



CABRINI PARK

MASTERPLAN REPORT

UDLA

TABLE 1 EDITION DETAILS

PROJECT NAME	
Title	Cabrini Park Masterplan
Production Date	30th January 2024
Prepared By	UDLA
Author	Stejara Timis
Status	FINAL
UDLA Project Code	WANCP

TABLE 2 DOCUMENT REGISTER

DOCUMENT REGISTER			
Version	Date	Amendments	Prepared By
A	15/12/23	DRAFT REPORT	ST
B	30/01/24	FINAL REPORT	ST

Prepared for: City of Wanneroo



Prepared by: UDLA

UDLA

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We acknowledge the Whadjuk people as the Traditional Owners of the land on which Cabrini Park site stands today. We pay respect to the Whadjuk people, and Elders both past and present whose knowledge and wisdom has and will ensure the continuation of cultural and traditional practices.

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1.0 INTRODUCTION

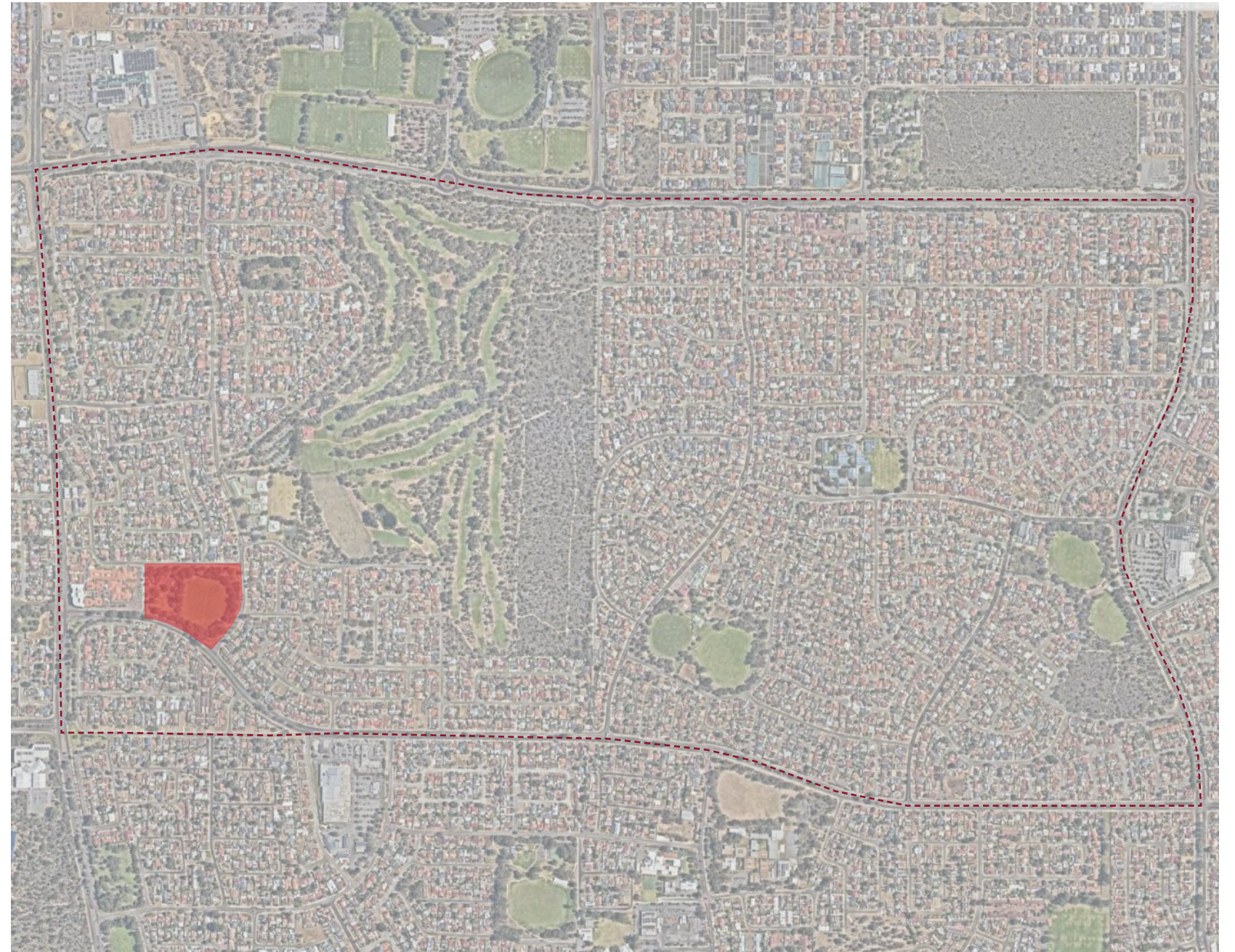
1.1 THE SITE: LOCATION

CABRINI PARK

Cabrini Park, situated along Marangaroo Drive in Marangaroo, comprises two lots. With an approximate land area of 3.5 hectares, Cabrini Park holds the classification of a Local Park and is Crown Land vested to the City of Wanneroo for public recreation purposes.

The park is surrounded by residential areas to the north, east, and south, while the western boundary is adjacent to an Italian aged care complex.

In terms of topography, the land has a nine metre fall from the northeastern border to the southwestern border of the reserve. Between the playing field and the car park / change room there is a three-metre elevation change.



SITE IMAGES SOURCE: NEARMAP 2024

1.2 THE SITE: EXISTING INFRASTRUCTURE

The existing infrastructure consists of:

- Change rooms toilet block
- Active reserve
- Basketball facility
- Playground facility
- Park benches
- Car park
- Floodlighting
- Water
- Power



SITE IMAGES SOURCE: UDLA

1.3 SITE ANALYSIS

ISSUES AND CONSIDERATIONS

In accordance with the City of Wanneroo Active Reserves Master Plan and the Project Brief, the following concerns and considerations were identified:

1. The change rooms and toilet block, constructed in 1980, does not comply with current Australian Standards.
2. The floodlighting for the active reserve does not meet the current Australian Standard AS2560 for large ball sports training.
3. The basketball pad, measuring 9m x 7m, lacks lighting.
4. The playground facilities are in reasonable condition and they will be maintained as is. However, the playground is deemed unsafe due to its proximity to roads and the absence of fencing.
5. During the site visit, it was observed that there is no designated accessible area for wheelchairs users. Currently, they seem to utilize the shaded spot near the playground.
6. The car park, consisting of 30 bitumen-marked bays, includes only one accessible bay.
7. The existing water fountain is in good condition.
8. The footpaths around the park are disconnected - mainly the section along Giralt Road.
9. The seven existing park benches might need replacing.
10. Power services need investigation, particularly for the toilet block and floodlights.
10. There is an insufficient bin area.
11. Hydrozoning of the park has not been undertaken.
12. The trees on site are mature so clearing is not recommended.



AERIAL IMAGE

2.0 STRATEGY

2.1 RECOMMENDATIONS

1. Demolish change rooms and toilet block and design and construct a new pavilion to current Australian Standards.
2. Upgrade the floodlighting for the active reserve, with new lights meeting Australian Standard AS2560 for large ball sports training.
3. Demolish the existing basketball pad and build a new 3x3 basketball court, including lighting to meet Australian Standards.
4. Establish a BBQ area with tables, seating, shade structure, and a seating wall connecting the space to the basketball court.
5. Install a soft fall mulch area around the play equipment, and partially enclose this area to mitigate the possible dangers associated with the area's proximity to roads.
6. Install a hardscape area on the north side of the playground – an area that is shaded by existing trees. This new hardscape area will improve the park's accessibility to people in wheelchairs, and provide an area for park users to socialise in the shade.
7. Relocate the water fountain to the covered area at the north of the new pavilion.
8. Design and construct a new path on the East side of the park, along Giralt Road.
9. Replace the seven existing park benches.
10. Install a new enclosed bin storage area on the East side of the proposed pavilion.
11. Design and construct an informal path network with integrated areas of native planting to encourage a better usage of the shade area amongst the existing mature trees.

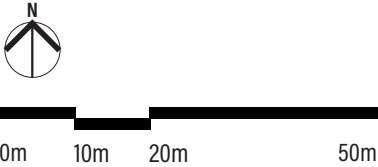


DETAILED PLAN OF PLAY AREA - NTS

2.2 OVERALL PLAN



- KEY**
- A Pavilion including activity room (255 sqm)
 - B Path connections along Giralt Road
 - C 3x3 Basketball court with 2x light poles (15 m*11 m)
 - D BBQ area with tables and benches
 - E Partially fenced playground
 - F Mulch area to Northern side of playground
 - G Floodlights
 - H Accessible socialising area for people in wheelchairs
 - I Existing cricket nets
 - Ecozones along path (native plants and mulch in between trees)
 - Indicative light cone
 - Proposed trees
 - Existing play equipment
 - Site boundary
 - Path network (gravel)
 - Fencing
 - Retaining wall / seating wall
 - To be demolished / replaced



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CLIENT
CITY OF WANNEROO

PROJECT
WANCP CABRINI PARK MASTERPLAN

DRAWING
MASTERPLAN - STRATEGY

DRAWING NUMBER
L000

ISSUE DATE
30/01/24

REVISION
B

SCALE
1:1000 @ A3

DRAWN BY
ST

3.0 COST



3.1 COST ESTIMATE BY HWA

FULL ESTIMATE SUMMARY NOTES

As per HWA trade breakup (refer to the annexure at the end of this document), please note the following:

- Preliminary advice including design and costings have not been received from services structural or civil consultants, as such, HWA have priced these trades based upon similar projects. However, cost advice has been received from UDLA for the landscaping components.
- Site infrastructure costs including power upgrades, reticulated fire services, etc. have all been excluded, as the potential requirements are unknown. A nominal amount of \$20,000 has been included for hydraulic headworks, subject to confirmation.
- Loose furniture and equipment has been included at \$10,000 to accommodate fitout of the activity room.
- Design contingency has been included at 10%, while construction contingency has been included at 5%.
- Professional fees have been included at 10%, while separate project management fees have been excluded.
- Escalation has been included for 18 months at 7% based upon AIQS forecast indices.
- Public art, client costs and GST have also been excluded.

Full Estimate Summary

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
	Site Preparation & Demolition	2.96	250.40	87,640		87,640
	Hardscape	8.04	678.86	237,600		237,600
	Softscape	2.03	171.50	60,025		60,025
	Irrigation	0.71	59.99	20,995		20,995
	Furniture	6.47	546.29	191,200		191,200
	Lighting	7.64	645.71	226,000		226,000
	Building Works	36.98	3,124.57	1,093,600		1,093,600
	Preliminaries	7.81	659.83	230,940		230,940
	Subtotal					<u>2,148,000</u>
	Design Contingency	7.27	614.29	215,000		215,000
	Construction Contingency	3.65	308.57	108,000		108,000
	Authority Costs & Headworks	1.01	85.71	30,000		30,000
	Loose Furniture & Equipment	0.34	28.57	10,000		10,000
	AV Services & Equipment					
	Client Project Costs					
	Professional Fees	8.52	720.00	252,000		252,000
	Escalation	6.56	554.29	194,000		194,000
	GST					
	Subtotal					<u>809,000</u>
	TOTAL					<u>2,957,000</u>
GFA: 350m2.		100.00	8,448.57	2,957,000		2,957,000
Final Total : \$						2,957,000

EXTRACT FROM PAGE 3 - HWA REPORT

4.0 ANNEXURE



4.1 TRADE BREAKUP - PAGE 1/3

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 1 Site Preparation & Demolition						
	Landscape					
1	Remove existing vegetation for installation of plantings and mulch, trim and grade to design levels - Assume new garden beds to generally follow existing contours	2,050.00	m2	10.00		20,500.00
2	Subtotal					20,500.00
	Hardcourt					
3	Break up and remove existing hardcourt	56.00	m2	60.00		3,360.00
4	E/o for ring and footing	1.00	Item	500.00		500.00
5	Clear site and box out vegetation to additional area, as required	109.00	m2	15.00		1,635.00
6	Trim and form levels for new court	165.00	m2	5.00		825.00
7	Subtotal					6,320.00
	Paving & Gravel					
8	Clear site and box out vegetation for new surfaces, including trim and form levels - Concrete Paving	798.00	m2	15.00		11,970.00
9	Clear site and box out vegetation for new surfaces, including trim and form levels - Gravel Fines	585.00	m2	15.00		8,775.00
10	Subtotal					20,745.00
	Playground					
11	Clear, flatten and compact ground to receive softfall	220.00	m2	10.00		2,200.00
12	Subtotal					2,200.00
	New Pavilion					
13	Demolish existing pavilion entirely, including verandahs, pavings and services disconnection	115.00	m2	125.00		14,375.00
14	Remove existing bollards adjacent carpark		Item			1,000.00
15	Remove tree and grub up roots/trim as required		Item			3,000.00
16	Sundry demolitions including adjacent pads, retaining walls, etc.		Item			6,000.00
17	Allow to remove/relocate existing light pole	1.00	No	1,500.00		1,500.00
18	Site clearance including excavate and dispose of spoil to reduce levels	600.00	m2	20.00		12,000.00
19	Subtotal					37,875.00
Site Preparation & Demolition				Total :		87,640.00
Trade : 2 Hardscape						
	Asphalt Paving					

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 2 Hardscape (Continued)						
	Make good to existing asphalt paving, kerbings, etc. affected by the works - Provisional		Item			7,500.00
	Subtotal					7,500.00
	Concrete Paving					
	Broom swept concrete paving, including formwork, DPM, joints and reo - As required	798.00	m2	150.00		119,700.00
	Subtotal					119,700.00
	Gravel Fines					
	Supply and install compacted gravel fines	585.00	m2	75.00		43,875.00
	Subtotal					43,875.00
	Synthetic Courts					
	Reinforced concrete paving, including formwork, DPM, joints, etc.	165.00	m2	150.00		24,750.00
	Plexipave finish or similar	165.00	m2	40.00		6,600.00
	Allow for linemarking		Item			1,000.00
	Reinforced concrete pad footing - Ring		Item			1,200.00
	Supply and install new basketball ring - Provisional		Item			5,000.00
	Subtotal					38,550.00
	Constructed Edges					
	Supply and install concrete edge	373.00	m	75.00		27,975.00
	Subtotal					27,975.00
Hardscape				Total :		237,600.00
Trade : 3 Softscape						
	Supply and install tubestock 2/m2	2,050.00	m2	7.00		14,350.00
	Supply and install 100l tree	11.00	No	400.00		4,400.00
	Supply and install soil conditioner	2,050.00	m2	4.00		8,200.00
	Supply and install mulch	2,050.00	m2	7.50		15,375.00
	Arborist and tree protection		Item			10,000.00
	Supply and install softfall sand/mulch	220.00		35.00		7,700.00
Softscape				Total :		60,025.00
Trade : 4 Irrigation						
	Garden bed irrigation	2,050.00	m2	10.00		20,500.00

4.1 TRADE BREAKUP - PAGE 2/3

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 4 Irrigation						
2	Irrigation to tree	11.00	No	45.00		495.00
3						
4	Assume new irrigation to tap into existing system		Note			
Irrigation				Total :		20,995.00
Trade : 5 Furniture						
	Custom Seating/Retaining Wall					
1	Reinforced concrete strip footing - Curved	31.00	m	300.00		9,300.00
2	Insitu concrete seating wall including battens over - Curved	31.00	m	900.00		27,900.00
3	Subtotal					37,200.00
	Bench Seating					
4	Supply and install bench seating including footings - 1800 Linea or similar	8.00	No	3,000.00		24,000.00
5	Subtotal					24,000.00
	Drink Fountains					
6	Relocate existing drink fountains, including minor service adjustments - Provisional		Item			4,500.00
7	New drink fountains - Excluded		Note			
8	Subtotal					4,500.00
	Bins					
9	Supply and install bin enclosure including footings - Escola or similar	3.00	No	4,000.00		12,000.00
10	Subtotal					12,000.00
	Table & Seating					
11	Table with two benches including footings, etc. - Provisional	4.00	No	7,000.00		28,000.00
12	Subtotal					28,000.00
	BBO					
13	BBQ supply and install - Provisional	1.00	No	15,000.00		15,000.00
14	Assume no services required - Stand alone, gas bottle services		Note			
15	Subtotal					15,000.00
	Bike Racks					
16	Supply and install bike racks	10.00	No	800.00		8,000.00
17	Subtotal					8,000.00

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 5 Furniture						
	Fencing					
	Allow for low height fencing to existing play area, including footings and make good works	125.00	m2	300.00		37,500.00
	Subtotal					37,500.00
	Shade Structures					
	Supply and install shade structure to BBQ area, including footings, columns, roofing, lighting, etc. - Provisional		Item			25,000.00
	Subtotal					25,000.00
Furniture				Total :		191,200.00
Trade : 6 Lighting						
	Allow to decommission and remove existing light pole and footing, make good surface	2.00	No	2,000.00		4,000.00
	Reinforced concrete pad footing - Fields	3.00	No	5,000.00		15,000.00
	Reinforced concrete pad footing - Basketball	2.00	No	1,000.00		2,000.00
	Electrical service reticulation including trenching, conduits, cabling, power connections, board modifications, etc.	1.00	Item	50,000.00		50,000.00
	Supply and install 30m poles, including floodlights, etc.	4.00	No	30,000.00		120,000.00
	Supply and install 7m pole, including floodlights, etc. - Basketball	2.00	No	12,500.00		25,000.00
	Electrical contractor preliminaries, including mobilisation, as-cons, manuals, etc.		Item			10,000.00
Lighting				Total :		226,000.00
Trade : 7 Building Works						
	Building Works					
	Builders preliminaries measured separately		Note			
	New pavilion including substructure, walls, roof, doors, windows, finishes, services, etc.	255.00	m2	3,500.00		892,500.00
	Verandah, including roofing and paving	77.00	m2	900.00		69,300.00
	Subtotal					961,800.00
	Siteworks & Services					
	Siteworks and demolitions - See Separate trades		Note			
	Allow for sundry paving works, outside of the building/verandah line - Provisional		Item			25,000.00

4.1 TRADE BREAKUP - PAGE 3/3

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 7 Building Works		(Continued)				
7	Masonry retaining walls including footings, tanking and backfill	54.00	m	700.00		37,800.00
8	Fencing & gates including AC enclosures - Excluded		Note			
9	Outbuildings including binstores and sheds - Exlcuded		Note			
10	Allow for minor landscape make good upon completion of the works		Item			1,500.00
11	Stormwater drainage including collection and disposal - Provisional		Item			15,000.00
12	Sewer drainage including modification and connection to new - Provisional		Item			15,000.00
13	Water supply including modification and connection to new - Provisional		Item			7,500.00
14	Gas - Excluded		Note			
15	Fire services including hydrants, hose reels, tanks and pumps - Excluded		Note			
16	External electrical connection including new switchboard and cabling - SSMB replacement excluded		Item			30,000.00
17	Subtotal					131,800.00
18						
19	Power upgrade - Excluded, TBC by client		Note			
Building Works				Total :		1,093,600.00
Trade : 8 Preliminaries						
1	Preliminarties 12%		Item			230,940.00
Preliminaries				Total :		230,940.00
Trade : 9 Subtotal						
Subtotal				Total :		
Trade : 10 Design Contingency						
1	Design contingency 10%		Item			215,000.00
Design Contingency				Total :		215,000.00
Trade : 11 Construction Contingency						
1	Construction contingency 5%		Item			108,000.00

Trade Breakup

Job Name : MASTERPLAN 1		Job Description				
Client's Name: UDLA		City of Wanneroo - Cabrini Park Masterplan				
Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Trade : 12 Authority Costs & Headworks						
Construction Contingency						Total : 108,000.00
Trade : 12 Authority Costs & Headworks						
Allow for permits, fees and levys			Item			10,000.00
Headworks allowance			Item			20,000.00
Electrical power upgrade - Excluded			Note			
Authority Costs & Headworks				Total :		30,000.00
Trade : 13 Loose Furniture & Equipment						
Loose furniture & equipment - Provisional			Item			10,000.00
Loose Furniture & Equipment				Total :		10,000.00
Trade : 14 AV Services & Equipment						
AV equipment - Excluded			Note			
AV Services & Equipment				Total :		
Trade : 15 Client Project Costs						
Client costs - Excluded			Note			
Client Project Costs				Total :		
Trade : 16 Professional Fees						
Professional fees, say 10%			Item			252,000.00
Professional Fees				Total :		252,000.00
Trade : 17 Escalation						
Escalation for 18 months, 7%			Item			194,000.00
Escalation				Total :		194,000.00
Trade : 18 GST						
GST - Excluded			Note			
GST				Total :		

UDLA

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