be a critical governance aspect of the Governance Plan that is required to be undertaken before any implementation of the management plan can occur.

There first needs to be an agreement on what the broader park stands for, what aspects of the park should be represented and interpreted and how this material should look and feel, before particular specific components of the park are interpreted through, for example, the Interpretative Signage and Interpretive Display Material capital expenditure improvements of the management plan which are components of the overall park.

Park stakeholders

Park stakeholders who have been identified to participate in the Governance Project based on their interest, involvement and operation in the park are listed below.

- Andrew Ross Museum
- CFA
- Eltham District Historical Society
- Friends of Kangaroo Ground War Memorial Park Inc.
- Friends of Moor-rul Grasslands
- Kangaroo Ground Cemetery Trust
- Montmorency-Eltham RSL Sub Branch
- Nillumbik Reconciliation Group
- Victorian Police
- Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation
- Yarra Plenty Heritage Group
- Yarra Plenty Regional Library

5.2 Governance projects

The Governance Plan Project will also identify a number of governance projects (scope, tasks, timeframes, budgets) for issues that require resolution through the governance system that is to be established as part of the Governance Plan. Such issues fall into two governance categories: those that are associated with the capital expenditure improvements outlined in the management plan, and those that fall outside the management plan because they do not concern capital works.

5.2.1 Governance projects to support capital expenditure improvements

There are some capital works items that cannot be installed until governance aspects associated with the specific park feature/ element are resolved. For example, the Interpretative Signage and Interpretative Display Material capital expenditure improvements, mentioned above, cannot be installed until their interpretative content is agreed, requiring their own governance process to enable their installation.

These governance aspects associated with capital works items will be separately addressed in the implementation of the Governance Plan in advance or as part of the delivery of the respective capital expenditure works. The capital works with a governance component are highlighted in the *Schedule of Works*, and are summarised in the Table 2, below.

Table 2: Summary of capital works items with a governance component

Plan/ Schedule of Works Code	Item: Park Feature/ Element
N/A	Stone Caretaker's Cottage Renovation
MW	Memorial Walk
MG	Memorial Gardens
PS 01	Park Sign
IS 01	Interpretative Sign – War Memorial
IS 02	Interpretative Sign – Stone Caretaker's Cottage
IS 03	Interpretative Sign – Memorial Gardens
IS 04	Interpretative Sign – Memorial Walk
IS 05	Interpretative Sign – Moor-rul Threshold
IS 06	Interpretative Sign – Moor-rul Grasslands
IS 07	Interpretative Sign – Moor-rul Viewing Platform
IS 08	Interpretative Sign – Caretaker's Residence
DM 01	Interpretative Display Material – War Memorial Tower Foyer Cabinets
DM 02	Interpretative Display Material – Moor-rul Viewing Platform Cabinets
N/A	Bench Seating

5.2.2 Governance projects outside of the management plan

The governance plan will also address other identified important governance issues unrelated to the management plan and its capital expenditure improvements, such as protocols for hosting memorial services. These capital expenditure improvements

do not appear in the *Schedule of Works* as they fall outside the management plan, and include:

- park naming;
- hosting of memorial services;
- hosting and conduct of tours;
- educational promotion and knowledge integration;
- memorialisation – what, who, location, content, policy/ approvals;
- additional park infrastructure needs for interpretation e.g., equipment, storage, IT, and
- opening and closing times (if restricted).

6. Implementation

Implementation of the management plan will be undertaken as part of the system of governance to be developed through the separate Governance Plan Project.

As part of the implementation of the management plan, the delivery of specific capital and operational expenditure improvements will be the responsibility of the Council Officer who is responsible for the specific park feature/ element.

Council's lead Officer responsible for the delivery of the capital and operational works is nominated in the *Schedule of Works*, and has the duty to coordinate the delivery of the capital and operational expenditure improvement works within the governance arrangements to be developed for the park, to ensure any governance matters associated with the works are addressed and the appropriate levels of community and stakeholder engagement are adopted. These responsibilities and lines of communication will be outlined in the governance system that will be developed in the Governance Plan project.

6.1 Capital expenditure improvements delivery

Each of the capital works items can be delivered as a single project or in combination. There may be benefits in combining items as one project, such as in economies of scale, minimisation of impacts on the park, achieving improved integration of work, and completing larger areas of the park at the one time, for example.

Critical delivery requirements and critical construction sequencing for capital works items are identified in the *Schedule of Works*, where applicable.

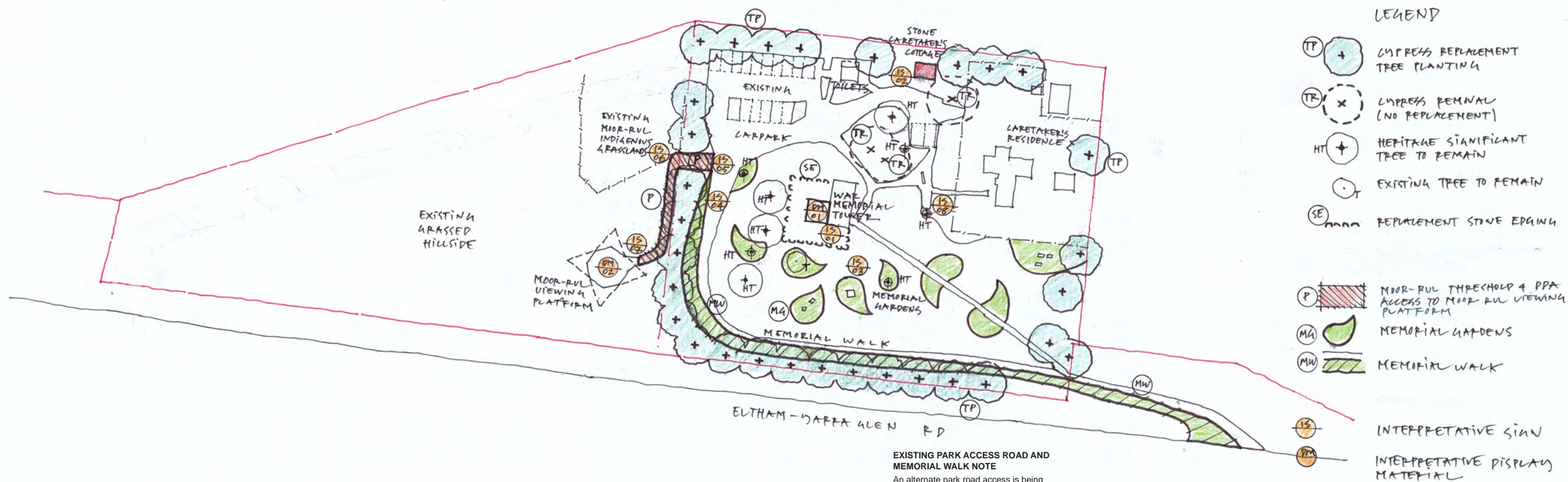
An implementation priority is assigned to each of the capital works items identified in the *Schedule of Works* in consideration of each of the item's level of importance, heritage value, condition and level of safety risk. A priority is defined in terms of implementation timeframes, either as High (1-3 years), Medium (3-5 years) or Low (5-7 years).

6.2 Operational expenditure improvement delivery

Adoption of the standard of annual landscape maintenance identified in the *Schedule of Works* will be factored in Council's operational expenditure and programming. An implementation priority is also assigned and is defined in terms of adoption timeframe for the standard, either as High (1-3 years), Medium (3-5 years) or Low (5-7 years).

Appendix A. Plan of Works

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PLAN OF WORKS

KANGAROO GROUND WAR MEMORIAL PARK DRAFT MANAGEMENT PLAN

24 AUGUST 2021

SCALE: 1:1000 @A3-SIZE

Appendix B. Schedule of Works

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Schedule of Works

Kangaroo Ground War Memorial Park Draft Management Plan

24.08.2021

Dwg Code	Work Category	Item: Park Feature/ Element	Management Intent	Scope of work	Critical implementation requirements	Critical construction sequencing	Associated work in Management Plan	Known site constraints	Heritage notes	Particular Stakeholder interests	Priority HIGH: 1-3 yrs MEDIUM: 3-5 yrs LOW: 5-7 yrs	Budgetary allowance	NSC Delivery Responsibility Lead
P	INFRASTRUCTURE	MOOR-RUL THRESHOLD AND DDA ACCESS TO MOOR-RUL VIEWING PLATFORM	Interpretative pavement threshold at edge of original memorial park and DDA-compliant path to Moor-rul Viewing Platform, that serves as visible access and connection to the western hillside of park (including Moor-rul Grasslands, grassed hillside and Moor-rul Viewing Platform). To include INTERPRETATIVE SIGN - WESTERN PARK THRESHOLD and BENCH SEATING . Provide gap in CYPRESS TREE REPLACEMENT TREE PLANTING at threshold to enable improved view connections through to western parkland.	Regrading and new asphaltic concrete pavement, min. 1500mm wide (wider where meets carpark to create threshold) to achieve max. longitudinal gradient of 1:20 and avoid ramp classification and requirements (handrails, kick rails).	Heritage review	To be planned or constructed prior to CYPRESS TREE REPLACEMENT TREE PLANTING to ensure replacement tree planting locations and finished levels are unaffected by path finished levels.	INTERPRETATIVE SIGNAGE BENCH SEATING CYPRESS TREE REPLACEMENT TREE PLANTING	Grades are challenging with location of Moor-rul Viewing Platform down the hillside.		Nilumbik Reconciliation Group.	LOW, but linked with CYPRESS TREE REPLACEMENT TREE PLANTING that has HIGH priority.	Refer Cost Plan	Manager, Infrastructure
N/A	BUILDING	KANGAROO GROUND WAR MEMORIAL TOWER (SHIRE OF ELTHAM WAR MEMORIAL)	Removal of any redundant infrastructures within tower foyer to remove visual and physical clutter and impact on tower arrival. Reducing visual prominence of Fire Spotter's Cabin.	Review of plant infrastructure in tower foyer with CFA. Removal of any redundant infrastructure and make good. Painting of Fire Spotter's Cabin in dark, neutral (e.g., charcoal) colour to reduce its visual impact and have no identifiable colour association.	All work subject to a memorial park or war memorial conservation plan. Planning permit for works		INTERPRETATIVE DISPLAY MATERIAL (Tower Foyer)		High level of heritage significance	CFA Eltham District Historical Society	HIGH Appearance of Fire Spotter's Cabin and plant within tower foyer impacts on heritage significance of the war memorial and its interpretation.	Refer Cost Plan	Manager, Properties and Facilities Maintenance
N/A	BUILDING	STONE CARETAKER'S COTTAGE RENNOVATION	Conservation of cottage including adaptation for public use as well as interpretation.	Scope to be determined by determination of cottage use/ function. Renovation to restore structural integrity and material disrepair.	All work subject to a memorial park or stone caretaker's cottage conservation plan that includes consultation with identified stakeholders as well as community, to be developed through separate GOVERNANCE project. Planning permit for works		GOVERNANCE INTERPRETATIVE SIGNAGE		High level of heritage significance	Montmorency-Eltham RSL sub-branch, especially as caretaker occupants of the cottage were returned soldiers. Eltham District Historical Society	HIGH Cottage is in disrepair with risk of loss of heritage asset significance. Cottage is closed off to public due to safety risk, and absence of rectification action potentially affects perception of NSC's interest and care of the cottage and park.	Refer Cost Plan	Manager, Properties and Facilities Maintenance
TP	LANDSCAPE - TREES	CYPRESS TREE REPLACEMENT TREE PLANTING	Tree planting to replace aged and dying cypress trees to maintain heritage significance of cypress trees (refer Draft Revised Heritage Citation). Replacement tree species to fulfil original design intent and heritage criteria, including: - locations to north, south and western boundaries of original memorial park, predominantly; - continuous, windbreak form; - tree type to be evergreen to symbolise death, and - tree type able to be managed to maintain long-distance panoramic views from top of tower (lookout) over trees. Tree spacing to be appropriate to species selected, and to maintain good windbreak form, without crowding, rather than replacing existing locations like for like. Gap in western windbreak planting to enable Western Park Area Threshold, specifically view connection to western parkland from original rectangular park - see WESTERN PARK AREA THRESHOLD AND DDA ACCESS TO MOOR-RUL VIEWING PLATFORM .	Tree planting to locations identified indicatively on <i>Plan of Works</i> . Note: not all existing trees that are to be removed are to be replaced and locations are not like for like. Additional detailed survey of floor level of tower lookout required to determine average eye height of person standing at top of tower on lookout, to enable determination of max height of tree to be maintained in consideration of tree replacement selection. All cypress trees that are to be replaced are to be replaced at the same time, to enable progressive and even growth of trees and development of overall perimeter enclosure effect. Area beneath and around tree planting to be weeded, aerated, fertilised and mulched prior/ at time of planting. 24-months tree establishment and maintenance.	Cypress tree replacement subject to a memorial park or tree replacement conservation plan that includes consultation with identified stakeholders as well as community. Heritage review Planning permit for tree removal	To be planted after the planning or construction of NEW PARK ROAD and WESTERN PARK AREA THRESHOLD AND DDA ACCESS TO MOOR-RUL VIEWING PLATFORM to ensure replacement tree planting locations and finished levels are not affected by road alignment and road and path finished levels.	Subject to alternative park access road investigation TREE REMOVAL WESTERN PARK AREA THRESHOLD AND DDA ACCESS TO MOOR-RUL VIEWING PLATFORM CYPRESS TREE REMOVAL		High level of heritage significance		HIGH Known public safety and loss of heritage risks associated with ageing trees in decline with average life expectancy less than 10 years.	Refer Cost Plan	Manager, Infrastructure
TR	LANDSCAPE - TREES	CYPRESS TREE REMOVAL	Removal (and no replacement) of existing cypress trees that are not located to boundaries of original rectangular park, to enable increased natural light levels and better view connections within park.	Removal of cypress trees indicated on Plan of Works, including grubbing out stump and roots and making good ground.	Removal of cypress trees to be part the memorial park or tree replacement conservation plan that includes consultation with identified stakeholders as well as community - see CYPRESS TREE REPLACEMENT TREE PLANTING. Planning approval for tree removal.		CYPRESS TREE REPLACEMENT		High level of heritage significance		HIGH Known public safety and loss of heritage risks associated with ageing trees in decline with average life expectancy less than 10 years.	Refer Cost Plan	Manager, Infrastructure
SE	LANDSCAPE - EDGING	STONE EDGE REINSTATEMENT AROUND TOWER BASE	To reinforce the tower as a tower on a grassy hill, and reinstate the square-shaped grassed area implied at the tower base by informal stone edging, opening up views and access to the tower.	Removal of formalised stone retaining wall and rosemary hedge. Installation of local stone edging in rectangular layout to original form and location, to subtly imply grassed area at tower base. Grassing of disturbed/ demolished areas. Grass area around tower to be irrigated with automatic irrigation- refer Memorial Gardens .	Heritage review		MEMORIAL GARDENS (Automatic irrigation to include grass area around tower)		Existing stone retaining wall and rosemary have no heritage significance. Refer Revised Citation H049 Memorial Park, Kangaroo Ground - Final Draft (12 October 2020) for description and photographs of original tower base, including local stone edging and implied grassed rectangular area at tower base.		MEDIUM The works will enhance the heritage value of the tower and visitation experience, but are not time critical in context of the current park use and its interpretation.	Refer Cost Plan	Manager, Infrastructure

Dwg Code	Work Category	Item: Park Feature/ Element	Management Intent	Scope of work	Critical implementation requirements	Critical construction sequencing	Associated work in Management Plan	Known site constraints	Heritage notes	Particular Stakeholder interests	Priority HIGH: 1-3 yrs MEDIUM: 3-5 yrs LOW: 5-7 yrs	Budgetary allowance	NSC Delivery Responsibility Lead
MW	LANDSCAPE - GARDEN	MEMORIAL WALK	Discontinuance of existing park access road, and conversion of existing road to a reduced width pedestrian pathway and new gardens memorialising original park road and providing opportunity for future memorialisation within the garden as determined through GOVERNANCE , and providing seasonal display at special memorial times of year.	Removal of 2m wide asphaltic concrete to southern side of existing park access road. Creation of new mulched garden in location of removed road. Automatic irrigation to garden. Plant selection to comprise low groundcovers to enable extensive views through all areas of the memorial walk. Plant selection to provide seasonal display at following times: - ANZAC Day, and - Remembrance Day. Memorialisation as determined through separate GOVERNANCE project.	Subject to investigation into alternative park access road and discontinuance of existing park access road. Determination of curatorial approach to any memorialisation within Memorial Walk gardens is subject to GOVERNANCE project. Heritage review	Constructed with or after construction of any alternate park access road, not before.	MEMORIAL GARDENS GOVERNANCE		Existing park access road alignment is consistent with early park.		MEDIUM The works would ideally be part of, or commence soon after, any alternate park access road.	Refer Cost Plan	Manager, Infrastructure
MG	LANDSCAPE - GARDEN	MEMORIAL GARDENS	New display gardens that incorporate existing heritage significance trees and memorials around tower area and which provide opportunity for future memorialisation within the gardens as determined through GOVERNANCE , and providing seasonal display at special memorial times of year.	New mulched gardens. Renovation of grass areas throughout. Automatic irrigation to gardens. Automatic irrigation to renovated grass areas. Gardens not to be located in grassed area in front of tower entrance that is used for service congregation and assembly. Plant selection to comprise low groundcovers to enable extensive views through all areas of the memorial gardens. Plant selection to provide seasonal display at following times: - ANZAC Day, and - Remembrance Day. Memorialisation as determined through separate GOVERNANCE project.	Determination of curatorial approach to any memorialisation within the Memorial Gardens is subject to GOVERNANCE project. Heritage review		MEMORIAL WALK STONE EDGE REINSTATEMENT AROUND TOWER BASE (Automatic irrigation to grass area around tower base) GOVERNANCE				LOW	Refer Cost Plan	Manager, Infrastructure
PS 01	SIGNAGE	PARK SIGN	Clear identification of memorial park/ park name, in Nillumbik Shire Council (NSC) identity on NSC-type park sign at park access road entry.	Quantity: 1	Memorial park name determination to be undertaken through GOVERNANCE project and subject to naming process outlined by Geographic Names Victoria. Location to be determined on completion of alternate park access road investigation. Heritage review		Subject to outcome of alternative park access road investigation GOVERNANCE				HIGH The park is without a name and the issue is contentious among community groups.	Refer Cost Plan	Manager, Infrastructure
IS 01	SIGNAGE	INTERPRETATIVE SIGN - WAR MEMORIAL	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the war memorial and provides interpretation of its heritage.	Quantity: 1	War memorial name confirmation to be undertaken through GOVERNANCE project and any renaming of the war memorial from 'Kangaroo Ground War Memorial Tower' (registered with Geographic Names Victoria) is subject to naming process outlined by Geographic Names Victoria. Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				With related work	Refer Cost Plan	Manager, Infrastructure
IS 02	SIGNAGE	INTERPRETATIVE SIGN - STONE CARETAKER'S COTTAGE	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the cottage and its function, and provides interpretation of its heritage.	Quantity: 1	Determination of STONE CARETAKER'S COTTAGE RENNOVATION function/ use, and curatorial approach to all interpretative signage and display material through GOVERNANCE project. Heritage review		GOVERNANCE STONE CARETAKER'S COTTAGE RENNOVATION All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				With related work	Refer Cost Plan	Manager, Infrastructure
IS 03	SIGNAGE	INTERPRETATIVE SIGN - MEMORIAL GARDENS	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the Memorial Gardens and provides interpretation of its cultural value.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				With related work	Refer Cost Plan	Manager, Infrastructure
IS 04	SIGNAGE	INTERPRETATIVE SIGN - MEMORIAL WALK	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the Memorial Walk and provides interpretation of its cultural value and heritage, namely the alignment of the former park road.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				With related work	Refer Cost Plan	Manager, Infrastructure
IS 05	SIGNAGE	INTERPRETATIVE SIGN - MOOR-RUL THRESHOLD	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies connection to the western hillside acquired in 1973, and access to Moor-rul Grasslands, hillside picnic area and Moor-rul Viewing Platform.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL MOOR-RUL THRESHOLD AND DDA ACCESS TO MOOR-RUL VIEWING PLATFORM				With related work	Refer Cost Plan	Manager, Infrastructure
IS 06	SIGNAGE	INTERPRETATIVE SIGN - MOOR-RUL GRASSLANDS	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the grasslands project and provides interpretation of its natural and cultural origins and systems and its management.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				With related work	Refer Cost Plan	Manager, Infrastructure

Dwg Code	Work Category	Item: Park Feature/ Element	Management Intent	Scope of work	Critical implementation requirements	Critical construction sequencing	Associated work in Management Plan	Known site constraints	Heritage notes	Particular Stakeholder interests	Priority HIGH: 1-3 yrs MEDIUM: 3-5 yrs LOW: 5-7 yrs	Budgetary allowance	NSC Delivery Responsibility Lead
IS 07	SIGNAGE	INTERPRETATIVE SIGN - MOOR-RUL VIEWING PLATFORM	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the viewing platform and provides interpretation of its heritage.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				HIGH The Moor-rul Viewing Platform appears cut-off from and alien to the original rectangular park.	Refer Cost Plan	Manager, Infrastructure
IS 08	SIGNAGE	INTERPRETATIVE SIGN - CARETAKERS'S RESIDENCE	Clear, sensitively designed signage that is integrated with rest of park signage and display material and identifies the residence and provides interpretation of its heritage.	Quantity: 1	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				HIGH	Refer Cost Plan	Manager, Infrastructure
DM 01	DISPLAY MATERIAL	INTERPRETATIVE DISPLAY MATERIAL - WAR MEMORIAL FOYER CABINETS	Clear, sensitively designed display material that is integrated with rest of park signage and display material and provides interpretation of tower heritage.	To existing display cabinet	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				HIGH Existing display panels present information not adequately curated and in poor condition, and appears to be neglected, potentially affecting perception of NSC's interest and care of the tower and park.	Refer Cost Plan	Manager, Community Partnerships
DM 02	DSIPLAY MATERIAL	INTERPRETATIVE DISPLAY MATERIAL - MOOR-RUL VIEWING PLATFORM CABINETS	Clear, sensitively designed display material that is integrated with rest of park signage and display material. Interpretation subject(s) to be determined through GOVERNANCE project.	To existing display cabinets	Determination of curatorial approach to all interpretative signage and display material, through GOVERNANCE project. Heritage review		GOVERNANCE All other INTERPRETATIVE SIGNS and DISPLAY MATERIAL				HIGH Existing display panels are empty and appear to be neglected, potentially affecting perception of NSC's interest and care of the park.	Refer Cost Plan	Manager, Community Partnerships
N/A	FURNITURE	BENCH SEATING	One type of timber bench seating throughout park that replaces a variety of ageing seats and establishes one furniture identity in the memorial park that can be maintained. Maintenance of existing seat donor or memorialisation recognition (plaques).	Approved NSC park furniture and installation details, with adequate provision of DDA accessible furniture within park. Bench seat memorialisation and sponsor recognition as determined through separate GOVERNANCE project. Quantity: 7	Determination of curatorial approach to memorialisation and sponsor recognition , through GOVERNANCE project, prior to furniture replacement. Heritage review		GOVERNANCE PICNIC TABLES		Memorialisation Recognition of sponsor		MEDIUM	Refer Cost Plan	Manager, Infrastructure
N/A	FURNITURE	PICNIC TABLES	One type of timber picnic table throughout park that replaces a variety of ageing tables and establishes one furniture identity in the memorial park. Maintenance of existing seat donor or memorialisation recognition (plaques).	Approved NSC park furniture and installation details, with adequate provision of DDA accessible furniture within park. Quantity: 2	Heritage review		BENCH SEATING				MEDIUM	Refer Cost Plan	Manager, Infrastructure
N/A	MAINTENANCE (OPEX)	PARK LANDSCAPE MAINTENANCE	High standard of maintenance, fit for a park of significant heritage value, that keeps the memorial park in good condition for visitation all through the year.	Upgrade to Nillumbik Shire Council 'Priority Sites' maintenance standard classification from 'Amenity' standard'.							HIGH Existing 'Amenity standard' maintenance fails to keep memorial park in condition that honours heritage significance and is fit for year-round visitation and important memorial services and events.	\$47,000 p.a.	Manager, Infrastructure

Appendix C. Draft revised citation

DRAFT

Revised Citation HO49 Memorial Park, 385 Eltham-Yarra Glen Road, Kangaroo Ground Final Draft (12 October 2020)



Aerial view of the current Park showing the area of significance in red (the eastern section of land containing the entry is not in Council ownership)

Summary History of the Memorial Park

Prepared by Dr Peter Mills June 2020

The land prior to establishment of the Memorial Park

The area now known as Kangaroo Ground is part of the lands of the Wurundjeri. There is evidence that the landscape of Kangaroo Ground may have been managed by the Wurundjeri with fire to create productive open ground for animals and plants, which also favoured hunting. There is unfortunately little written evidence of other aspects of Wurundjeri occupation of Kangaroo Ground.

Dispossession of the Wurundjeri from their lands by pastoralists began in the mid-1830s. Interpolating from the wider history of dispossession in Victoria, it is likely the Wurundjeri were driven from their lands by a number of strategies and impacts. Squatters actively destroyed Aboriginal people's means of livelihood including their houses, encampments and fish traps. Stock trampled and destroyed Aboriginal food plants and waterholes, and game was driven away. Aboriginal people starved and resorted to killing the squatters' stock, which resulted in violent reprisals. The influx of European population in the gold-rushes only accelerated this process, and the 1850s saw a steady decline in the Aboriginal population in the area.

The Kangaroo Ground run, in which the summit later known as Garden Hill was located, was held by James Donald Bruce from 1840, and by Brown and Draper from 1844-49. Brown and Draper had a fenced-off cultivation area on the ridge 600m to the north of the summit. This part of the Parish of Nillumbik was surveyed in the late 1840s, and at the Crown land sales that followed soon after Allotment 4 Section 2, on which the summit of Garden Hill was located, was purchased by investor George Kirk. Kirk's land was leased by Scottish immigrants Jane and Alexander Thomson and family. Allotment 3 Section 2, just to the east of the summit of Garden Hill, was purchased by Andrew Harkness in 1848.

The open woodland of Kangaroo Ground around Garden Hill was progressively cleared and cultivated. The southern half of Allotment 4, which had been acquired by the Thomsons, was purchased by James and Jane (Stevenson) Mess in 1891. The summit of Garden Hill soon gained a wide reputation as a lookout and picnic area with expansive views in all directions. The Eltham-Yarra Glen Road followed the surveyed government road reserve on the south side Allotments 4 and 3, passing conveniently close to the summit. By the 1880s the Garden Hill summit had become a well-known feature on tours of the district.

Establishing the Memorial Park

After James Mess died in 1901 the property known as 'Garden Hill' was farmed by his sons. Towards the end of World War 1 Eltham Shire councillors began to consider creation of a memorial park with a monument at Garden Hill. Two acres at the southeast corner of Allotment 4 was purchased from the Mess

brothers in 1919 and the land was ploughed and cleared of rocks. Planting of ornamental trees including rows of Cypresses on the four boundaries began in 1920. A small block of land to the east was donated by Frances (Harkness) White to create an entrance road, which was soon marked by a timber archway and gate. The Shire of Eltham Memorial Park was opened in September 1921.

In 1922 a delegation of members of the Panton Hill Returned Sailors and Soldiers Imperial League of Australia attended an Eltham Shire Council meeting and suggested that a memorial to fallen soldiers from the district should be built in the park, taking the form of a cairn of local stone crowned with a monument. The Council allocated £250 to the project, a War Memorial Committee was appointed, and fundraising events followed. The Anzac Day memorial service held in the Memorial Park in 1923 was attended by 1000, starting with a procession of school children and a band from the Shire Hall (then in Kangaroo Ground) to Garden Hill.

A rounded cairn of field stone with a flagstaff above was in place by 1924. That year the Eltham Shire Memorial League was formed to plan and raise funds for a more substantial memorial. A design competition was held with entries invited from Melbourne monumental masons and technical schools, but the resulting proposals were considered too polished, when a more rustic effect was desired. A competition entry design for a 70ft lookout tower in local stone by the shire engineer was chosen.

Local resident Basil Hall recalled in 1963 that at a gathering at his house, presumably soon after the competition, artist Harold Herbert had sketched up a design inspired by watch towers built on the Scottish-English border from the 1450s and ca1600. Architect Percy Meldrum then volunteered to produce architectural drawings. By early 1925 the League had approved Meldrum's drawings for a 50ft tower, and this was reduced to 40ft because of cost constraints. The Shire arranged for sandstone to be brought to the tower site from a quarry on the nearby farm of Dr Ethel and Professor William Osborne. Builder Mr Rousell used cast-concrete quoins and dressings with the local stone as rubble veneer in between. The main structure of the tower was in reinforced concrete.

1500 people attended the opening of the tower on Armistice Day 1926. School children from Eltham, Panton Hill, Hurstbridge, Kangaroo Ground, Research, and Queenstown formed a guard of honour for the Governor General and Lady Stonehaven as they approached the tower and unveiled the temporary honour board painted on the panels on either side of the doorway. A pair of captured German field guns were arranged on either side of the tower in ca1929 but were mysteriously taken away during World War II.

Interwar and World War 2 history of the Memorial Park

With the rise of motor travel, the lookout tower became a very popular stopping point on day tours from Melbourne. A series of returned-soldier caretakers were employed to look after the site, with a one-room caretaker's cottage built in ca1927 from the same local rubble stone as the tower. In September 1930 a "handsome" bronze tablet costing over £100 and bearing the names of the fallen was erected on the tower above arch of the doorway. Returned soldier and ex prize-fighter William 'Tiny' Carroll was the most conspicuous of the early caretakers, living at the tower from c1934 to ca1938 and providing vivid interpretation for visitors.

Four cast iron direction plates were fitted to the lookout balustrades in 1931. The timber doors in the entrance were replaced with wrought iron gates in ca1936. The inside of the tower was painted white in ca1938 in an effort to improve the lighting of the stairs. The park and tower were considered somewhat neglected by 1939, and extensions to the caretaker's cottage to allow a married couple were considered. When the tower was rededicated by the Governor Sir Dallas Brooks in 1951, with new plaques for the names of the fallen in World War II, a new fibro house had been built for the caretakers. The house continues to be leased out to people who agree to take on caretaker duties as part of their residential lease arrangement.

Post World War 2 history of the Memorial Park

The potential of the tower for fire spotting was first canvassed in 1939, but the first spotter started in 1948. In 1966 the need for the addition of a spotter's cabin to the top of the tower was pushed by the Forestry Commission and opposed by the local Returned Services League branches. University of Melbourne architecture professor Brian Lewis and the aging Percy Meldrum advised that a suitable design

would not compromise the tower, and a prefabricated cabin was finally erected by crane in 1974. The Shire of Eltham purchased another block of land to the west in 1973, with the intention of providing better road access to the park.

Another rededication ceremony was held in 2001, with plaques installed to honour the fallen from the Korea, Borneo, Malaya and Vietnam conflicts. In 2008 the Moor-rul viewing platform, which functioned as a lookout for those unable to climb the stairs in the tower, was built on the upper part of the land acquired in 1973. The platform also accommodated interpretation panels. A new fire spotting cabin, this time raised above the original lookout level, was installed in 2010, as well as a new steel spiral staircase inside the tower.

Description

The site

The Memorial Park site consists of the original two acre rectangular park at the top of a hill and a piece of land containing the driveway entry at the south east corner, as well as the triangular piece of land to the west of the park and sloping down toward the Kangaroo Ground township, acquired in 1973.

The original area of the Memorial Park is defined by perimeter plantings of Cypress trees on the north, east and south boundaries, dating back to the 1920s. It is thought these trees were planted as a boundary demarcation but also had a memorial association in that they were evergreens. It is acknowledged that these trees are in poor health and will require replacement within 10 years. Planting of replacement trees that retain the landmark contribution, boundary demarcation and evergreen memorial association would be considered acceptable in retaining the significance of this historical boundary planting.

The War Memorial Tower (opened in 1926) is located at the highest point of the hill with a diagonal pedestrian path leading from the driveway entry to the tower entrance. A small stone clad former caretaker's cottage, built c1927, sits on the northern boundary and the 1951 caretaker's house is located in the north eastern corner and is fenced off from the park with a residential yard around the house.

The driveway is accessed from Eltham-Yarra Glen Road at the south east corner and follows the southern boundary, curving around the south west corner and along the eastern boundary of the original rectangular park to the asphalt car park.



Entrance driveway along southern boundary of the original rectangular park



North west corner car park of the original rectangular park



View towards 2010 toilet building on north boundary of the original rectangular park



View west towards Moor-rul viewing platform

At the top of the later acquired triangular parcel of grassland is the Moor-rul viewing platform, a roofed, steel and timber structure constructed in 2008.

There is a scatter of other memorials on the site including cairns, seats, interpretation panels and a “Lone Pine” planted in 2005.

Seats and tables were added to the site in 2004 and a toilet building located adjacent to the car park on the central north side of the site was constructed in 2005 and replaced the earlier 1969 toilet block.

Other tree species on the site include five Chusan Palms (*Trachycarpus fortunei*), which were planted in 2001 most likely as replacements of the original (7) Cabbage Palms, a Cedar (*Cedrus deodara*) between the tower and the cottage and two early Sugar Gums (*Eucalyptus cladocalyx*) and a Manna Gum (*Eucalyptus viminalis*) to the west of the tower likely to have been planted in the 1920s.

War Memorial Tower



The tower has a square plan and tapers slightly towards the top. The tower has a concrete plinth and has cast-concrete quoins and dressings with local sandstone, quarried from a nearby site, as rubble veneer in between. The main structure of the tower is reinforced concrete. A rendered string-course runs around the tower below the springing line of the arch. Reinforced concrete ring beams are located at the levels of the landings inside the tower. The internal walls still show the lines of formwork for the reinforced concrete structure.

The tower is 16 metres high with an arched entry facing east and a large bronze tablet above the doorway listing 79 names of men from the Shire who died in World War One and 28 from World War Two. Two

bronze plaques with wreaths for the Korea, Borneo Malaya and Vietnam conflicts were installed in the panels on either side of the doorway of the tower in 2001. Because of the 2009 bushfires, the current fire spotting cabin at the top of the tower was installed in 2010 and replaced the previous 1974 fire spotter's cabin, which was a prefabricated structure hoisted onto the top of the tower and that involved the removal of the original stone structure around the rooftop exit door. The old ladders inside the tower were replaced in 2010 with a steel spiral staircase.

A square-shaped area of earth/ grass immediately around the tower base was originally implied and differentiated from the rest of the park by rubble edging (visible in photographs of the tower in the 1930s). The square-shaped area around the tower base was formalised in 1994 by leveling the area and defining it with a low stone retaining wall (replacing the original rubble edging), and the entry to the tower paved. Rosemary planting has been added along the top of the stone retaining wall.

c.1927 Caretakers Cottage



The single room caretaker's cottage is also randomly course rubble sandstone stone facing over cast concrete walls. The rubble sandstone was most likely left over from construction of the tower. It has a simple gable roof clad in terracotta Marseille tiles. It has a single door and window on the front (south) elevation and a chimney on the west end.

1951 Caretaker's Residence



The 1951 caretaker's residence has a t-shaped plan and is constructed of rendered brick walls with intersecting gable roofs clad in corrugated iron and timber framed openings. The residence has four rooms and separate yard bounded by a timber-paling fence.

Comparative Analysis

Other surviving World War 1 Memorials in Nillumbik Shire are as follows:

- The Eltham Avenue of Honour. An avenue of London Plane trees planted in Main Road Eltham by volunteers in 1917.
- An Avenue of Honour was planted at Hurstbridge in August 1918.
- An Avenue of Honour was planted at Panton Hill.
- In Hurstbridge a Memorial Park was created in 1923 on ten acres of land adjacent to the railway, which was purchased from Sharp's orchards. Volunteers built sports ovals and a picnic area.

- The Christmas Hills Memorial Park was planted with Oaks and Kurrajongs and equipped with garden seats.
- Yarrambat's War Memorial Park is located in Yan Yean Road.
- The Eltham World War 1 Memorial (HO249) was a granite obelisk that was erected in a prominent position at the corner of Main Road and Bridge Street in 1919. It was moved to the front of the Eltham RSL building in the 1950s, and to a new Main Road site in 2012.
- The citizens of Diamond Creek erected a red-granite column in Collins Street Diamond Creek in 1921. In 1996 this memorial was relocated to Main Street and re-dedicated to cover the loss of all lives in conflicts since the Great War.
- The residents of Panton Hill chose to erect a Soldiers Memorial Cross (HO96) in the yard of St Matthews Church of England opposite the Soldiers' Memorial Hall, which was dedicated in 1926.
- A granite tablet memorial was unveiled in the Christmas Hills Memorial Park in 1921.
- The Diamond Creek Memorial Hall was opened in 1918.

Although there were other impressive parks and memorials constructed in the Shire following World War 1, the Memorial Park and War Memorial Tower has more significance to the whole Shire due to its establishment and construction as a whole of Shire memorial honouring all of those in the Shire who served and died in the wars rather than just from an individual town or locality within the Shire. In addition, the construction of the War Memorial Tower at the summit of the park as a memorial to those who died was seen as the highlight of the Shire's inter-war memorial building activity. A Shire holiday was declared for the opening of the tower on Armistice Day 1926. It is also distinctive as an all-encompassing memorial site with a park and monument rather than just one of these.

The War Memorial Tower, constructed in 1926, is one of only six War Memorial Towers constructed in Victoria to memorialise World War 1. The Kangaroo Ground Memorial is unusual in its location in a rural rather than town setting and its rustic styling compared to the more formal other examples. Apart from the water tower at Portland, which had the lookout function added at a much later date (1996), the Kangaroo Tower is the only other lookout tower of these examples. The other five memorial towers are shown below:



Ringwood War Memorial Clock tower 1928



Bright War Memorial Clock Tower 1929



Woodend War Memorial Clock Tower 1927



Mildura war memorial clock tower 1921



Portland War Memorial Lookout Tower – the 1930s water tower was converted to a memorial lookout at 50th anniversary of end of WW 2 - 1996

Analysis of Significance

The Heritage Council of Victoria has adopted a set of criteria to be used when assessing cultural heritage significance. The criteria have been nationally endorsed by the Heritage Chairs and Officials of Australia and New Zealand.

Criterion A:

Importance to the course, or pattern, of Nillumbik Shire's cultural history.

The Memorial Park is historically significant for its role in civic commemoration of all those who enlisted in the wars, from the former Shire of Eltham. The park, established in 1921 following World War One, as the 'Shire of Eltham Memorial Park', intended to serve the whole Shire rather than an individual town or locality. In addition, the construction of the War Memorial Tower at the summit of the park as a memorial to those who died was the highlight of the Shire's inter-war memorial building activity. A Shire holiday was declared for the opening of the tower on Armistice Day 1926.

The Memorial Park and War Memorial Tower are of historical significance for demonstrating the promotion of the idea that the war effort of the young nation proved its right to be on the world stage. The visiting governors and bishops were the symbolic carriers of this knowledge. This nationalistic role was linked in speeches to the view from the lookout of the successfully settled land.

The Memorial Park is of historical significance as a site that has been used as a tourist and picnic destination since at least the 1860s, long before the establishment of the Memorial Park and when the popular summit lookout was known as Garden Hill. This role of the site as a tourist and picnic destination that is further enhanced by the presence of a lookout tower, continues to the present day.

The Memorial Park is of historical significance for its association with the repatriation scheme for returned soldiers who were employed to establish and maintain the grounds as well as employed as caretakers, first living in the Caretaker's Cottage constructed c1927 and later in the larger residence constructed in 1951. The Caretaker's residences also indicate the importance of the park to the Shire indicating that it had to be cared for and demonstrating those early methods of care with an on-site caretaker.

The Memorial Park is of historical significance for its role in the fire history of the area with the use of the tower for fire spotting since 1939 to the present day.

Criterion B:

Possession of uncommon, rare or endangered aspects of Nillumbik Shire's cultural history.

The War Memorial Tower is of significance as a rare form of a World War One memorial, which more commonly took the form of a stone obelisk located in the centre of a town. There are only five other known War Memorial Lookout Towers in the State. The War Memorial Tower is also unusual for its rustic architectural expression using local rubble stone and minimal ornamentation, which was purposefully chosen for the tower, to reflect the largely rural character of the Shire and to set it apart from the more polished urban manifestations of memorialisation.

Criterion C:

Potential to yield information that will contribute to an understanding of Nillumbik Shire's cultural history.

None identified.

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

None identified.

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

The Memorial Park is of aesthetic significance for its setting on a prominent hill with landmark evergreen plantings (Cypress trees) to the north, south and west boundaries of the original park, other specimen plantings and stone tower at the highest point offering magnificent views of the district. The views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting.

The War Memorial Tower and c.1927 Caretaker's Cottage are of aesthetic significance for their rustic styling and use of random rubble stone quarried locally, reflecting the largely rural character of the former Shire of Eltham.

The fire spotter's cabin on the top of this tower installed originally in 1974 and replaced with the current cabin in 2010 detrimentally impacts on this aesthetic significance.

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

None identified.

Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

None identified.

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in Nillumbik's history.

The Memorial Park is of social significance as a commemorative focus for the Nillumbik community to remember those who fought in the Wars. The primary role of a memorial was to enable commemoration of the enlisted and fallen. In the early years there was great immediacy with the presence of the parents of the fallen at the services.

The Memorial Park is of social significance for its representation of community strength demonstrated by the involvement of locals in its establishment through community committees and leagues, fund raising efforts and continuing community involvement in its care and how it has evolved. This is also demonstrated in the ongoing need to honour, memorialise and tell stories at the site, including the need to acknowledge the previously unacknowledged traditional owners of the land, which saw the construction of the Moor-rul viewing platform in 2008.

The Moor-rul viewing platform also extends the educative role the site has played in teaching children and other visitors, initially about the young nation and ideas of loyalty and duty but also providing stories of the developing nation and its changing values over time.

Statement of Cultural Heritage Significance

What is significant?

The Memorial Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground including, the original rectangular park, triangular parcel of land acquired in 1973, eastern parcel of land containing the driveway entry, the 1926 War Memorial Tower, c.1927 Caretaker's Cottage, 1951 Caretaker's Residence, diagonal path to the tower, Cypress trees to the north, west and south boundaries of the original rectangular park, Cedar (*Cedrus deodara*) between the tower and the cottage and two early Sugar Gums (*Eucalyptus cladocalyx*) and Manna Gum (*Eucalyptus viminalis*) to the west of the tower.

How is it significant?

The Memorial Park at 385 Eltham-Yarra Glen Road, Kangaroo Ground is historically, aesthetically and socially significant to Nillumbik Shire.

Why is it significant?

The Memorial Park is historically significant for its role in civic commemoration of all those who enlisted in the wars, from the former Shire of Eltham. The park, established in 1921 following World War One, as the 'Shire of Eltham Memorial Park', intended to serve the whole Shire rather than an individual town or locality. In addition, the construction of the War Memorial Tower at the summit of the park as a memorial to those who died was the highlight of the Shire's inter-war memorial building activity. A Shire holiday was declared for the opening of the tower on Armistice Day 1926.

The Memorial Park and War Memorial Tower are of historical significance for demonstrating the promotion of the idea that the war effort of the young nation proved its right to be on the world stage. The visiting governors and bishops were the symbolic carriers of this knowledge. This nationalistic role was linked in speeches to the view from the lookout of the successfully settled land.

The Memorial Park is of historical significance as a site that has been used as a tourist and picnic destination since at least the 1860s, long before the establishment of the Memorial Park and when the popular summit lookout was known as Garden Hill. This role of the site as a tourist and picnic destination that is further enhanced by the presence of a lookout tower, continues to the present day.

The Memorial Park is of historical significance for its association with the repatriation scheme for returned soldiers who were employed to establish and maintain the grounds as well as employed as caretakers, first living in the Caretaker's Cottage constructed c1927 and later in the larger residence constructed in 1951. The Caretaker's residences also indicate the importance of the park to the Shire indicating that it had to be cared for and demonstrating those early methods of care with an on-site caretaker.

The Memorial Park is of historical significance for its role in the fire history of the area with the use of the tower for fire spotting since 1939 to the present day.

The War Memorial Tower is of significance as a rare form of a World War One memorial, which more commonly took the form of a stone obelisk located in the centre of a town. There are only five other known War Memorial Lookout Towers in the State. The War Memorial Tower is also unusual for its rustic architectural expression using local rubble stone and minimal ornamentation, which was purposefully

chosen for the tower, to reflect the largely rural character of the Shire and to set it apart from the more polished urban manifestations of memorialisation.

The Memorial Park is of aesthetic significance for its setting on a prominent hill with landmark evergreen plantings (Cypress trees) to the north, south and west boundaries of the original park, other specimen plantings and stone tower at the highest point offering magnificent views of the district. The views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting.

The War Memorial Tower and c.1927 Caretaker's Cottage are of aesthetic significance for their rustic styling and use of random rubble stone quarried locally, reflecting the largely rural character of the former Shire of Eltham. The fire spotter's cabin on the top of this tower installed originally in 1974 and replaced with the current cabin in 2010 detrimentally impacts on this aesthetic significance.

The Memorial Park is of social significance as a commemorative focus for the Nillumbik community to remember those who fought in the Wars. The primary role of a memorial was to enable commemoration of the enlisted and fallen. In the early years there was great immediacy with the presence of the parents of the fallen at the services.

The Memorial Park is of social significance for its representation of community strength demonstrated by the involvement of locals in its establishment, through community committees and leagues, fund raising efforts and continuing community involvement in its care and how it has evolved. This is also demonstrated in the ongoing need to honour, memorialise and tell stories at the site, including the need to acknowledge the previously unacknowledged traditional owners of the land, which saw the construction of the Moor-rul viewing platform in 2008.

The Moor-rul viewing platform also extends the educative role the site has played in teaching children and other visitors, initially about the young nation and ideas of loyalty and duty but also providing stories of the developing nation and its changing values over time.

Recommended Heritage Overlay Revisions

It is recommended that the proposed revised Statement of Significance be adopted to accompany the listing of this place in the Nillumbik Shire Heritage Overlay, replacing the existing Statement of Significance.

The following revised Heritage Overlay Schedule entries are recommended for the place:

Name – Memorial Park, 385 Eltham-Yarra Glen Road, Kangaroo Ground

External Paint Controls – No

Internal Alteration Controls – No

Tree Controls – Cypress trees to the north, west and south boundaries of the original park, Cedar (*Cedrus deodara*) between the tower and the cottage, two early Sugar Gums (*Eucalyptus cladocalyx*) and a Manna Gum (*Eucalyptus viminalis*) west of the tower.

Fences & Outbuildings – War Memorial Tower, Stone Caretakers Cottage

Prohibited Uses May Be Permitted – Yes

The recommended revised (increased) extent for the HO49 Heritage Overlay listing is provided below:



Appendix D. Cost Plan

DRAFT

Kangaroo Ground War Memorial Park Management Plan

Nilumbik Shire Council Draft Management Plan Cost Plan 01

2nd August, 2021

37–41 Prospect Street
Box Hill VIC 3128

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PROJECT SUMMARY

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Proj Cost %	Quantity	Rate	Total
1	NOTES AND EXCLUSIONS	0.00			0
2	PATHWAY TO VIEWING PLATFORM	3.73	110	431.63	47,479
3	TOWER WORKS	3.81	31	1,564.52	48,500
4	CARETAKERS COTTAGE	7.96	20	5,075.00	101,500
5	TREE REPLACEMENT WORKS	18.35	30	7,798.67	233,960
6	TREE REMOVAL WORKS (INTERNAL TREES)	1.57	3	6,666.67	20,000
7	STONE EDGING AT TOWER BASE	4.38	162	344.14	55,750
8	MEMORIAL WALK	17.28	1,934	113.92	220,315
9	MEMORIAL GARDENS	26.77	3,521	96.95	341,346
10	SIGNAGE - PARK	1.34	1	17,000.00	17,000
11	SIGNAGE - WAR MEMORIAL	1.06	1	13,500.00	13,500
12	SIGNAGE - CARETAKERS COTTAGE	0.67	1	8,500.00	8,500
13	SIGNAGE - MEMORIAL GARDENS	0.67	1	8,500.00	8,500
14	SIGNAGE - MEMORIAL WALK	0.67	1	8,500.00	8,500
15	SIGNAGE - WESTERN PARK THRESHOLD	0.67	1	8,500.00	8,500
16	SIGNAGE - MOOR-RUL GRASSLANDS	0.67	1	8,500.00	8,500
17	SIGNAGE - MOOR-RUL VIEWING PLATFORM	0.67	1	8,500.00	8,500
18	SIGNAGE - CARETAKERS RESIDENCE	0.67	1	8,500.00	8,500
19	SIGNAGE - WAR MEMORIAL CABINET	0.67	1	8,500.00	8,500
20	SIGNAGE - MOOR-RUL VIEWING PLATFORM CABINETS	2.44	16	1,937.50	31,000
21	BENCH SEATING	2.20	6	4,666.67	28,000
22	PICNIC TABLES	3.85	6	8,166.67	49,000
	ESTIMATED TOTAL PROJECT COST (EXCLUDING ALL ACCESS ROAD OPTIONS)		5,778	220.73	1,275,350
	GFA: 0.00 m2	100			1,275,350

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					
NOTES					
Generally					
1	Assumes a competitive tender process to four or more appropriately sized and interested contractors under an industry standard lump sum contract tendered within 12 months		note		
2	This cost plan includes services allowances by Wilde and Woollard. Wilde and Woollard are not specialised in services design and estimating thus we recommend all figures are confirmed by a specialist services consultant		note		
This cost plan has been based on the following documentation:-					
Architectural					
3	KGWMP Management Plan - Plan of Works (P1) - For Draft 01 Costing and Schedule of Works received 23rd April, 2021.		note		
4	Emails from NSC received between 28th April and 3rd May, 2021		note		
5	Emails from NSC received 14th May, 2021		note		
Reports					
6	FG Dixon Group Condition Inspection Report dated 3rd June, 2019				
Structural					
7	Nothing provided		note		
Mechanical					
8	Nothing provided		note		
Electrical					
9	Nothing provided		note		
Hydraulic					
10	Nothing provided		note		
Civil					
11	CivilTest soil investigation and pavement design report No. 1171043 received 20th August 2020		note		
Fire					
12	Nothing provided		note		
Landscaping					
13	Refer Architectural		note		

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					(Continued)
NOTES					(Continued)
NOTES TOTAL					0
EXCLUSIONS					
EXCLUSIONS					
The following has been excluded from this cost plan:-					
14	Access road options		note		
15	The cost plan is based on current known construction cost data and excludes any effects that COVID-19 (Coronavirus) will have on the construction tender market including availability of imported materials.		note		
16	Adverse market conditions including saturation of work in market place and non competitive sub-contractor prices		note		
17	Authorities Fees and Charges, unless scheduled. Allowances for Authorities Fees and Charges (over and above the allowances included for scheduled items, would need to be made, if value of project works is over \$1 million and scheduled allowances for Authorities and Charges are inadequate		note		
18	Our estimate is based on competitive quantitative tender criteria only. Allowances or factors for higher priced tenders being selected on qualitative criteria has not been allowed		note		
19	Removal and replacement of hazardous materials including asbestos and contaminated soil		note		
20	Excavation, removal and replacement of rock, building rubble, inground structures etc. - other than those noted		note		
21	Excavation, removal and replacement of soft spots		note		
22	Upgrading or diversion of existing services other than allowances for lowering existing services as noted		note		
23	Site infrastructure works beyond the site boundary not indicated		note		
24	Work to the war memorial		note		
25	Full removal of existing access road		note		
26	Irrigation to park areas not identified in the cost plan		note		
27	Cost escalation beyond 12 months		note		
28	Out of hours work		note		
29	On-going park maintenance costs beyond 12 month establishment periods for new works		note		
30	Goods and services tax (GST)		note		
EXCLUSIONS TOTAL					0
NOTES AND EXCLUSIONS TOTAL					0

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
PATHWAY TO VIEWING PLATFORM					
XP	<u>32 SITE PREPARATION</u>				
	SITE DEMOLITION				
31	Demolition of existing pavements, etc	1	item	5,000.00	5,000
	SITE PREPARATION				
32	Allow for site clearing of all rubbish and vegetation where new works to occur	1	item	1,000.00	1,000
	EARTHWORKS				
	Pavements				
33	300 Deep excavation to pavement areas	134	m2	15.00	2,010
34	Trim, grade and compact	134	m2	5.00	670
	<u>32 SITE PREPARATION TOTAL</u>				<u>8,680</u>
XR	<u>33 ROADS, FOOTPATHS AND PAVED AREAS</u>				
	ASPHALT PAVEMENTS				
35	Asphalt pavement including 150 deep cement stabilised existing subgrade, 100 deep Class 2 crushed rock, 140 deep Class 2 crushed rock, primer and 60 deep asphalt	134	m2	120.00	16,079
36	Allow for steel edging to asphalt pavement	92	m	35.00	3,220
37	Pram crossing	1	no	2,500.00	2,500
	<u>33 ROADS, FOOTPATHS AND PAVED AREAS TOTAL</u>				<u>21,799</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
38	Allow for builder's preliminaries	1		3,000.00	3,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>3,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
39	Allow for design contingency	1		4,000.00	4,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>4,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				
40	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	2,000.00	2,000
	CONSTRUCTION CONTINGENCY				
41	Allow for construction contingency @ 5.0%	1	item	2,000.00	2,000
	PROFESSIONAL FEES				
42	Allow for Professional Fees @ 12%	1	item	5,000.00	5,000

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
PATHWAY TO VIEWING PLATFORM					(Continued)
YY	46 OTHER PROJECT COSTS				(Continued)
	INSURANCES				
43	Allow for insurances (Provisional Sum)	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
44	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				10,000
	PATHWAY TO VIEWING PLATFORM TOTAL				47,479

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
TOWER WORKS					
AR	31 ALTERATIONS AND RENOVATIONS				
	REMOVAL OF EXISTING EQUIPMENT				
45	Allow for removal of existing equipment in Tower foyer including making good (Provisional Sum)	1	item	10,000.00	10,000
	PAINTING OF FIRE SPOTTERS CABIN				
46	Allow for painting of Fire Spotters Cabin including access via boom lift (Provisional Sum)	1	item	20,000.00	20,000
	31 ALTERATIONS AND RENOVATIONS TOTAL				30,000
PR	00 PRELIMINARIES				
	PRELIMINARIES				
47	Allow for builder's preliminaries	1	item	3,000.00	3,000
	00 PRELIMINARIES TOTAL				3,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
48	Allow for design contingency	1	item	4,000.00	4,000
	46 DESIGN CONTINGENCY TOTAL				4,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
49	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	2,000.00	2,000
	CONSTRUCTION CONTINGENCY				
50	Allow for construction contingency @ 5.0%	1	item	2,000.00	2,000
	PROFESSIONAL FEES				
51	Allow for Professional Fees @ 12%	1	item	5,000.00	5,000
	INSURANCES				
52	Allow for insurances (Provisional Sum)	1	item	2,500.00	2,500
	AUTHORITIES FEES AND CHARGES				
53	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				11,500
	TOWER WORKS TOTAL				48,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
CARETAKERS COTTAGE					
AR	31 ALTERATIONS AND RENOVATIONS				
	RESTORATION OF CARETAKERS COTTAGE				
54	Allow for restoration works to existing Caretakers Cottage (within existing footprint only) including temporary propping, removal and reinstatement of roof, replacement of damaged timber structural elements to roof, ceiling and floor, replacement of door, repair of cracking stone walls, removal of vegetation growing over walls, repairs to roof tiles, drainage works to redirect water from door, etc	1	item	60,000.00	60,000
	31 ALTERATIONS AND RENOVATIONS TOTAL				60,000
PR	00 PRELIMINARIES				
	PRELIMINARIES				
55	Allow for builder's preliminaries	1	item	6,000.00	6,000
	00 PRELIMINARIES TOTAL				6,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
56	Allow for design contingency	1	item	7,000.00	7,000
	46 DESIGN CONTINGENCY TOTAL				7,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
57	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	3,000.00	3,000
	CONSTRUCTION CONTINGENCY				
58	Allow for construction contingency @ 5.0%	1	item	4,000.00	4,000
	PROFESSIONAL FEES				
59	Allow for Professional Fees @ 12%	1	item	9,000.00	9,000
	INSURANCES				
60	Allow for insurances (Provisional Sum)	1	item	2,500.00	2,500
	AUTHORITIES FEES AND CHARGES				
61	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item	10,000.00	10,000
	46 OTHER PROJECT COSTS TOTAL				28,500
	CARETAKERS COTTAGE TOTAL				101,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
TREE REPLACEMENT WORKS					
XP	32 SITE PREPARATION				
	TREE REMOVAL				
62	Allow for removal of existing trees/shrubs including grubbing out roots and removing from site	53	no	2,500.00	132,500
	32 SITE PREPARATION TOTAL				132,500
XL	36 LANDSCAPING AND IMPROVEMENTS				
	MULCHED AREA				
63	75 deep mulch below new trees	996	m2	10.00	9,960
	TREES				
64	Evergreen tree (40L)	30	no	150.00	4,500
	MAINTENANCE				
65	Allow for maintenance to trees (2 years)	1	item	7,000.00	7,000
	36 LANDSCAPING AND IMPROVEMENTS TOTAL				21,460
PR	00 PRELIMINARIES				
	PRELIMINARIES				
66	Allow for builder's preliminaries	1		14,000.00	14,000
	00 PRELIMINARIES TOTAL				14,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
67	Allow for design contingency	1		17,000.00	17,000
	46 DESIGN CONTINGENCY TOTAL				17,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
68	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	6,000.00	6,000
	CONSTRUCTION CONTINGENCY				
69	Allow for construction contingency @ 5.0%	1	item	10,000.00	10,000
	PROFESSIONAL FEES				
70	Allow for Professional Fees @ 12%	1	item	23,000.00	23,000
	INSURANCES				
71	Allow for insurances (Provisional Sum)	1	item	5,000.00	5,000
	AUTHORITIES FEES AND CHARGES				
72	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item	5,000.00	5,000
	46 OTHER PROJECT COSTS TOTAL				49,000

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
TREE REPLACEMENT WORKS					(Continued)
TREE REPLACEMENT WORKS TOTAL					233,960

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
TREE REMOVAL WORKS (INTERNAL TREES)					
XP	32 SITE PREPARATION				
	TREE REMOVAL				
73	Allow for removal of existing trees/shrubs including grubbing out roots and removing from site	3	no	2,500.00	7,500
	32 SITE PREPARATION TOTAL				7,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
74	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
75	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
76	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
77	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
78	Allow for Professional Fees @ 12%	1	item	2,000.00	2,000
	INSURANCES				
79	Allow for insurances (Provisional Sum)	1	item	1,500.00	1,500
	AUTHORITIES FEES AND CHARGES				
80	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item	5,000.00	5,000
	46 OTHER PROJECT COSTS TOTAL				10,500
	TREE REMOVAL WORKS (INTERNAL TREES) TOTAL				20,000

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
STONE EDGING AT TOWER BASE					
XP	32 SITE PREPARATION				
	SITE PREPARATION				
81	Demolition of existing garden beds and Rosemary hedge	97	m2	10.00	970
	32 SITE PREPARATION TOTAL				970
XN	34 BOUNDARY WALLS, FENCING AND GATES				
	REINSTATE ROCK PLINTH				
82	Allow to remove existing and reinstate new rock edging to war memorial	49	m	650.00	31,850
	34 BOUNDARY WALLS, FENCING AND GATES TOTAL				31,850
XL	36 LANDSCAPING AND IMPROVEMENTS				
	GRASSED AREAS				
83	Make good to existing lawn including aeration, fertiliser and top dressing as required	162	m2	15.00	2,430
	36 LANDSCAPING AND IMPROVEMENTS TOTAL				2,430
PR	00 PRELIMINARIES				
	PRELIMINARIES				
84	Allow for builder's preliminaries	1		4,000.00	4,000
	00 PRELIMINARIES TOTAL				4,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
85	Allow for design contingency	1		4,000.00	4,000
	46 DESIGN CONTINGENCY TOTAL				4,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
86	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	2,000.00	2,000
	CONSTRUCTION CONTINGENCY				
87	Allow for construction contingency @ 5.0%	1	item	3,000.00	3,000
	PROFESSIONAL FEES				
88	Allow for Professional Fees @ 12%	1	item	6,000.00	6,000
	INSURANCES				
89	Allow for insurances (Provisional Sum)	1	item	1,500.00	1,500
	AUTHORITIES FEES AND CHARGES				
90	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
	STONE EDGING AT TOWER BASE				(Continued)
YY	<u>46 OTHER PROJECT COSTS</u>				(Continued)
	<u>46 OTHER PROJECT COSTS TOTAL</u>				<u>12,500</u>
	STONE EDGING AT TOWER BASE TOTAL				55,750

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
MEMORIAL WALK					
XP	<u>32 SITE PREPARATION</u>				
	SITE DEMOLITION				
91	Demolition of part-existing access road including saw cutting	1,464	m2	30.00	43,920
	SITE PREPARATION				
92	Allow for site clearing of all rubbish and vegetation where new works to occur	470	m2	1.00	470
	EARTHWORKS				
	Landscaped Area (Excluding Grasslands and Existing Lawn Areas)				
93	Excavation to landscape area including decompaction	470	m2	4.00	1,880
94	Trim and grade	470	m2	1.50	705
	<u>32 SITE PREPARATION TOTAL</u>				<u>46,975</u>
XL	<u>36 LANDSCAPING AND IMPROVEMENTS</u>				
	GARDEN BEDS				
95	Garden bed including cultivation, soil conditioner, fertiliser, 300 deep topsoil, 75 deep mulch and ground cover planting at 4 x 140 diameter pots/m2 and edging	470	m2	122.00	57,340
96	Establishment and maintenance - 12 months	1	item	11,500.00	11,500
	IRRIGATION				
97	Allow for irrigation to garden beds	1	item	10,000.00	10,000
	SUNDRIES				
98	Allow for new memorial plaques including concrete plinths (Provisional Sum)	1	item	24,000.00	24,000
	<u>36 LANDSCAPING AND IMPROVEMENTS TOTAL</u>				<u>102,840</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
99	Allow for builder's preliminaries	1		14,000.00	14,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>14,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
100	Allow for design contingency	1		17,000.00	17,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>17,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				
101	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	6,000.00	6,000
	CONSTRUCTION CONTINGENCY				

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
MEMORIAL WALK					(Continued)
YY	46 OTHER PROJECT COSTS				(Continued)
102	Allow for construction contingency @ 5.0%	1	item	10,000.00	10,000
	PROFESSIONAL FEES				
103	Allow for Professional Fees @ 12%	1	item	22,000.00	22,000
	INSURANCES				
104	Allow for insurances (Provisional Sum)	1	item	1,500.00	1,500
	AUTHORITIES FEES AND CHARGES				
105	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				39,500
	MEMORIAL WALK TOTAL				220,315

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
MEMORIAL GARDENS					
XP	<u>32 SITE PREPARATION</u>				
	SITE PREPARATION				
106	Allow for site clearing of all rubbish and vegetation where new works to occur	3,521	m2	1.00	3,521
	EARTHWORKS				
	Landscaped Area (Excluding Grasslands and Existing Lawn Areas)				
107	Excavation to landscape area	3,521	m2	2.00	7,042
108	Trim and grade	3,521	m2	1.50	5,282
	<u>32 SITE PREPARATION TOTAL</u>				<u>15,845</u>
XL	<u>36 LANDSCAPING AND IMPROVEMENTS</u>				
	GRASSED AREAS				
109	Make good to existing lawn including aeration, fertiliser and top dressing as required	2,521	m2	5.00	12,605
	GARDEN BEDS				
110	Garden bed including cultivation, soil conditioner, fertiliser, 300 deep topsoil, 75 deep mulch and ground cover planting at 4 x 140 diameter pots/m2 and edging	1,000	m2	122.00	122,000
111	Extra over garden bed with shrub planting for additional buffer planting	141	m2	56.00	7,896
112	Establishment and maintenance - 12 months	1	item	11,500.00	11,500
	IRRIGATION				
113	Allow for irrigation to garden beds and grass renovation area	1	item	40,000.00	40,000
	SUNDRIES				
114	Allow for new memorial plaques including concrete plinths (Provisional Sum)	1	item	24,000.00	24,000
	<u>36 LANDSCAPING AND IMPROVEMENTS TOTAL</u>				<u>218,001</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
115	Allow for builder's preliminaries	1		22,000.00	22,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>22,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
116	Allow for design contingency	1		26,000.00	26,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>26,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
MEMORIAL GARDENS					(Continued)
YY	<u>46 OTHER PROJECT COSTS</u>				(Continued)
117	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	9,000.00	9,000
	CONSTRUCTION CONTINGENCY				
118	Allow for construction contingency @ 5.0%	1	item	15,000.00	15,000
	PROFESSIONAL FEES				
119	Allow for Professional Fees @ 12%	1	item	34,000.00	34,000
	INSURANCES				
120	Allow for insurances (Provisional Sum)	1	item	1,500.00	1,500
	AUTHORITIES FEES AND CHARGES				
121	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	<u>46 OTHER PROJECT COSTS TOTAL</u>				<u>59,500</u>
	MEMORIAL GARDENS TOTAL				341,346

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - PARK					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
122	Allow for Park sign (Provisional Sum)	1	item	10,000.00	10,000
	46 SPECIAL PROVISIONS TOTAL				10,000
PR	00 PRELIMINARIES				
	PRELIMINARIES				
123	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
124	Allow for design contingency	1		2,000.00	2,000
	46 DESIGN CONTINGENCY TOTAL				2,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
125	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
126	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
127	Allow for Professional Fees @ 12%	1	item	2,000.00	2,000
	AUTHORITIES FEES AND CHARGES				
128	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				4,000
	SIGNAGE - PARK TOTAL				17,000

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - WAR MEMORIAL					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
129	Allow for War Memorial sign (Provisional Sum)	1	item	7,500.00	7,500
	46 SPECIAL PROVISIONS TOTAL				7,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
130	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
131	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
132	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
133	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
134	Allow for Professional Fees @ 12%	1	item	2,000.00	2,000
	AUTHORITIES FEES AND CHARGES				
135	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				4,000
	SIGNAGE - WAR MEMORIAL TOTAL				13,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - CARETAKERS COTTAGE					
YY	<u>46 SPECIAL PROVISIONS</u>				
	SIGNAGE				
136	Allow for Caretakers Cottage sign (Provisional Sum)	1	item	3,500.00	3,500
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>3,500</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
137	Allow for builder's preliminaries	1		1,000.00	1,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>1,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
138	Allow for design contingency	1		1,000.00	1,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>1,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				
139	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
140	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
141	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
142	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	<u>46 OTHER PROJECT COSTS TOTAL</u>				<u>3,000</u>
	SIGNAGE - CARETAKERS COTTAGE TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - MEMORIAL GARDENS					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
143	Allow for Memorial Gardens sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
144	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
145	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
146	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
147	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
148	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
149	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - MEMORIAL GARDENS TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - MEMORIAL WALK					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
150	Allow for Memorial Walk sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
151	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
152	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
153	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
154	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
155	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
156	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - MEMORIAL WALK TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - WESTERN PARK THRESHOLD					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
157	Allow for Western Park Threshold sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
158	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
159	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
160	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
161	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
162	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
163	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - WESTERN PARK THRESHOLD TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - MOOR-RUL GRASSLANDS					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
164	Allow for Moor-Rul Grasslands sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
165	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
166	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
167	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
168	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
169	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
170	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - MOOR-RUL GRASSLANDS TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - MOOR-RUL VIEWING PLATFORM					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
171	Allow for Moor-Rul Viewing Platform sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
172	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
173	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
174	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
175	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
176	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
177	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - MOOR-RUL VIEWING PLATFORM TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - CARETAKERS RESIDENCE					
YY	46 SPECIAL PROVISIONS				
	SIGNAGE				
178	Allow for Caretakers Residence sign (Provisional Sum)	1	item	3,500.00	3,500
	46 SPECIAL PROVISIONS TOTAL				3,500
PR	00 PRELIMINARIES				
	PRELIMINARIES				
179	Allow for builder's preliminaries	1		1,000.00	1,000
	00 PRELIMINARIES TOTAL				1,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
180	Allow for design contingency	1		1,000.00	1,000
	46 DESIGN CONTINGENCY TOTAL				1,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
181	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
182	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
183	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
184	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				3,000
	SIGNAGE - CARETAKERS RESIDENCE TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - WAR MEMORIAL CABINET					
YY	<u>46 SPECIAL PROVISIONS</u>				
	SIGNAGE				
185	Allow for War Memorial Cabinet sign (Provisional Sum)	1	item	3,500.00	3,500
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>3,500</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
186	Allow for builder's preliminaries	1		1,000.00	1,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>1,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
187	Allow for design contingency	1		1,000.00	1,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>1,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				
188	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
189	Allow for construction contingency @ 5.0%	1	item	1,000.00	1,000
	PROFESSIONAL FEES				
190	Allow for Professional Fees @ 12%	1	item	1,000.00	1,000
	AUTHORITIES FEES AND CHARGES				
191	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	<u>46 OTHER PROJECT COSTS TOTAL</u>				<u>3,000</u>
	SIGNAGE - WAR MEMORIAL CABINET TOTAL				8,500

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
SIGNAGE - MOOR-RUL VIEWING PLATFORM CABINETS					
YY	<u>46 SPECIAL PROVISIONS</u>				
	SIGNAGE				
192	Allow for Moor-Rul Viewing Platform signage in Cabinets (Provisional Sum)	1	item	20,000.00	20,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>20,000</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
193	Allow for builder's preliminaries	1		2,000.00	2,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>2,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
194	Allow for design contingency	1		3,000.00	3,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>3,000</u>
YY	<u>46 OTHER PROJECT COSTS</u>				
	ESCALATION TO TENDER				
195	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
196	Allow for construction contingency @ 5.0%	1	item	2,000.00	2,000
	PROFESSIONAL FEES				
197	Allow for Professional Fees @ 12%	1	item	3,000.00	3,000
	AUTHORITIES FEES AND CHARGES				
198	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	<u>46 OTHER PROJECT COSTS TOTAL</u>				<u>6,000</u>
	SIGNAGE - MOOR-RUL VIEWING PLATFORM CABINETS TOTAL				31,000

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
BENCH SEATING					
XP	32 SITE PREPARATION				
	SITE DEMOLITION				
199	Allow for demolition of miscellaneous hardscape items, picnic tables, etc	1	item	2,500.00	2,500
	32 SITE PREPARATION TOTAL				2,500
XL	36 LANDSCAPING AND IMPROVEMENTS				
	SUNDRIES				
200	Allow for bench seating (Provisional Sum)	1	item	15,000.00	15,000
	36 LANDSCAPING AND IMPROVEMENTS TOTAL				15,000
PR	00 PRELIMINARIES				
	PRELIMINARIES				
201	Allow for builder's preliminaries	1		2,000.00	2,000
	00 PRELIMINARIES TOTAL				2,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
202	Allow for design contingency	1		2,000.00	2,000
	46 DESIGN CONTINGENCY TOTAL				2,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
203	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	1,000.00	1,000
	CONSTRUCTION CONTINGENCY				
204	Allow for construction contingency @ 5.0%	1	item	2,000.00	2,000
	PROFESSIONAL FEES				
205	Allow for Professional Fees @ 12%	1	item	3,000.00	3,000
	INSURANCES				
206	Allow for insurances (Provisional Sum)	1	item	500.00	500
	AUTHORITIES FEES AND CHARGES				
207	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				6,500
	BENCH SEATING TOTAL				28,000

DETAILED COST PLAN

Project: KANGAROO GROUND WAR MEMORIAL PARK
Cost Plan: DRAFT MANAGEMENT PLAN COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
PICNIC TABLES					
XP	32 SITE PREPARATION				
	SITE DEMOLITION				
208	Allow for demolition of miscellaneous hardscape items, picnic tables, etc	1	item	2,500.00	2,500
	32 SITE PREPARATION TOTAL				2,500
XL	36 LANDSCAPING AND IMPROVEMENTS				
	SUNDRIES				
209	Allow for picnic tables (Provisional Sum)	1	item	30,000.00	30,000
	36 LANDSCAPING AND IMPROVEMENTS TOTAL				30,000
PR	00 PRELIMINARIES				
	PRELIMINARIES				
210	Allow for builder's preliminaries	1		3,000.00	3,000
	00 PRELIMINARIES TOTAL				3,000
YY	46 DESIGN CONTINGENCY				
	DESIGN CONTINGENCY				
211	Allow for design contingency	1		4,000.00	4,000
	46 DESIGN CONTINGENCY TOTAL				4,000
YY	46 OTHER PROJECT COSTS				
	ESCALATION TO TENDER				
212	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	2,000.00	2,000
	CONSTRUCTION CONTINGENCY				
213	Allow for construction contingency @ 5.0%	1	item	2,000.00	2,000
	PROFESSIONAL FEES				
214	Allow for Professional Fees @ 12%	1	item	5,000.00	5,000
	INSURANCES				
215	Allow for insurances (Provisional Sum)	1	item	500.00	500
	AUTHORITIES FEES AND CHARGES				
216	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item		Excluded
	46 OTHER PROJECT COSTS TOTAL				9,500
	PICNIC TABLES TOTAL				49,000