



KANGAROO GROUND WAR MEMORIAL PARK CONCEPT

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

PROJECT: KANGAROO GROUND WAR MEMORIAL PARK MASTER PLAN

DATE: 8 SEPTEMBER 2020

REV: -

CONTENTS

1. INTRODUCTION	1
1.1 Background	1
1.2 Heritage	1
1.3 Community Engagement/ communication to date	1
1.4 Status of Concept	1
1.5 Draft Master Plan and public review	1
1.6 Master Plan adoption	1
2. CONCEPT	3
2.1 Design objectives	3
2.2 Design strategies	10
2.3 Concept Plan	14
3. COSTING	19
3.1 Capital expenditure	19
3.2 Operational expenditure (Park landscape)	19
4. ISSUES FOR FURTHER INVESTIGATION/ COORDINATION IN MASTER PLAN PHASE OF PROJECT	20
5. COMMUNITY ENGAGEMENT ON A DRAFT MASTER PLAN	20
6. CONCLUSION	21
APPENDIX	22
A Revised Citation H049 Former Shire of Eltham Memorial Park - Final Draft	
B Concept Plan	
C Concept Cost Plan 01	

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.





16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

1. INTRODUCTION

1.1 Background

This report outlines a Concept for the Kangaroo Ground War Memorial Park. The Concept is a key component and milestone product of the Kangaroo Ground War Memorial Park Master Plan project being undertaken by Nillumbik Shire Council.

The master plan project has set out to provide a long-term framework for managing change in the park, in a coordinated way, toward a desired state that will enable the park to have the greatest public value in the future.

The Concept, as a formative product, provides the conceptual basis for the preparation of a master plan that will confirm the concept design and further outline capital works, maintenance, costs, priorities, governance and implementation timeframes.

As a master plan needs to be strategic, the Concept is intentionally visionary, as a necessary responsibility to imagine possible futures that have the greatest public value. The concept also reconciles multiple and complex issues in its design. This will enable the subsequent master plan to adopt a coordinated approach to managing change in the future. Implementation of the master plan that is to be prepared can be staged over time, and multiple benefactors and sources of funding can be sought for its implementation.

1.2 Heritage

Extensive research has been undertaken into the history of the site to ensure its cultural heritage significance is maintained and enhanced. An existing citation for the tower and its setting is out of date and was in need of updating to determine the significance of the park holistically, and, especially concerning the park as it is today. As part of the master plan project, a final draft of a revised citation has been prepared (Appendix A) to inform the Concept, and will be separately considered for future amendment of the planning scheme as part of Council's broader heritage review process currently being undertaken.

1.3 Community Engagement/ communication to date

The Concept has evolved from wide and intensive community engagement. In addition to being informed by a public user survey conducted on Participate Nillumbik from 28th April – 14th May, 2020, the Concept has been prepared with the input of a diverse group of stakeholders over multiple meetings conducted on-line in the COVID-19 environment, including:

- Friends of Kangaroo Ground War Memorial Park Incorporated (FKGWMPI);
- Montmorency Eltham RSL Sub Branch;
- Mick Woiwod (deceased), author and member of FKGWMPI;
- Nillumbik Reconciliation Group, including Friends of Moor-rul Grasslands;
- Andrew Ross Museum;
- Yarra Plenty Heritage Group;
- Yarra Plenty Regional Library;

- Eltham District Historical Society;
- Yarra Ranges Tourism;
- Park caretaker resident, and
- Victoria Police (leaseholder).

1.4 Status of Concept

The Concept is prepared for considered by Council for endorsement at an Ordinary Council Meeting (OCM) on 15 September 2020, and endorsement will also be sought from Council at the OCM to progress to the preparation of a Draft Master Plan for public review and feedback.

Subject to endorsement, the Concept will be made available for public information only, via the Council's Participate Nillumbik project website, with public notification through Council's normal media channels.

1.5 Draft Master Plan and public review

Subject to Council's endorsement of the Concept (and their endorsement to prepare a Draft Master Plan), a Draft Master Plan will be prepared and is targeted for public review and feedback mid-2021.

1.6 Master Plan adoption

It is intended that a Master Plan is finalised for adoption by Council by end-2021.

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2. CONCEPT

2.1 Design objectives

Design objectives for the concept have been developed from research, site observation and community and stakeholder inputs, to provide clear direction for the development of the Concept. The design objectives are listed below.

1. *Enhance the park's special landscape/ open space and cultural values as the essential spirit of place.*
2. *Integrate the 1919 original and 1973 western park acquisition as one overall park/ one park identity.*
3. *Maintain/ restore the cultural heritage significance of the original 1919 rectangular-shaped park.*
4. *Enable interpretation of pre-settlement landscape values in the western park area.*
5. *Maintain and reinforce the war memorial tower as the central feature of the park and Garden Hill.*
6. *Provide open space in front of the tower that facilitates war memorial services.*
7. *Improve people's ability to access and appreciate all of the park features, spaces and heritage values.*
8. *Provide a new, safe vehicular entry.*
9. *Provide bus access and drop-off within the park (for services, schools, tours groups).*
10. *Increase car parking numbers without impact on park, to help address event mode peaks (e.g., ANZAC Day and Remembrance Day).*

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.



ORIGINAL (1919) 2-ACRE RECTANGULAR PARK AND, AT SOUTH-EAST CORNER OF ORIGINAL PARK, (L-R), ADDITIONAL DONATED (1924) AND PURCHASED (1952) LANDS, RESPECTIVELY, FOR THE PARK ENTRY. THE DONATED AND ACQUIRED ADDITIONAL LANDS TO THE SOUTH-EAST ARE NOW THE PROPERTY OF THE DEPARTMENT OF TRANSPORT.



ADDITIONAL WESTERN TRIANGULAR-SHAPED LAND ACQUIRED IN 1973 FOR ALTERNATE VEHICLE ENTRY TO PARK (UNREALISED)



FROM DESIGN OBJECTIVE 2, ONE OVERALL PARK AND PARK IDENTITY (THE AREA TO THE EAST NOW OWNED BY DEPARTMENT OF TRANSPORT IS CONCEPTUALLY STILL AN IMPORTANT PART OF THE PARK)

NORTH IS TO TOP OF IMAGES

2. CONCEPT



THE NILLUMBIK SHIRE COUNCIL BOUNDARY OF THE PARK IS SHOWN IN WHITE; THE CONCEPTUAL BOUNDARY OF THE PARK IS SHOWN IN RED (INCLUSIVE OF THE LAND TO THE SOUTH-EAST OF THE PARK, AT THE EXISTING VEHICULAR ENTRY, THAT IS OWNED BY DEPARTMENT OF TRANSPORT)

NORTH IS TO TOP OF IMAGE

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2.2 Design strategies

The design objectives for the park provide a set of clear expected outcomes that can be measured. But they do not provide conceptual ideas that are required for meeting them—and certainly not a set of ideas that imagine integrated outcomes and their experiential qualities. For this a number of essential design strategies have been developed, that are a synthesis of all the observations, community inputs and research undertaken in the project. The design strategies provide clear ‘breakthroughs’ in how the park can be enhanced and improved in a spatial sense. They, essentially, frame and deal with a number of critical spatial issues that currently compromise the public value of the park, to improve the park’s function, and enhance the park’s heritage values and experiential qualities.

Critical spatial issues to be addressed

The critical spatial issues that currently compromise the public value of the park are outlined below.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

1. An unsafe vehicle entry

The existing vehicular entry is located at a point of the Eltham-Yarra Glen Road just off the crest of the hill where sight lines at the entry are compromised. The entry is also constrained horizontally by surrounding steep grades and underground services, is steep and with inadequate manoeuvring space for safe entry and exit, especially for buses.



2. CONCEPT

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2. A compromising carpark

The existing carpark is located where visitors arrive behind the tower, and where the carpark splits the overall park. On arrival at the carpark, visitors are keen to access the war memorial tower and its lookout, yet the front of the tower is not visible and access to its entrance is not clear or direct. The carpark grade is excessive. Short-cutting across to the tower entry impacts the existing gardens and has necessitated in barriers which add unnecessary visual clutter, divorcing the visitor from the tower and taking away their freedom to explore its beauty. This circumstance further reinforces the disconnection between the original memorial park and the western park area, preventing an understanding and appreciation of the whole of the park and what it has or could offer.



2. CONCEPT

3. A separate western area of park

The western area of the park, acquired in 1973, is adjunct and peripheral to the original memorial park, and is without a clear sense of public invitation and permission to occupy.

The slashed pasture grass of the sloping hillside appears as an adjunct private paddock (as it once was) unrelated to the original memorial park, and not clearly appearing as part of the memorial park or overall park and its public space.

The Moor-rul viewing platform is representative of a significant moment in history as it sought to enable interpretation of the site's natural and cultural history, including the local heritage of indigenous people. Yet the structure itself is disconnected from the original memorial park, being situated down the existing slope of the hill, peripheral and without any visual connection to the original memorial park. Its structure is out of scale with the park, especially the whole of the park and its expansive views, and appears introverted. The highly stylised form of the structure is overtly self-referential, appearing alien within the park, especially within the whole of the park, confusing the essential memorial identity of the park and detracting from the simplicity and richness of the central tower war memorial and its vertical pre-eminence. Access to the structure is not welcoming nor explicitly public in scale and invitation, and does not comply with DDA requirements with the narrow path being too steep leading toward the platform. The structure compromises the ability to integrate all of the park and establish one clear overall park identity that is essential for the appreciation of the memorial nature of the park and its greater cultural landscape context, and its function as a viewing and interpretive platform could be improved by being better located and articulated within the overall park.

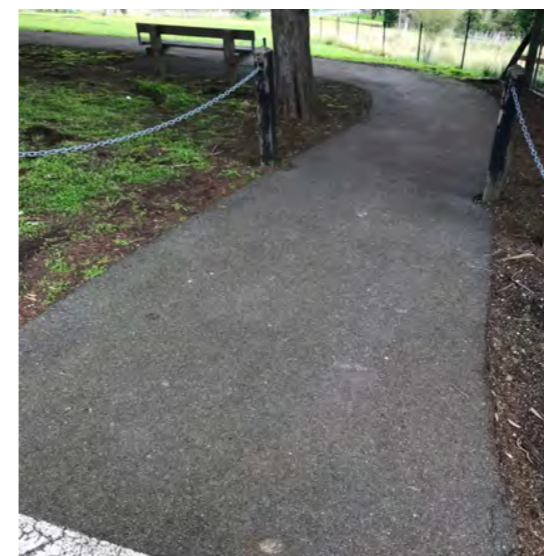
The existing Moor-rul grasslands plot is the project of the Nillumbik Reconciliation Group and the Friends of Moor-rul Grasslands who have regenerated what was a small area of remnant grassland. The grasslands are testament to community spirit and agency, and serve as a living continuum of pre-settlement landscape and culture, yet the plot, also, is divorced from the original memorial park, disconnected and without the clear identity and sense of public legitimacy it deserves.

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

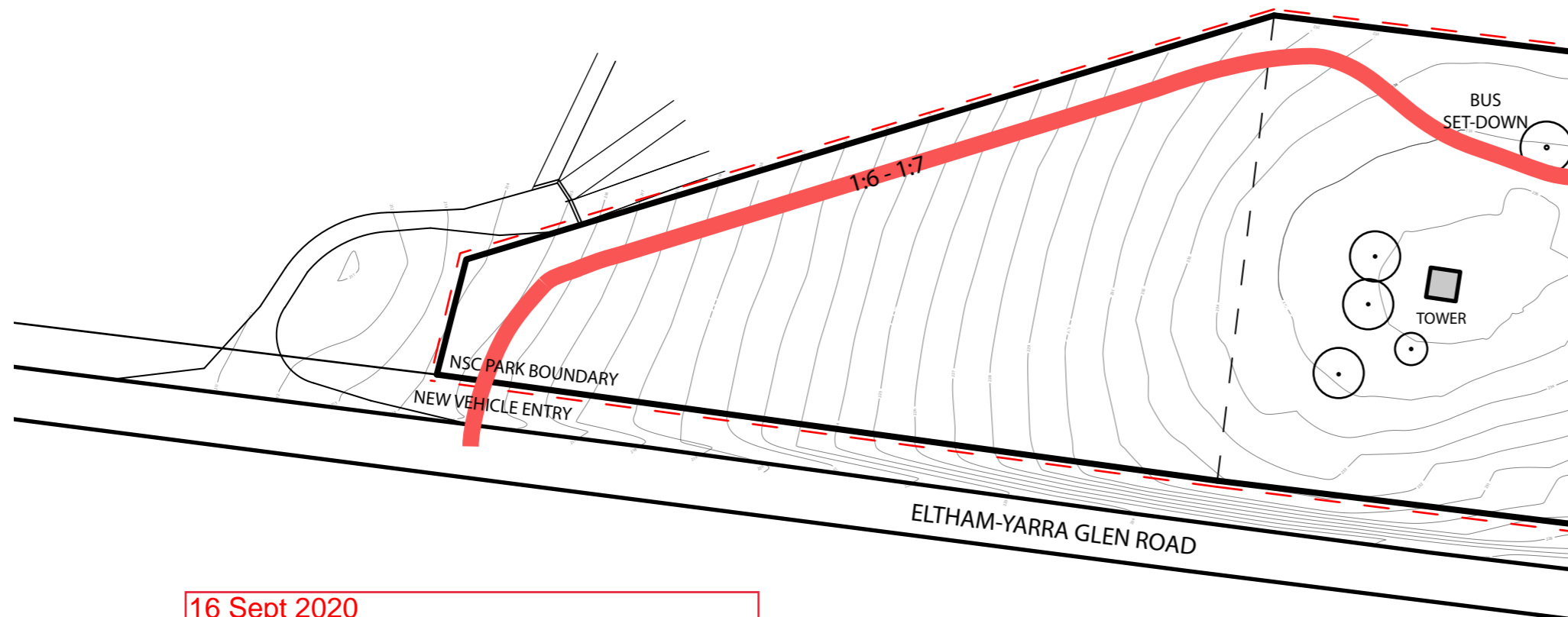


Design Strategies

The essential design strategies that have shaped the Concept are listed below.

1. A new, safe vehicle entry

A new vehicle entry is proposed where sight lines along Eltham Yarra Glen Road are best and where the park is at a similar level to the Eltham-Yarra Glen Road, to address road safety issues at the existing park entry. The new road provides on-road car parking capacity for peak events such as ANZAC Day, Remembrance Day and New Year's Eve.



16 Sept 2020

DRAFT

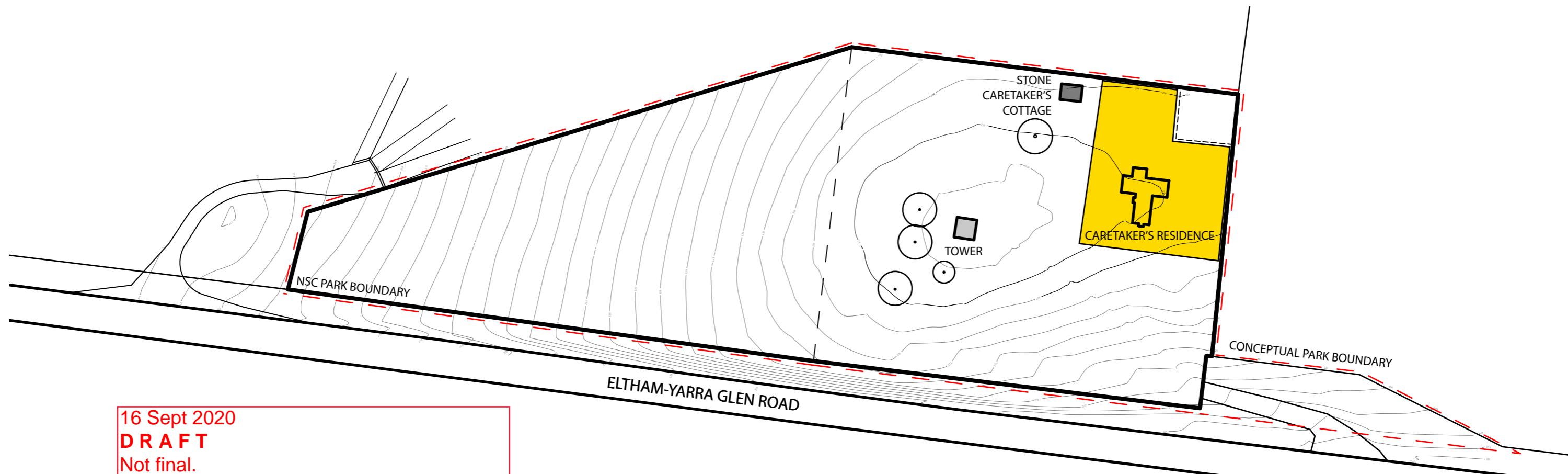
Not final.

Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2. CONCEPT

2. A new carpark located in front of the war memorial tower at the flattest, most accessible grade

A new car park of increased capacity and with bus turn-around is provided at the location of the existing Caretaker's Residence that is in a dilapidated condition, where the existing grade is flattest for accessibility, and from where visitors can look toward the whole of the park and what it has to offer including the front and entrance of the war memorial tower.



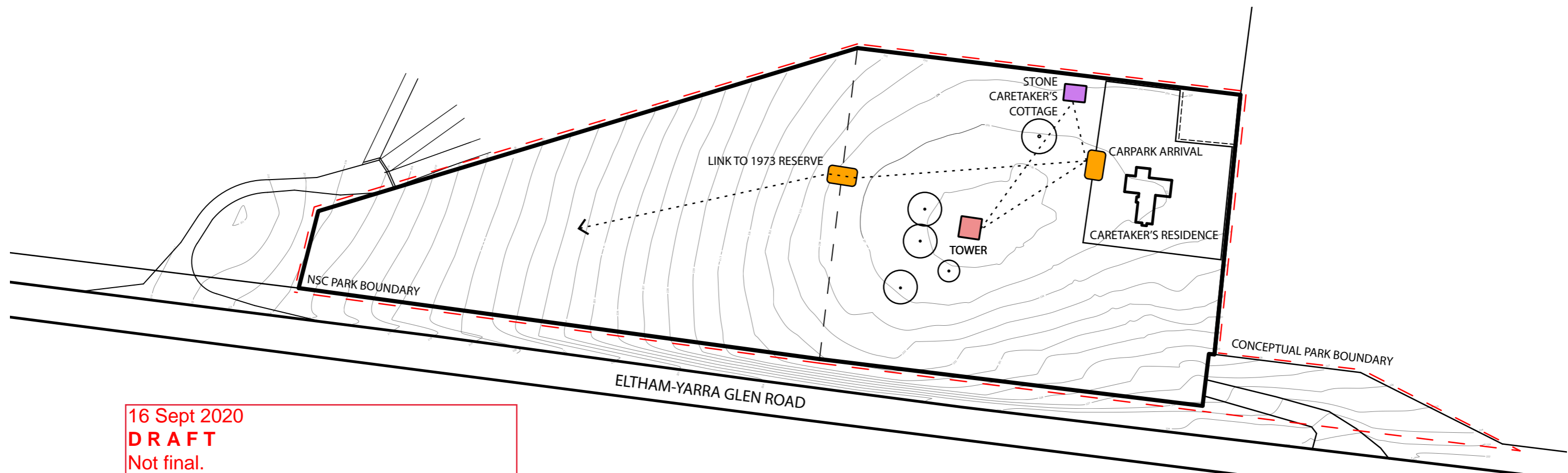
16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2. CONCEPT

3. A new threshold at the carpark for visitors to appreciate the whole of the park on arrival

A new arrival threshold at the carpark is provided for visitors to appreciate the whole of the park on arrival. Included in this arrival experience are newly created views to:

- the war memorial tower front and entry;
- a renovated stone Caretaker's Cottage and new public toilet and store building that is complimentary to the memorial character of the park and is welcoming with improved environmental design for crime prevention; and
- a new public space that serves as a visual and physical linking element between the original park and the western park area acquired in 1973 that are currently disassociated.



16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

4. Enhancing the experience and understanding of the whole of the park as one park identity.

The experience and understanding of the whole of the park is afforded through reinforcing the memorial nature of the original park and the pre-settlement landscape and cultural values of the western hillside, and by the proposed public space linking element between the two existing park areas. Coordinated signage and memorials curated in one identity for the park will assist in this interpretation and understanding.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

2. CONCEPT

2.3 Concept Plan

The Concept is spatially illustrated in the Concept Plan, below, and in a larger format across the following spread. The Concept Plan is also provided at Appendix B.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

16 Sept 2020
Existing Moor-rul viewing platform to
be retained per Council resolution of
OCM 15 Sept 2020.



LEGEND

	GRANITIC SAND PAVEMENT		EXISTING TREES TO BE RETAINED
	STONE PAVEMENT		EXISTING CHUSAN PALM (Relocated where shown)
	ASPHALTIC CONCRETE PAVEMENT		ORNAMENTAL PARKLAND TREE PLANTING
	ROCK PLINTH / EDGING		EVERGREEN PERIMETER TREE PLANTING
	LAWN		MOOR-RUL TREE PLANTING
	MOOR-RUL GRASSLANDS		PROPERTY BOUNDARY
	INDIGENOUS MEADOW GRASS / LAWN		EXISTING WELDMESH FENCING
	MULCHED AREA		EXISTING POST AND WIRE FENCING
	GROUND COVER PLANTING AREA	EXISTING TREES RETAINED (Tree identification numbers refer to Arborist Reports)	
	SCREEN SHRUB / TREE PLANTING		
	MEMORIAL GARDENS	T47	<i>Cedrus deodara</i> (Deodora Cedar)
		T48	<i>Trachycarpus fortunei</i> (Chusan Palm)
		T49	<i>Trachycarpus fortunei</i> (Chusan Palm)
		T50	<i>Trachycarpus fortunei</i> (Chusan Palm)
		T51	<i>Pinus brutia</i> (Calabrian Pine)
		T52	<i>Eucalyptus viminalis</i> (Manna Gum)
		T53	<i>Eucalyptus cladocalyx</i> (Sugar Gum)
		T54	<i>Eucalyptus cladocalyx</i> (Sugar Gum)
		T55	<i>Trachycarpus fortunei</i> (Chusan Palm) Transplanted
		T56	<i>Trachycarpus fortunei</i> (Chusan Palm)



16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

KANGAROO GROUND WAR MEMORIAL PARK

CONCEPT PLAN
Revision -
08 September 2020

2. CONCEPT

The Concept proposes the key functions, spaces and features listed below.

- New two-way park vehicle access road, car and bus parking, with demolition of the existing Caretaker's Residence.
- Restoration of stone Caretaker's Cottage for public interpretation.
- New Toilet and store building complimentary in form to the war memorial tower and stone Caretaker's Cottage.
- Reinstatement of rock plinth at tower base, to original form.
- Memorial Gardens featuring new/ replacement memorials that are curated and coordinated for improved interpretation.
- Memorial Walk, comprising a retained, reduced-width existing park road for Memorial Garden interpretation and pedestrian and horse riding circulation.
- Cypress tree replacement planting.
- Amenity tree planting.
- Retained pedestrian access to the existing Police telecommunications tower compound, and retained vehicle access gates used by Police for maintenance of tower.
- New Belvedere and Pavilion integrating original and expanded parkland in a form complimentary to the war memorial tower and enabling appreciation of landscape and views.
- Picnic and viewing area of indigenous grass lawn to western hill slope.
- Moor-rul grassland expansion and tree planting to enable interpretation of pre-settlement landscape and cultural values, and to create an emphatic landscape entry.
- New, curated and coordinated interpretative signage at key locations such as the location of the removed Caretaker's Residence to mark that history, stone Caretaker's Cottage, war memorial tower, Belvedere, location of existing Moor-rul viewing platform ~~proposed to be relocated to another park in the Shire to mark its social significance,~~ and Moor-rul grasslands.

16 Sept 2020

Existing Moor-rul viewing platform to be retained per Council resolution of OCM 15 Sept 2020.

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.



NEW VIEW TO FRONT OF WAR MEMORIAL TOWER AND THE NEW BELVEDERE CONNECTION TO THE WESTERN AREA OF PARK, FROM THE NEW CARPARK ARRIVAL THRESHOLD

16 Sept 2020

Artist impression only; existing fire spotters' cabin (not illustrated) is not proposed for removal per Council resolution of OCM 15 Sept 2020.

2. CONCEPT



NEW VIEW TO RESTORED STONE CARETAKER'S COTTAGE,
NEW PUBLIC AMENITIES AND NEW BUS DROP-OFF,
FROM THE NEW CARPARK ARRIVAL THRESHOLD



THE NEW BELEVEDERE INTEGRATING THE ORIGINAL
MEMORIAL AND WESTERN PARK AREAS, AND ENABLING
APPRECIATION OF LANDSCAPE AND VIEWS

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

3. COSTING

3.1 Capital Expenditure

A Cost Plan for capital expenditure (CAPEX) costs has been prepared based directly on the Concept and its level of detail, and includes allowances where detail is as yet unknown. A revised CAPEX cost plan will be prepared on further design refinement and review in the master plan phase.

Implementation of any adopted master plan will be over the long-term and is likely to be delivered through a mix of Council’s capital expenditure and grant funding.

The estimated total project capital expenditure cost of the Concept is \$3,560,157 (refer Concept Cost Plan 01, Appendix C).

A summary of total project costs, from Concept Cost Plan 01, is provided below.

•	Stone Caretaker’s Cottage renovation	\$73,000
•	New Pavilion at Belvedere	\$61,000
•	New public toilet and storage building	\$201,000
•	External works and services	\$2,512,157
•	Escalation to tender	\$86,000
	Estimated Construction Tender	\$2,933,157
•	Construction contingency	\$147,000
	Estimated total construction cost	\$3,080,157
•	Other project costs	\$480,000
	Estimated total project costs	\$3,560,157

3.2 Operational Expenditure (Park landscape)

The operational expenditure (OPEX) costs for park maintenance (landscape) is estimated at \$61,603.50 p.a., calculated as 2% of the CAPEX total construction costs (\$3,080,175). This estimate is based on providing an improved standard of maintenance (‘Priority Sites’) in recognition of the park’s heritage significance and cultural value, compared to the current maintenance standard of the park (‘Amenity Standard’) that costs \$16,160 p.a., representing an increase of \$45,443.50 p.a. (an additional \$987.90 per week over 46 weeks).

A revised OPEX maintenance (landscape) budget will be prepared on further design refinement and review in the master plan phase.



16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

4. ISSUES FOR FURTHER INVESTIGATION/ COORDINATION IN MASTER PLAN PHASE OF PROJECT

In addition to undertaking further design development that is required in the preparation of a master plan from the Concept, a number of specific issues have been identified in the development of the Concept that will required further investigation/ coordination in the master plan phase of the project, as listed below.

- Endorsement of the Concept with regard to the proposed new park vehicle road entry and discontinuance of the existing park vehicle entry and road for vehicle use by Department of Transport (DOT).
- Investigation into the type, number and depth of existing power and Telstra services located at the proposed park entry, and the costing of any adjustment to them. (Concept Cost Plan 01 (Appendix B) makes provisional allowances to lower existing power cables and relocate an existing power pole, and to lower existing Telstra services.)
- Detailed arboriculture investigation of existing Cypress tree (T47 on Concept Plan) to confirm retention of tree/ setback of proposed park road.
- Consultation with Montmorency-Eltham RSL Sub Branch and FKGWMPI to determine storage capacity needs for ceremonies and services within proposed new toilet and store building, to confirm design brief for, and cost estimate of, proposed building.
- Research into the establishment of the expanded Moor-rul grasslands and their management, including fire management and costing of same.
- Design optimisation of Belvedere to maintain as much of existing Moor-rul grasslands plot as possible. (North-west corner of Belvedere juts into existing grassland plot and may be able to be adjusted to preserve more of the existing grassland providing the essential integrating objectives of the Belvedere can be achieved.)
- Design optimisation of car parking configuration for improved bus/ car manoeuvres.
- ~~Further consultation with the CFA regarding the potential long term removal of the existing fire spotter's cabin, to restore heritage values of the tower noted in the existing and revised draft heritage citations as being compromised by the cabin, and enhance the public's experience of the lookout, and for appropriate interpretative signage to be provided to remember the important role the fire spotter's cabin has had in the shire and beyond.~~

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

5. COMMUNITY ENGAGEMENT ON A DRAFT MASTER PLAN

On endorsement of the Concept and the preparation of a Draft Master Plan, opportunity for full community review and feedback on the Draft Master Plan will be provided via the Council's Participate Nillumbik project website, for a period of four weeks.

16 Sept 2020

Existing fire spotters' cabin is not proposed for removal per Council resolution of OCM 15 Sept 2020.

6. CONCLUSION

The Kangaroo Ground War Memorial Park Master Plan project seeks to provide a long-term visionary framework for managing change in the park, in an integrated way, that will enable the park to have the greatest net community benefit for present and future generations.

The Concept is a key product and formative step towards realising this project objective. It has been prepared from the inputs of community and participating stakeholders. Once endorsed, the Concept will be further developed and refined as a Draft Master Plan. The Draft Master Plan will then be tested and finalised as a Master Plan, through engagement with the broader community for whom the Kangaroo Ground War Memorial Park is, ultimately, for.



16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

APPENDIX

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

APPENDIX A

Revised Citation H049 Former Shire of Eltham Memorial Park - Final Draft

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

Revised Citation HO49 Former Shire of Eltham Memorial Park Final Draft (07 September 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 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 the 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 the 1966 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 square stone clad boundary at the base (this has replaced the original earth plinth, which was levelled at a later date) and a diagonal pedestrian path leading from the driveway entry. 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 to the asphalt car park in the north east corner.



Entrance driveway along southern boundary



North west corner car parking area



View towards 2010 toilet building on north boundary



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 2001 replacements of 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.

Memorial Tower



The tower has a square plan and tapers slightly towards the top. It sits on 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.

The tower was originally on a low square earth plinth with rubble edging (visible in photographs of the tower in the 1930s) but this plinth has been levelled out and a new rubble retaining wall around the tower installed.

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 "Honour Avenue" was planted at Hurstbridge in August 1918.
- An "Honour Avenue" 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 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 War Memorial Park and 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 Lookout 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 (1992), 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 Lookout 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 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 and 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 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 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.

Criterion D:

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

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 retention of views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting.

The hierarchy on the site moving from the park in general, dedicated to the enlisted from the Shire, and the central tower element dedicated to the fallen from the Shire is of note. This is emphasised by the raised platform around the tower and the diagonal path from the driveway as part of this intended procession to the centre.

The War Memorial Tower, surrounding plinth 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 Shire.

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.

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.

Criterion H:

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

The War 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 services there was great immediacy with the presence of the parents of the fallen was mentioned.

The 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.

This 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 Former Shire of Eltham 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 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 park, Cedar (*Cedrus deodara*) between the tower and the cottage and two early Sugar Gums (*Eucalyptus cladocalyx*) and a Manna Gum (*Eucalyptus viminalis*).

How is it significant?

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

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 Lookout 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 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 and 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 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 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 retention of views to the west of the site through the 1973 purchase of the triangular piece of land, contributes to this setting.

The hierarchy on the site moving from the park in general, dedicated to the enlisted from the Shire, and the central tower element dedicated to the fallen from the Shire is of note. This is emphasised by the raised platform around the tower and the diagonal path from the driveway as part of this intended procession to the centre.

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 Shire. 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 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.

This 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 Shire of Nillumbik Heritage Overlay, replacing the existing Statement of Significance.

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

Name – The Former Shire of Eltham Memorial Park at 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 and 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 Heritage Overlay listing is provided below:



APPENDIX B

Concept Plan

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

APPENDIX C

Concept Cost Plan 01

16 Sept 2020
DRAFT
Not final.
Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

Kangaroo Ground War Memorial Park - Nilumbik Shire Council Concept Cost Plan 01

2nd September, 2020

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of
OCM 15 Sept 2020 to be implemented in
preparation of Draft Master Plan.

37-41 Prospect Street
Box Hill VIC 3128

T +61 3 9899 0411

www.wildeandwoollard.com



16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

PROJECT SUMMARY



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Proj Cost %	Quantity	Rate	Total
1	NOTES AND EXCLUSIONS	0.00			0
2	CARETAKERS COTTAGE	2.06	20	3,650.00	73,000
3	NEW PAVILION	1.72	51	1,196.08	61,000
4	PUBLIC TOILET AND STORAGE	5.65	41	4,902.44	201,000
5	EXTERNAL WORKS AND SERVICES	70.57	14,736	170.48	2,512,157
6	ESCALATION TO TENDER	2.42	14,736	5.84	86,000
7	ESCALATION DURING CONSTRUCTION	0.00	14,736	0.00	0
	ESTIMATED CONSTRUCTION TENDER		14,736	199.05	2,933,157
8	CONSTRUCTION CONTINGENCY	4.13	5.00		147,000
	ESTIMATED TOTAL CONSTRUCTION COST		14,736	209.02	3,080,157
9	OTHER PROJECT COSTS	13.49	14,736	32.57	480,000
	ESTIMATED TOTAL PROJECT COST		14,736	241.60	3,560,157
	GFA: 0.00 m2		100		3,560,157

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT 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	DRAFT CONCEPT for Cost Plan 01 drawings dated and received 20th August, 2020 including survey drawing, survey/proposed overlay and proposed plan		note		
Reports					
4	FG Dixon Group Condition Inspection Report dated 3rd June, 2019				
5	FG Dixon Group Condition Inspection Report dated 3rd June, 2019				
Structural					
6	Nothing provided		note		
Mechanical					
7	Nothing provided		note		
Electrical					
8	Nothing provided		note		
Hydraulic					
9	Nothing provided		note		
Civil					
10	CivilTest soil investigation and pavement design report No. 1171043 received 20th August 2020		note		
Fire					
11	Nothing provided		note		
Landscaping					
12	Refer Architectural		note		
NOTES TOTAL					0

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
NOTES AND EXCLUSIONS					(Continued)
<u>EXCLUSIONS</u>					
EXCLUSIONS					
The following has been excluded from this cost plan:-					
13	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		
14	Adverse market conditions including saturation of work in market place and non competitive sub-contractor prices		note		
15	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		
16	Removal and replacement of hazardous materials including asbestos and contaminated soil - other than allowance provided		note		
17	Excavation, removal and replacement of rock, building rubble, inground structures etc. - other than those noted		note		
18	Excavation, removal and replacement of soft spots		note		
19	Upgrading or diversion of existing services other than allowances for lowering existing services as noted		note		
20	Site infrastructure works beyond the site boundary not indicated		note		
21	Work to the war memorial		note		
22	Full removal of existing access road		note		
23	Irrigation		note		
24	Cost escalation beyond 12 months		note		
25	Out of hours work		note		
26	Goods and services tax (GST)		note		
<u>EXCLUSIONS TOTAL</u>					0
NOTES AND EXCLUSIONS TOTAL					0

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
CARETAKERS COTTAGE					
AR	<u>31 ALTERATIONS AND RENOVATIONS</u>				
	RESTORATION OF CARETAKERS COTTAGE				
27	Allow for restoration works to existing Caretakers Cottage 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
	<u>31 ALTERATIONS AND RENOVATIONS TOTAL</u>				<u>60,000</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
28	Allow for builder's preliminaries	1	item	6,000.00	6,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>6,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
29	Allow for design contingency	1	item	7,000.00	7,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>7,000</u>
	CARETAKERS COTTAGE TOTAL				73,000

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
NEW PAVILION					
YY	<u>46 SPECIAL PROVISIONS</u>				
	NEW PAVILION				
30	Allow for new pavilion structure over Belvedere (measured separately) (Provisional Sum)	1	item	50,000.00	50,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>50,000</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
31	Allow for builder's preliminaries	1	item	5,000.00	5,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>5,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
32	Allow for design contingency	1	item	6,000.00	6,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>6,000</u>
	NEW PAVILION TOTAL				61,000

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
PUBLIC TOILET AND STORAGE					
YY	<u>46 SPECIAL PROVISIONS</u>				
	NEW TOILET BLOCK				
33	Allow for new toilet block with storage area (septic treatment system allowed separately) (Provisional Sum)	1	item	165,000.00	165,000
	<u>46 SPECIAL PROVISIONS TOTAL</u>				<u>165,000</u>
PR	<u>00 PRELIMINARIES</u>				
	PRELIMINARIES				
34	Allow for builder's preliminaries	1	item	17,000.00	17,000
	<u>00 PRELIMINARIES TOTAL</u>				<u>17,000</u>
YY	<u>46 DESIGN CONTINGENCY</u>				
	DESIGN CONTINGENCY				
35	Allow for design contingency	1	item	19,000.00	19,000
	<u>46 DESIGN CONTINGENCY TOTAL</u>				<u>19,000</u>
	PUBLIC TOILET AND STORAGE TOTAL				201,000

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					
XP	32 SITE PREPARATION				
	SITE DEMOLITION				
36	Demolition of existing house including all footings, etc and removal from site	106	m2	150.00	15,900
37	Demolition of existing toilet block including all footings, etc and removal from site	21	m2	200.00	4,200
38	Allow for relocation of existing pavilion including removal of all footings, etc to another site within Nilumbik Shire - platform area measured (not roofline)	1	item	25,000.00	25,000
39	Demolition of existing shed and covered area including all footings, etc and removal from site	29	m2	100.00	2,900
40	Demolition of existing pavements, concrete pads, etc	282	m2	25.00	7,050
41	Demolition of existing access road including saw cutting	1,464	m2	30.00	43,920
42	Demolition of existing garden beds	514	m2	10.00	5,140
43	Demolition of existing fencing and posts	380	m	15.00	5,700
44	Allow for demolition of miscellaneous hardscape items, signage, picnic tables, etc	1	item	5,000.00	5,000
45	Allow for removal of existing trees/shrubs including grubbing out roots and removing from site	56	no	2,500.00	140,000
	SITE PREPARATION				
46	Allow for site clearing of all rubbish and vegetation where new works to occur	6,664	m2	1.00	6,664
47	Works to prepare new grasslands and picnic and viewing lawn	4,909	m2	2.00	9,818
	EARTHWORKS				
	Road/Carpark Areas				
48	300 Deep excavation to road/carpark areas including removal of excess material from site	2,795	m2	15.00	41,925
49	Trim, grade and compact	2,795	m2	5.00	13,975
	Pavements				
50	300 Deep excavation to pavement areas	923	m2	15.00	13,845
51	Trim, grade and compact	923	m2	5.00	4,615
	Landscaped Area (Excluding Grasslands and Existing Lawn Areas)				
52	Excavation to landscape area	2,851	m2	2.00	5,702
53	Trim and grade	2,851	m2	1.50	4,277
	PROTECTION				
54	Allow for protection of existing trees	1	item	3,000.00	3,000

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
XP	32 SITE PREPARATION				(Continued)
	32 SITE PREPARATION TOTAL				358,631
XR	33 ROADS, FOOTPATHS AND PAVED AREAS				
	NEW ASPHALT ACCESS ROAD AND CARPARKING				
55	Asphalt access road including 150 deep cement stabilised existing subgrade, 100 deep Class 2 crushed rock, 140 deep Class 2 crushed rock, primer seal and 60 deep asphalt	2,194	m2	125.00	274,239
56	Asphalt carparking bays, adjacent to access road, including 150 deep cement stabilised existing subgrade, 100 deep Class 2 crushed rock, 140 deep Class 2 crushed rock, primer seal and 60 deep asphalt	294	m2	125.00	36,749
57	Asphalt carparking bays including 150 deep cement stabilised existing subgrade, 100 deep Class 2 crushed rock, 140 deep Class 2 crushed rock, primer seal and 60 deep asphalt	307	m2	125.00	38,373
58	Allow for speed bumps	3	no	1,500.00	4,500
59	Allow for linemarking including DDA parking logos, etc	1	item	20,000.00	20,000
	KERB AND CHANNELS ETC				
60	Flush concrete kerb	128	m	75.00	9,600
61	Concrete kerb and channel	685	m	80.00	54,800
62	Aggriculatural drain and crushed rock backfilling	685	m	50.00	34,250
	NEW CROSSOVER				
63	Allow for new crossover at park entry (service relocations included elsewhere)	1	item	20,000.00	20,000
	GRANITIC SAND PAVEMENTS				
64	Granitic sand pavement on and including 100 deep crushed rock sub-base and edging (assumes stabilisation of subbase not required)	661	m2	45.00	29,745
	ASPHALT PAVEMENTS				
65	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	82	m2	120.00	9,840
66	Allow for steel edging to asphalt pavement	90	m	35.00	3,150
67	Pram crossing	3	no	2,500.00	7,500
	STONE PAVEMENTS AND BELVEDERE				
68	Allow for contruction of Belvedere including stone pavement finish, retaining walls, balustrades, steps, etc (Pavilion allowed separately)	1	item	280,000.00	280,000
	33 ROADS, FOOTPATHS AND PAVED AREAS TOTAL				822,746

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
XN	<u>34 BOUNDARY WALLS, FENCING AND GATES</u>				
	FENCING AND GATES				
69	Existing perimeter fence to be retained - no new fencing allowed		note		
70	Allow for new gate into Police Communications compound	1	item	2,500.00	2,500
	REINSTATE ROCK PLINTH				
71	Allow to reinstate rock plinth to war memorial	49	m	500.00	24,500
	<u>34 BOUNDARY WALLS, FENCING AND GATES TOTAL</u>				<u>27,000</u>
XL	<u>36 LANDSCAPING AND IMPROVEMENTS</u>				
	GRASSED AREAS				
72	Make good to existing lawn including aeration, fertiliser and top dressing as required	2,681	m2	5.00	13,405
73	Turf grass including cultivation of existing subgrade and 100 deep imported topsoil	349	m2	35.00	12,215
74	Picnic and Viewing Lawn indigenous grass species in existing topsoil	1,130	m2	15.00	16,950
75	Moor Rul grasslands indigenous grass species in existing topsoil	3,779	m2	15.00	56,685
76	No works allowed within existing Moor Rul grasslands area		note		
	GARDEN BEDS				
77	Garden bed including 300 deep topsoil, 75 deep mulch and ground cover planting at 4 x 140 diameter pots/m2 and edging	1,506	m2	120.00	180,720
78	Extra over garden bed with ground cover planting for additional buffer planting	241	m2	56.00	13,496
	IRRIGATION				
79	Allow for irrigation to trees, lawns, grasslands and garden beds				Excluded
	MULCHED AREA				
80	75 deep mulch below new trees	996	m2	10.00	9,960
	TREES				
81	Evergreen tree (40L)	24	no	150.00	3,600
82	Ornamental tree (40L)	24	no	150.00	3,600
83	Moor Rul tree (40L)	21	no	150.00	3,150
84	Relocate existing palm tree	1	no	2,500.00	2,500
	SUNDRIES				

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
<u>XL</u>	<u>36 LANDSCAPING AND IMPROVEMENTS</u>				(Continued)
85	Allow for street furniture, picnic tables, bollards, etc (Provisional Sum)	1	item	60,000.00	60,000
86	Allow for new memorial plaques including concrete plinths (Provisional Sum)	1	item	24,000.00	24,000
MAINTENANCE					
87	Allow for maintenance to lawn and garden beds (1 year)	1	item	23,000.00	23,000
88	Allow for maintenance to trees (2 years)	1	item	16,000.00	16,000
89	Allow for maintenance to Picnic and Viewing Area Grasslands (2 years)	1	item	14,000.00	14,000
90	Allow for maintenance to Moor Rul Grasslands (5 years)	1	item	95,000.00	95,000
<u>36 LANDSCAPING AND IMPROVEMENTS TOTAL</u>					<u>548,281</u>
<u>XK</u>	<u>37 EXTERNAL STORMWATER DRAINAGE</u>				
STORMWATER DRAINAGE					
91	Allow for stormwater drainage works (Provisional Sum)	1	item	50,000.00	50,000
<u>37 EXTERNAL STORMWATER DRAINAGE TOTAL</u>					<u>50,000</u>
<u>XD</u>	<u>38 EXTERNAL SEWER DRAINAGE</u>				
SEWERAGE TREATMENT PLANT					
92	Allow for new on-site septic treatment plant for toilet block (Provisional Sum)	1	item	25,000.00	25,000
<u>38 EXTERNAL SEWER DRAINAGE TOTAL</u>					<u>25,000</u>
<u>XW</u>	<u>39 EXTERNAL WATER SUPPLY</u>				
EXISTING WATER SUPPLY					
93	Services depths remain unknown at this time		note		
94	Allow to lower existing water supply for construction of access road (Provisional Sum)	1	item		Excluded
95	Allow to connect new toilets to existing water supply (Provisional Sum)	1	item	7,500.00	7,500
96	Allow for new drinking fountain	1	item	5,000.00	5,000
<u>39 EXTERNAL WATER SUPPLY TOTAL</u>					<u>12,500</u>
<u>XE</u>	<u>42 EXTERNAL ELECTRIC LIGHT AND POWER</u>				
EXISTING ELECTRICAL SERVICES					
97	Services depths remain unknown at this time		note		
98	Allow to relocate existing power pole for construction of access road (Provisional Sum)	1	item	20,000.00	20,000
99	Allow to lower existing power cables for construction of access road (say 55m) (Provisional Sum)	1	item	60,000.00	60,000

DETAILED COST PLAN**Project: KANGAROO GROUND WAR MEMORIAL PARK****Cost Plan: CONCEPT COST PLAN 01**

No.	Item Description	Quantity	Unit	Rate	Total
EXTERNAL WORKS AND SERVICES					(Continued)
<u>XE</u>	<u>42 EXTERNAL ELECTRIC LIGHT AND POWER</u>				(Continued)
100	Allow to re-route existing power cables for construction of access road	1	item		Excluded
ELECTRICAL SERVICES					
101	Allow for new external lighting to carpark, toilets and pavilion (Provisional Sum)	1	item	100,000.00	100,000
<u>42 EXTERNAL ELECTRIC LIGHT AND POWER TOTAL</u>					<u>180,000</u>
<u>XC</u>	<u>43 EXTERNAL COMMUNICATIONS</u>				
EXISTING COMMUNICATIONS SERVICES					
102	Services depths remain unknown at this time		note		
103	Allow to lower existing Telstra services for construction of access road (say 240m) (Provisional Sum)	1	item	70,000.00	70,000
104	Allow to re-route existing Telstra services for construction of access road	1	item		Excluded
<u>43 EXTERNAL COMMUNICATIONS TOTAL</u>					<u>70,000</u>
<u>PR</u>	<u>00 PRELIMINARIES</u>				
PRELIMINARIES					
105	Allow for builder's preliminaries	1		189,000.00	189,000
<u>00 PRELIMINARIES TOTAL</u>					<u>189,000</u>
<u>YY</u>	<u>46 DESIGN CONTINGENCY</u>				
DESIGN CONTINGENCY					
106	Allow for design contingency	1		229,000.00	229,000
<u>46 DESIGN CONTINGENCY TOTAL</u>					<u>229,000</u>
EXTERNAL WORKS AND SERVICES TOTAL					2,512,157

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
ESCALATION TO TENDER					
<u>ESCALATION TO TENDER</u>					
ESCALATION TO TENDER					
107	Allow for cost escalation to Tender (allow 12 months @ 3% p.a)	1	item	86,000.00	86,000
<u>ESCALATION TO TENDER TOTAL</u>					<u>86,000</u>
ESCALATION TO TENDER TOTAL					86,000

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
ESCALATION DURING CONSTRUCTION					
<u>ESCALATION DURING CONSTRUCTION</u>					
ESCALATION DURING CONSTRUCTION					
108	Allow for cost escalation during construction	1	item		Excluded
<u>ESCALATION DURING CONSTRUCTION TOTAL</u>					<u>0</u>
ESCALATION DURING CONSTRUCTION TOTAL					0

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
CONSTRUCTION CONTINGENCY					
<u>CONSTRUCTION CONTINGENCY</u>					
CONSTRUCTION CONTINGENCY					
109	Allow for construction contingency @ 5.0%	1	item	147,000.00	147,000
<u>CONSTRUCTION CONTINGENCY TOTAL</u>					<u>147,000</u>
CONSTRUCTION CONTINGENCY TOTAL					147,000

16 Sept 2020

DRAFT

Not final.

Changes identified in Council resolution of OCM 15 Sept 2020 to be implemented in preparation of Draft Master Plan.

DETAILED COST PLAN



Project: KANGAROO GROUND WAR MEMORIAL PARK

Cost Plan: CONCEPT COST PLAN 01

No.	Item Description	Quantity	Unit	Rate	Total
OTHER PROJECT COSTS					
<u>OTHER PROJECT COSTS</u>					
PROFESSIONAL FEES					
110	Allow for Professional Fees @ 12%	1	item	370,000.00	370,000
INSURANCES					
111	Allow for insurances (Provisional Sum)	1	item	10,000.00	10,000
AUTHORITIES FEES AND CHARGES					
112	Allow for authorities fees and charges, permits, planting offset payments, etc (Provisional Sum)	1	item	50,000.00	50,000
SIGNAGE					
113	Allow for interpretative, directional/wayfinding and traffic signage (Provisional Sum)	1	item	50,000.00	50,000
<u>OTHER PROJECT COSTS TOTAL</u>					<u>480,000</u>
OTHER PROJECT COSTS TOTAL					480,000