

Charleston Dam Recreational Precinct Masterplan

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This document offers preliminary design information only, based on information provided by Etheridge Shire Council and an assumed dam water level of 392m.

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1.0 Recreational Masterplan

RPS was engaged by Etheridge Shire Council to develop a concept masterplan to provide a recreation area of local significance which builds amenity for community along the edge of the proposed Charleston Dam. The Charleston Dam Recreational Area has been recognised by the local council as a significant opportunity to contribute to the enhancement of the local lifestyle and amenity and enhance the Shire's overall tourism appeal.

The proposed concept masterplan provides a recreational precinct with swimming beach, open 'kick-about' parkland, playground, barbeques, picnic shelters and public amenities positioned on the eastern edge of a natural peninsula to take full advantage of cooling easterly breezes while providing ample shade from the western afternoon sun.

The recreation precinct offers centralised parking and amenities for the two boat ramps – eastern and western – which together offer boat access to the greater Charleston Dam and provide a launching option protected from the prevailing easterly breezes. Beyond the central recreation precinct visitors can use the proposed bushwalking tracks to access a series of smaller swimming bays or access the two proposed lakeside boating/camping locations, ideal for social water skiing or short stays.

Recreation Masterplan
1:1000

Legend

- 1 Entry statement and gate
- 2 Western boat ramp
- 3 Eastern boat ramp
- 4 Boat and trailer car park
- 5 Car park
- 6 Lakeside camping and boat parking
- 7 Man-made beach
- 8 Swimming and paddlecraft area
- 9 Walking Loop
- 10 Bushwalking track
- 11 Lookout
- 12 BBQ shelter
- 13 Shelter
- 14 Playground
- 15 Amenities block
- 16 Open recreation 'kick-about' space
- 17 Unsealed road



1/1000 @ A3

2.0 Recreation Precinct Perspectives

Proposed Recreation Precinct



Proposed Man-made Beach and Foreshore

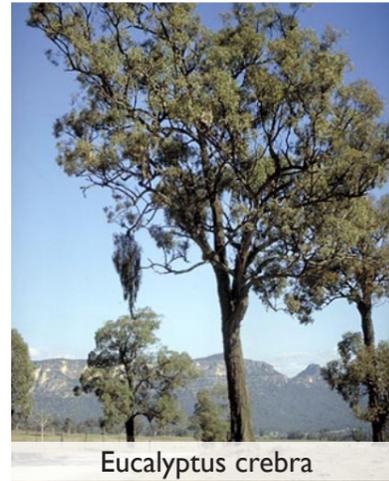


Proposed Charleston Dam Recreation Precinct



3.0 Proposed Planting Palette

The proposed planting palette for the Charleston Dam Recreational Precinct incorporates plants that are endemic to the area and readily available. The palette also proposes some additional species that will thrive in the established micro environment and complement the surrounding flora.



Eucalyptus crebra



Cupaniopsis anacardioides



Flindersia australis



Corymbia pocillum



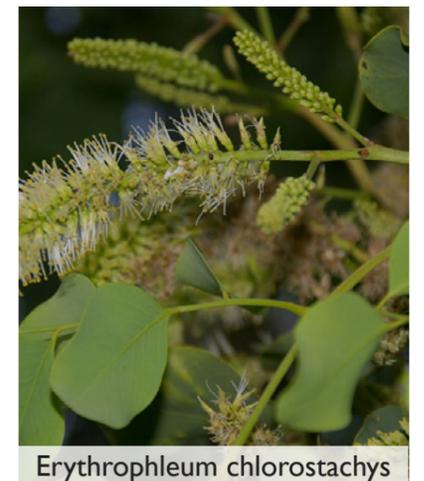
Terminalia aridicola



Petalostigma banksii



Melaleuca leucadendra



Erythrophleum chlorostachys



Heteropogon contortus



Themeda triandra



Dianella caerulea



Lomandra longifolia

4.0 Estimate of Probable Costs

Item	Description	Unit	Qty	Rate	Total (Ex GST)
Preliminaries					
.01.01	Including costs associated with contractor to establish on site. Cost may include site sheds, signage or security. General health and safety requirements associated with workplace. Compliance with 'General' and 'Preliminaries' sections of specification	PC Sum	1	\$ 100,000.00	\$ 100,000.00
Earthworks					
.02.01	Earthworks - Garden Areas (Sub-soil prep, Amelioration, Soil, Fertiliser, Mulch)	m²	1920	\$ 10.00	\$ 19,200.00
.02.02	Earthworks - Turf Areas (Sub-soil prep, Amelioration, Soil, Fertiliser)	m²	13643	\$ 10.00	\$ 136,430.00
Pavements/Surface Treatments					
.03.01	Pavement Type 1 (PT1) - Standard Pathway Plain Grey Broom Finished Concrete	m²	1235	\$ 120.00	\$ 148,200.00
.03.02	Pathways (PT1) around playground	m²	225	\$ 120.00	\$ 27,000.00
.03.03	Softfall Area Type 1 (SF1) - Sand Softfall	m²	135	\$ 150.00	\$ 20,250.00
.03.04	Boat Ramp	m²	315	\$ 150.00	\$ 47,250.00
.03.05	Boulevard (from carpark to beach)	m²	280	\$ 150.00	\$ 42,000.00
.03.06	Jetty	item	1	\$ 15,000.00	\$ 15,000.00
.03.07	Walking Track	m²	1055	\$ 50.00	\$ 52,750.00
.03.08	Beach	m²	1045	\$ 50.00	\$ 52,250.00
.03.09	Asphalt - Carpark area	m²	1430	\$ 65.00	\$ 92,950.00
.03.10	Asphalt - Carpark to boat ramp and road to camp site	m²	940	\$ 65.00	\$ 61,100.00
.03.11	Asphalt - Road to west boat ramp	m²	162	\$ 65.00	\$ 10,530.00
.03.12	Asphalt - Road around northern camping area	m²	526	\$ 65.00	\$ 34,190.00
.03.13	Asphalt - Main Entry Road	m²	2015	\$ 65.00	\$ 130,975.00
.03.14	Road shoulder to main entry road	m²	1415	\$ 20.00	\$ 28,300.00
Garden Edging					
.04.01	Concrete Edging - Garden to turf	lin m	300	\$ 30.00	\$ 9,000.00
Planting					
Supply and plant including all excavation, backfill, fertilizer etc. the following plants:					
.05.01	140mm Container (4 per square meter of garden)	item	7680	\$ 10.00	\$ 76,800.00
.05.02	45 Ltr Bag Trees	item	100	\$ 300.00	\$ 30,000.00
.05.03	400 Ltr Bag Trees	item	25	\$ 600.00	\$ 15,000.00
Turf					
.06.01	Camping Area turf	m²	13643	\$ 2.00	\$ 27,286.00
.06.02	Large main areas of turf	m²	7600	\$ 20.00	\$ 152,000.00
.06.03	Small main area of turf	m²	2750	\$ 20.00	\$ 55,000.00
Street Furniture					
.07.01	Seat	item	4	\$ 2,500.00	\$ 10,000.00
.07.02	Picnic Setting	item	7	\$ 3,500.00	\$ 24,500.00
.07.03	Wheelie Bin	item	2	\$ 1,500.00	\$ 3,000.00
.07.04	Entry Walls	item	2	\$ 5,000.00	\$ 10,000.00
.07.05	BBQ (Wood only)	item	2	\$ 1,500.00	\$ 3,000.00
.07.06	Shelters along walking track	item	3	\$ 10,000.00	\$ 30,000.00

Item	Description	Unit	Qty	Rate	Total (Ex GST)
Structures					
.08.01	Shade Shelter - 3 x 3	item	5	\$ 10,000.00	\$ 50,000.00
.08.02	Shade Shelter - 6 x 3	item	2	\$ 30,000.00	\$ 60,000.00
.08.03	Toilet Block	item	1	\$ 250,000.00	\$ 250,000.00
.08.04	Shade Sail 130m2	item	1	\$ 25,000.00	\$ 25,000.00
.08.05	Shade Sail 73m2	item	1	\$ 25,000.00	\$ 25,000.00
Irrigation					
.09.01	Pump assembly to lake	PC Sum	1	\$ 50,000.00	\$ 50,000.00
.09.02	Irrigation to Garden Areas	m²	1920	\$ 3.00	\$ 5,760.00
.09.03	Irrigation to Turf Areas	m²	13643	\$ 3.00	\$ 40,929.00
Civil Services					
.10.02	Power Connection	PC Sum	1	\$ 50,000.00	\$ 50,000.00
.10.03	Septic System to Toilet Block	PC Sum	1	\$ 20,000.00	\$ 20,000.00
.10.04	Water provision for balance of site.	PC Sum	1	\$ 25,000.00	\$ 25,000.00
Establishment/On Maintenance					
E1	Maintain all hardscape and softscape landscaping works including pavements, trees, shrubs, groundcovers and turf areas. Maintenance to include minimum 20 visits during the initial and minimum 13 week maintenance period as per a maintenance program and schedule in order to obtain On-Maintenance with TCC	weeks	13	\$ 500.00	\$ 6,500.00
E2	Maintain all hardscape and softscape landscaping works including pavements, trees, shrubs, groundcovers and turf areas. Maintenance as per the specified maintenance program and schedule leading to Off-Maintenance certification and handover with TCC	months	9	\$ 500.00	\$ 4,500.00

TOTAL CONTRACTED ITEMS PRICE (excluding GST) \$ 2,076,650.00

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2	RPS Australia East has compiled the information in the above table from varying tenders received by it from third parties for the provision of landscape goods and services over the past 6 months. The information is not intended to be an exact estimate of costs of the landscape works or specifically refer to the goods and services required by the Client. The information is provided by third parties and RPS Australia East does not provide an opinion nor make any representation or warranty as to the accuracy, suitability or reasonableness of any of the prices or information contained in the above table.
3	The information in the above table is intended to provide an initial and general estimate of costs only. Due to the number of variables involved in construction and structural works, the information should only be used as a general guide to costs. Prior to proceeding with any work the Client should obtain an exact estimate of costs from a licensed Quantity Surveyor.
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