



sala4D

Landscape architecture.
Urban design.
Public domain.

**DESIGN REPORT
APPENDICES**

YASS, BOOKHAM AND WEE JASPER
MAIN STREET MASTERPLANS

Appendix 1: Yass Main Street Masterplan

Masterplan

Sections

Photomontages

Material Palette

Prioritised Schedule of Works

Schedule of Works Cost Estimate



- Ref 1.01 - Install new town entry signage of the northern approach, past Wargelia Road, to include rationalisation and removal of signage, landscaping and weed removal. (Signage design finalised separately)
- Ref 1.02 - Install asphalt pull-in parking area adjacent to entry sign at the northern approach to TNSW standards to allow opportunities to appreciate the views and promote tourism (provisional sum for design and construction budget)
- Ref 1.03 - Remove weeds in Bango Creek (with an ongoing eradication plan) to improve town presentation
- Ref 1.10 - Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Yass Valley Way from the entrance to Victoria Park to Yass River bridge to create a tree-lined town entry and succession planting (includes removal of Poplars)
- Ref 1.04 - Plant small ornamental trees under power lines and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting
- Ref 1.09 - Install pole-top motion sensor lighting along path along Yass Valley Way from the entrance to Victoria Park to Yass River bridge to improve night-time passive surveillance and safety
- Ref 1.04 - Plant trees (where not under power lines) and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting
- Ref 1.05 - Prune Plane trees along Yass Valley Way (northern approach) to create consistent clear stem heights and remove epicormic growth
- Ref 1.07 - Line mark bicycle lanes and paint bicycle symbols along Yass Valley Way (northern and southern approach), from the service station and Carra Cottage to Yass shared path, in consultation with NSW transport to promote active travel
- Ref 2.01 - Council to continue to support and implement Zone 5: The Railway Line to Yass Junction proposals (restored for railway track/ rail trail purposes) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 0.09 - Remove weeds along Yass River and public open space with an ongoing eradication plan
- Ref 0.12 - Provide accessible paths at compliant grades
- Ref 2.05 - Install Yass Shared Path and cultural trail per 2.04 (construction budget) and seek grant funding
- Ref 2.04 - Commission detail design by consultants for Yass Shared Path (Joe O'Connor Park) and cultural trail to include: a 2.5m wide shared concrete path along Yass River through Joe O'Connor Park signage, tree planting, seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly
- Ref 2.07 - Install Yass Shared Path (west of Yass bridge) and cultural trail to include: a 2.5 metre wide shared concrete path along the river in Joe O'Connor Park; signage, tree planting; seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly
- Ref 0.25 - Review directional signage to designated RV parking locations (in Joe O'Connor Park and Yass Valley Caravan Park) from caravan parking locations within town

- Ref 2.23 - Regenerate Chinaman's creek in consultation with DPIE, between Rossi Street and Yass River, to include: weed removal; re-profiling banks; riparian and tree planting; and signage
- Ref 2.24 - Commission detail design by consultants of Yass Shared Path and cultural trail, between Rossi Street and Yass River, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly
- Ref 2.23 - Regenerate Chinaman's creek in consultation with DPIE, between Rossi Street and Yass River, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage
- Ref 2.25 - Install Yass Shared Path and cultural trail per 2.22 (construction budget) and seek grant funding
- Ref 2.26 - Install interpretive artwork along shared path, adjacent to the river and Chinaman's Creek, interpreting Aboriginal, agricultural and environmental heritage
- Ref 1.08 - Provide additional bench seating adjacent to river and within Riverbank Park, coloured to represent different community organisations
- Ref 2.24 - Commission detail design by consultants of Yass Shared Path and cultural trail, between Rossi Street and Yass River, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly
- Ref 0.01 - Update yass valley council's management plans and strategic policy to include outcomes from this masterplanning exercise
- Ref 0.07 - Regenerate Yass River through riparian planting and terrestrial tree planting and remove rubbish/ debris

- Ref 0.06 - Investigate improvements to Yass River low level crossing between Ford Street and Warrambulook Street which provides more reliable and alternate access to the mainstreet during flood
- Ref 3.05 - Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees
- Ref 3.48 - Install safe pedestrian crossing point on Ross Street (to align with Yass Shared Path) in consultation with TNSW to improve pedestrian safety and linkages throughout the town
- Ref 2.27 - Negotiate a land swap landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 0.26 - Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy
- Ref 2.06 - Council to continue to support and implement Zone 4: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.02 - Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage, tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 2.03 - Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding
- Ref 3.44 - Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfigurations; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting
- Ref 3.45 - Install centre parking to Rossi Street per 3.44 (construction budget)
- Ref 3.46 - Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 3.47 - Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 0.21 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)
- Ref 2.08 - Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.09 - Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.
- Ref 2.10 - Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding

- Ref 0.06 - Investigate improvements to Yass River low level crossing between Ford Street and Warrambulook Street which provides more reliable and alternate access to the mainstreet during flood
- Ref 3.05 - Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees
- Ref 3.48 - Install safe pedestrian crossing point on Ross Street (to align with Yass Shared Path) in consultation with TNSW to improve pedestrian safety and linkages throughout the town
- Ref 2.27 - Negotiate a land swap landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 0.26 - Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy
- Ref 2.06 - Council to continue to support and implement Zone 4: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.02 - Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage, tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 2.03 - Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding
- Ref 3.44 - Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfigurations; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting
- Ref 3.45 - Install centre parking to Rossi Street per 3.44 (construction budget)
- Ref 3.46 - Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 3.47 - Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 0.21 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)
- Ref 2.08 - Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.09 - Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.
- Ref 2.10 - Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding

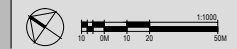
- Ref 0.06 - Investigate improvements to Yass River low level crossing between Ford Street and Warrambulook Street which provides more reliable and alternate access to the mainstreet during flood
- Ref 3.05 - Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees
- Ref 3.48 - Install safe pedestrian crossing point on Ross Street (to align with Yass Shared Path) in consultation with TNSW to improve pedestrian safety and linkages throughout the town
- Ref 2.27 - Negotiate a land swap landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 0.26 - Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy
- Ref 2.06 - Council to continue to support and implement Zone 4: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.02 - Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage, tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 2.03 - Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding
- Ref 3.44 - Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfigurations; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting
- Ref 3.45 - Install centre parking to Rossi Street per 3.44 (construction budget)
- Ref 3.46 - Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 3.47 - Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 0.21 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)
- Ref 2.08 - Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.09 - Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.
- Ref 2.10 - Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding

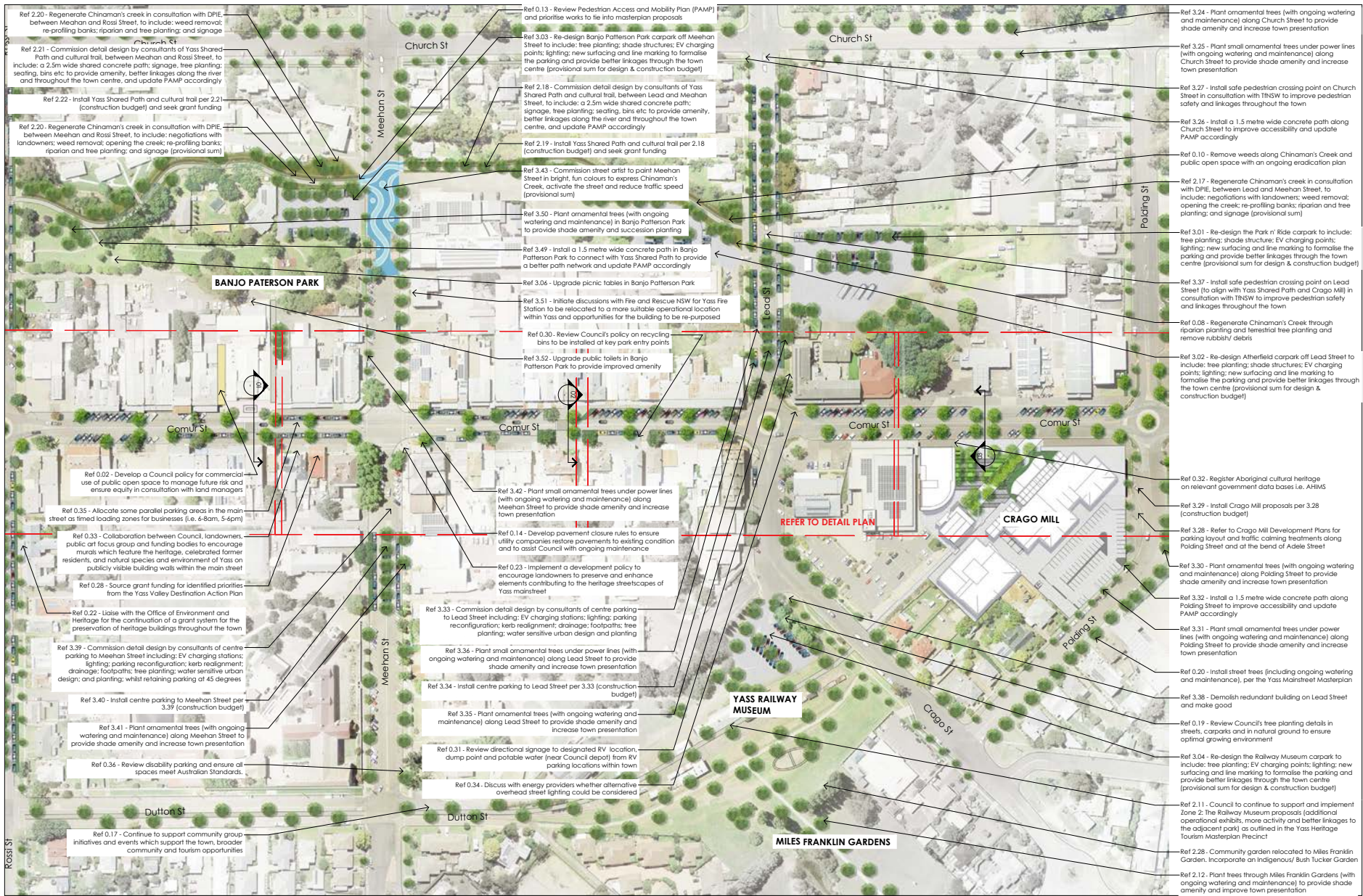
- Ref 0.06 - Investigate improvements to Yass River low level crossing between Ford Street and Warrambulook Street which provides more reliable and alternate access to the mainstreet during flood
- Ref 3.05 - Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees
- Ref 3.48 - Install safe pedestrian crossing point on Ross Street (to align with Yass Shared Path) in consultation with TNSW to improve pedestrian safety and linkages throughout the town
- Ref 2.27 - Negotiate a land swap landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 0.26 - Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy
- Ref 2.06 - Council to continue to support and implement Zone 4: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.02 - Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage, tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly
- Ref 2.03 - Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding
- Ref 3.44 - Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfigurations; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting
- Ref 3.45 - Install centre parking to Rossi Street per 3.44 (construction budget)
- Ref 3.46 - Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 3.47 - Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation
- Ref 0.21 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)
- Ref 2.08 - Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct
- Ref 2.09 - Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.
- Ref 2.10 - Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding

sala4D
public domain, urban design, landscape architecture
www.sala4d.com

Yass Mainstreet Masterplan

Rev - 20/03/2023 Sheet 1/3



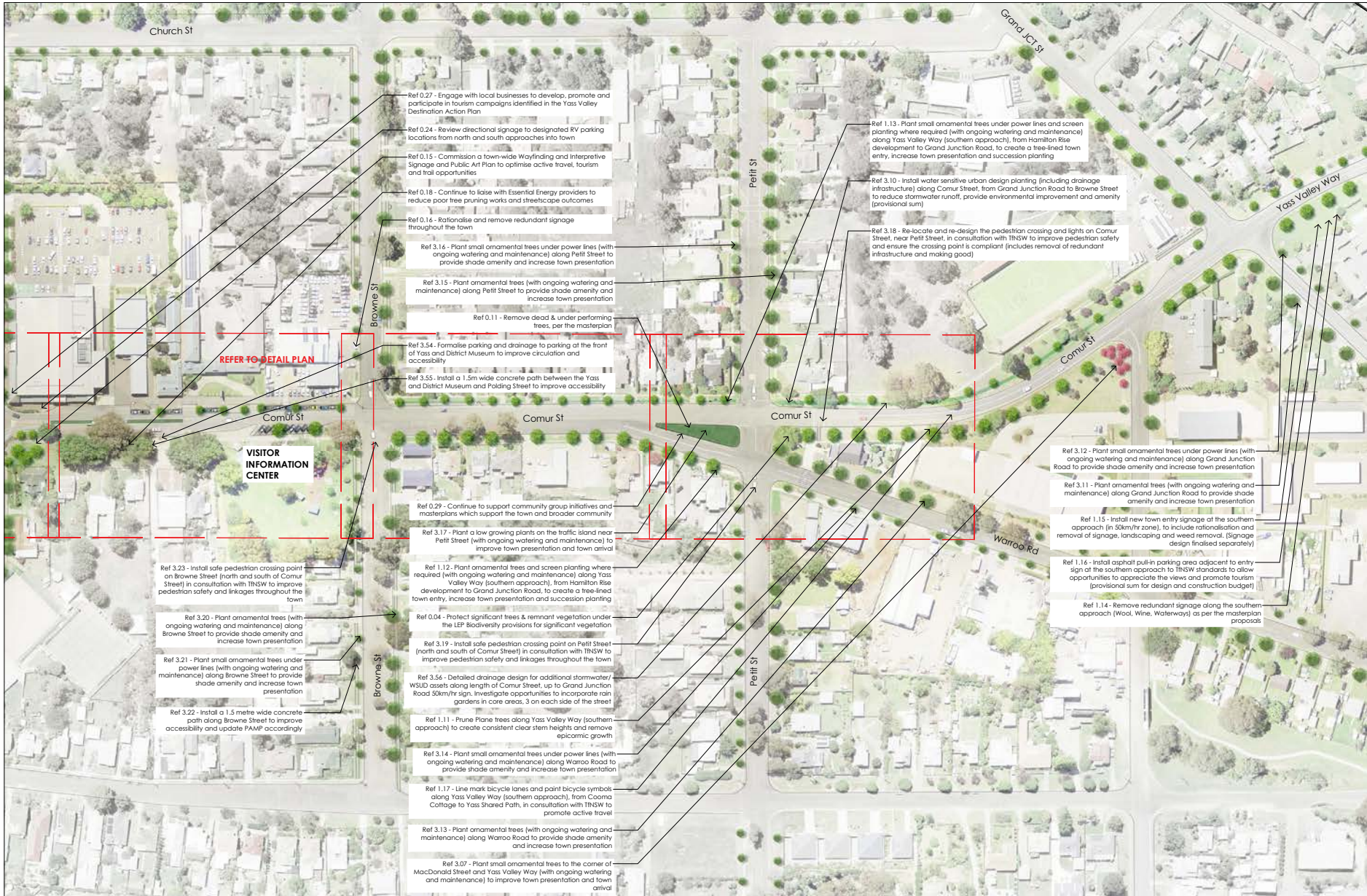


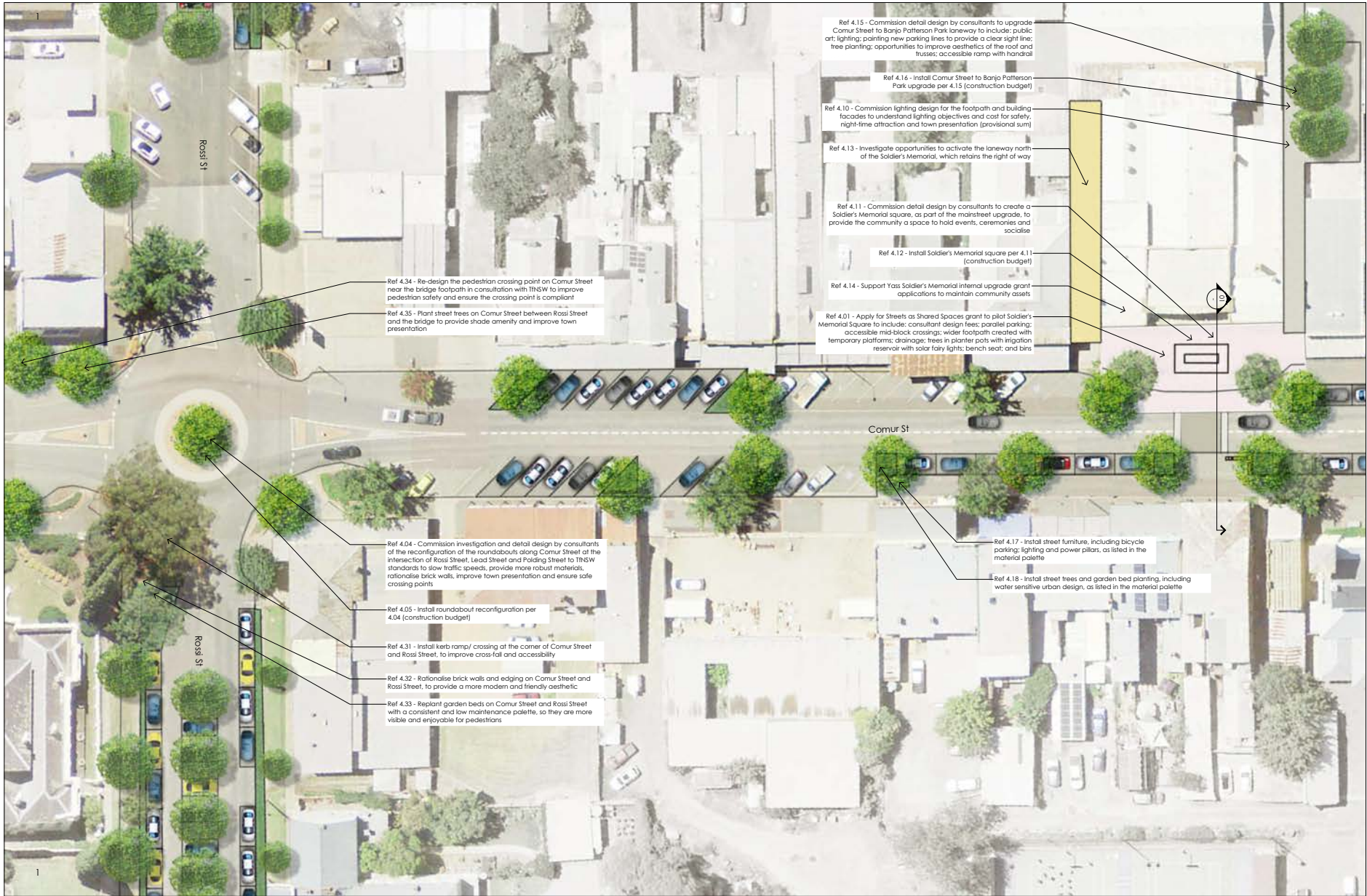
sala4D Yass Mainstreet Masterplan

public domain urban design landscape architecture
www.sala4d.com

Rev - 20/03/2023 Sheet 2/3

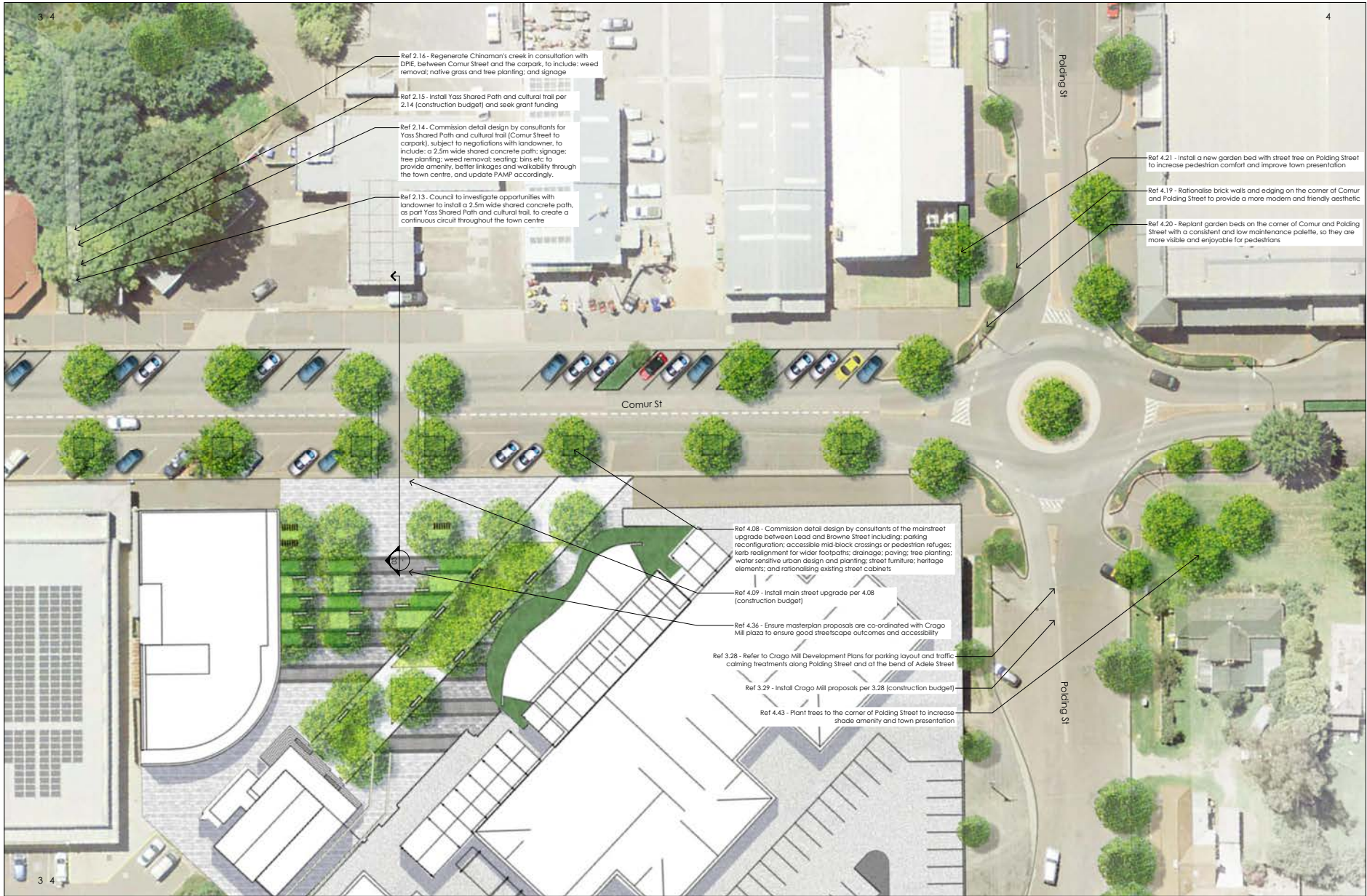












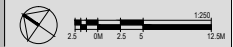




sala4D
public domain · urban design · landscape architecture
www.sala4D.com

Yass Mainstreet Masterplan Detail

Rev - 20/03/2023 Sheet 6/7







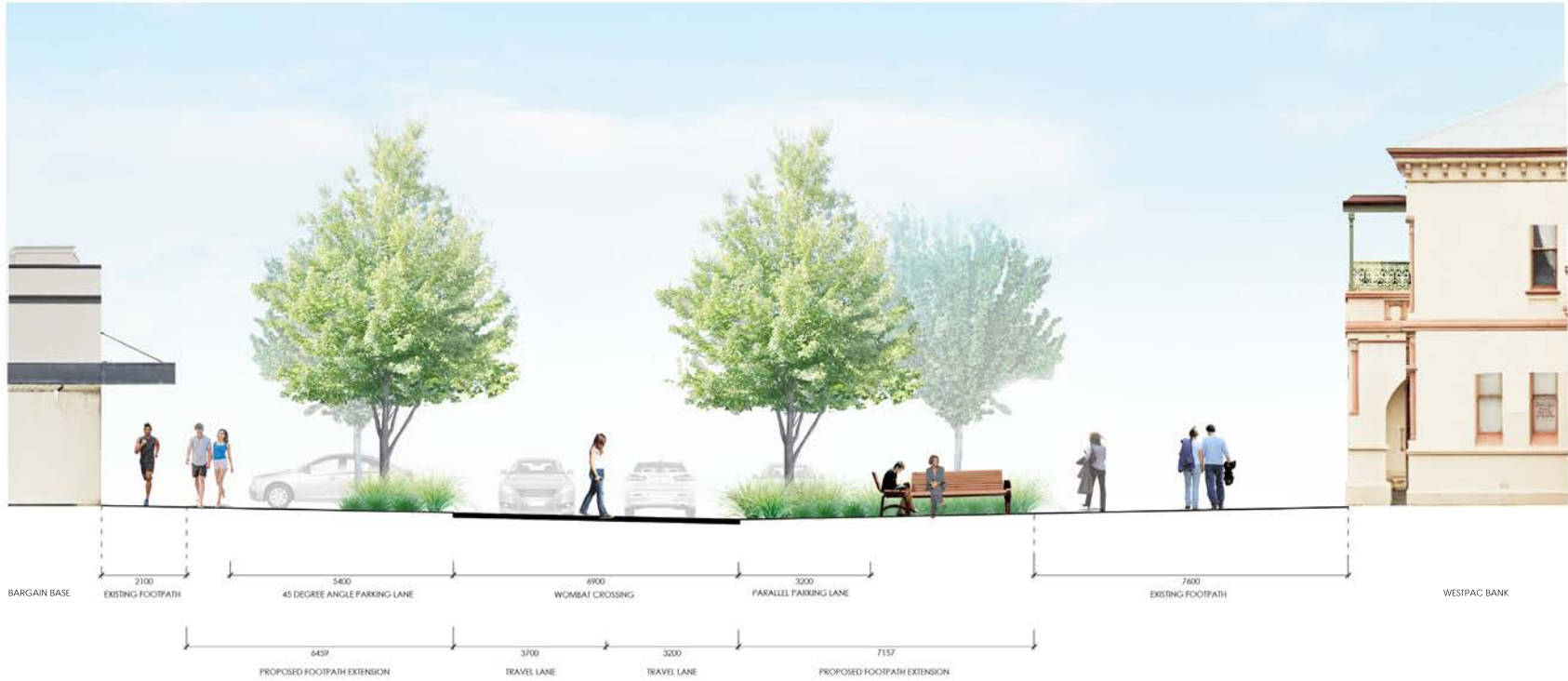
sala4D

Yass Mainstreet Masterplan

Rev: 14/07/2022

SECTION A-A COMUR STREET TO MEMORIAL HALL





sala4D
urban design | landscape architecture | interior architecture

Yass Mainstreet Masterplan

SECTION B-B
 COMUR STREET TO WESTPAC BANK



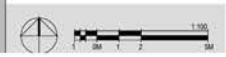


sala4D
urban design landscape architecture

Yass Mainstreet Masterplan

Rev -
 14/07/2022

SECTION C-C COMUR STREET TO CRAGO MILL





sala4D

Yass Mainstreet Masterplan

SECTION D-D TYPICAL CENTER AISLE
PARALLEL PARKING TO SIDE STREETS

Rev. 14/07/2022





Existing conditions



Artist impression

Ref 4.10 - Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)

Ref 4.02 - Apply for Streets as Shared Spaces grant to pilot outdoor dining pop-ups outside Westpac Bank to include: consultant design fees; parallel parking; accessible mid-block crossings; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; bins; and temporary glass (or alternative) wind break/ enclosure

Ref 4.17 - Install street furniture, including bicycle parking and power pillars, as listed in the material palette

Ref 4.28 - Work with TNSW to trial a reduced speed limit along Comur Street, between Ross and Lead Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TNSW recommendations

Ref 4.27 - Work with TNSW to conduct pedestrian counts to establish if Comur Street is a High Pedestrian Action Area

Ref 4.06 - Commission detail design by consultants of the mainstreet upgrade between Ross Street and Lead Street including: parking reconfiguration; accessible mid-block crossings; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; heritage elements; and rationalising existing street cabinets

Ref 4.07 - Install main street upgrade per 4.06 (construction budget)

Ref 4.18 - Install street trees and garden bed planting, including water sensitive urban design, as listed in the material palette



Existing conditions



Artist impression



Existing conditions



Artist impression

- Ref 4.17 - Install street furniture, including bicycle parking and power pillars, as listed in the material palette
- Ref 4.29 - Work with TNSW to reduce the speed limit with the option to expand the trial area from Lead Street to Browne Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TNSW recommendations
- Ref 4.43 - Plant trees to the corner of Polding Street to increase shade amenity and town presentation
- Ref 4.20 - Replant garden beds on the corner of Comur and Polding Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians
- Ref 4.37 - Install traffic calming median planting along Comur Street, between Brown Street and Polding Street, to slow traffic speeds and provide a sense of town arrival and activity (design and construction budget)
- Ref 4.19 - Rationalise brick walk and edging on the corner of Comur and Polding Street to provide a more modern and friendly aesthetic
- Ref 4.09 - Install main street upgrade per 4.08 (construction budget)
- Ref 4.08 - Commission detail design by consultants of the mainstreet upgrade between Lead and Browne Street including: parking reconfiguration; accessible mid-block crossings or pedestrian refuges; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; heritage elements; and rationalising existing street cabinets
- Ref 4.10 - Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)
- Ref 4.18 - Install street trees and garden bed planting, including water sensitive urban design, as listed in the material palette



Existing conditions



Artist impression

MAIN STREET TREES



Fraxinus pennsylvanica 'Cimmaron'
Cimmaron Ash
13m H x 8m W



Acer x freemanii 'Autumn Blaze'
Canadian Maple
13m H x 10m W



Melia azedarach 'Elte'
White Cedar
10m H x 8m W



Pyrus ussuriensis
Manchurian Pear
9m H x 7m W

SIDE STREET TREES(UNDER POWERLINES)



Pistacia chinensis
Chinese Pistachio
8m H x 6m W



Prunus cerasifera 'Nigra'
Black Cherry Plum
5m H x 4m W



Prunus serrulata 'Kanzan'
Flowering Pink Cherry
5m H x 4m W



Lagerstroemia indica 'Pink Velour'
Crape Myrtle
4m H x 3m W

NOTE:
Indicative species only. Exact planting selections to be confirmed separately.

SHRUBS, GROUNDCOVERS AND GRASSES



Coprosma repens 'Lemon and Lime'
Mirror Bush



Trachelospermum jasminoides
Chinese Star Jasmine



Bergenia cordifolia
Heartleaf Bergenia



Lomandra longifolia 'Katirus'
Katirus Longifolia

SOCIAL NODE AND OUTDOOR DINING SPACE



Lagerstroemia 'Sioux'
In Bloom



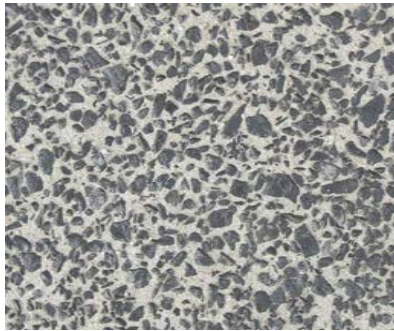
Liriope muscari 'Isabella'
Liriope Isabella



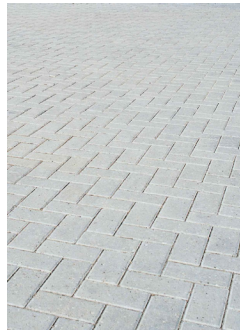
Rhaphiolepis indica 'Oriental Pearl'
Indian Hawthorn

NOTE:
Indicative species only. Exact planting selections to be confirmed separately.

PAVING



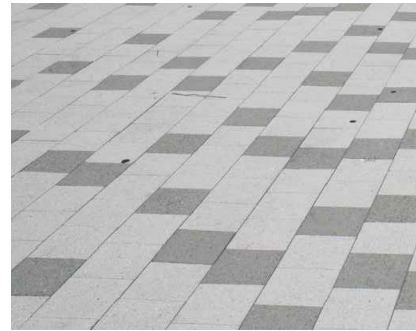
EXPOSED CONCRETE AGGREGATE:
Social nodes and memorial space



BRICK PAVING



ASPHALT FOOTPATH WITH GREY BRICK TRIM



GREY BRICK PAVING WOMBAT CROSSING



CONCRETE SIDE STREETS

STREET FURNITURE



SEATS:
Fupfy foundry, premier cast iron frame with composite timber slats



BNS:
Street Furniture Australia, Monsoon, dual recycling and waste, powder coated, 120L



CYCLE RACKS:
Street Furniture Australia, Semi-Hoop, galvanized or stainless steel



FAIRY LIGHTS TO SELECTED MATURE TREES



UPLIGHTING TO SELECTED LESS ESTABLISHED TREES

SOCIAL NODES



SEATS:
Satubumi elementary bench seats



FLOWER POT:
Satubumi GRC Cityscape range

YASS MAINSTREET MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS	
		PRINCIPLES OF DESIGN										OTHER							
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain
0.00	POLICY AND COUNCIL WIDE PROJECTS																		
0.01	Update Yass Valley Council's Management Plans and strategic policy to include outcomes from this masterplanning exercise	X	X	X	X	X	X	X	X	X				X	X	X	12	2	✓
0.02	Develop a Council policy for commercial use of public open space to manage future risk and ensure equity in consultation with land managers	X	X								X			X	X		5	9	
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community										X				X	X	3	11	
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation					X		X			X					X	4	10	
0.05	Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees														X	X	2	12	
0.06	Investigate improvements to Yass River low level crossing between Ford Street and Warrambalulah Street which provides more reliable and alternate access to the mainstreet during flood										X			X	X		3	11	
0.07	Regenerate Yass River through riparian planting and terrestrial tree planting and remove rubbish/ debris					X					X	X			X	X	5	9	
0.08	Regenerate Chinaman's Creek through riparian planting and terrestrial tree planting and remove rubbish/ debris					X		X			X	X			X	X	6	8	
0.09	Remove weeds along Yass River and public open space with an ongoing eradication plan										X	X			X	X	4	10	
0.10	Remove weeds along Chinaman's Creek and public open space with an ongoing eradication plan										X	X			X	X	4	10	
0.11	Remove dead & under performing trees, per the masterplan										X				X	X	3	11	
0.12	Provide accessible paths at compliant grades	X	X	X			X				X	X		X	X		8	6	
0.13	Review Pedestrian Access and Mobility Plan (PAMP) and prioritise works to tie into masterplan proposals			X							X	X		X			4	10	
0.14	Develop pavement closure rules to ensure utility companies restore pavements to existing condition and to assist Council with ongoing maintenance			X											X		2	12	
0.15	Commission a town-wide Wayfinding and Interpretive Signage and Public Art Plan to optimise active travel, tourism and trail opportunities									X		X			X		3	11	

YASS MAINSTREET MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA											SCORE	RANK	QUICK WIN PROJECTS			
		PRINCIPLES OF DESIGN							OTHER									
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health				CPTED	Multi-Use	Operational Benefit
0.16	Rationalise and remove redundant signage throughout the town									X				X		2	12	
0.17	Continue to support community group initiatives and events which support the town, broader community and tourism opportunities									X				X		2	12	
0.18	Continue to liaise with Essential Energy providers to reduce poor tree pruning works and streetscape outcomes					X	X							X	X	4	10	
0.19	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment					X	X			X				X	X	5	9	
0.20	Install street trees (including ongoing watering and maintenance), per the Yass Mainstreet Masterplan					X	X			X				X		4	10	
0.21	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)							X		X	X					3	11	
0.22	Liaise with the Office of Environment and Heritage for the continuation of a grant system for the preservation of heritage buildings throughout the town									X				X		2	12	
0.23	Implement a development policy to encourage landowners to preserve and enhance elements contributing to the heritage streetscapes of Yass mainstreet									X				X		2	12	
0.24	Review directional signage to designated RV parking locations from north and south approaches into town							X		X				X		3	11	
0.25	Review directional signage to designated 'RV' parking locations (in Joe O'Connor Park and Yass Valley Caravan Park) from caravan parking locations within town							X		X				X		3	11	
0.26	Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy									X				X		2	12	
0.27	Engage with local businesses to develop, promote and participate in tourism campaigns identified in the Yass Valley Destination Action Plan									X				X		2	12	
0.28	Source grant funding for identified priorities from the Yass Valley Destination Action Plan									X				X		2	12	
0.29	Continue to support community group initiatives and masterplans which support the town and broader community									X				X	X	3	11	
0.30	Review Council's policy on recycling bins to be installed at key park entry points							X						X	X	3	11	
0.31	Review directional signage to designated RV location, dump point and potable water (near Council depot) from RV parking locations within town							X		X				X		3	11	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA											SCORE	RANK	QUICK WIN PROJECTS				
		PRINCIPLES OF DESIGN								OTHER									
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health				CPTED	Multi-Use	Operational Benefit	Environmental Gain
0.32	Register Aboriginal cultural heritage on relevant government data bases i.e. AHIMS											X			X	X	3	11	
0.33	Collaboration between Council, landowners, public art focus group and funding bodies to encourage murals which feature the heritage, celebrated former residents, and natural species and environment of Yass on publicly visible building walls within the main street											X		X		X	3	11	
0.34	Discuss with energy providers whether alternative overhead street lighting could be considered				X							X	X		X		4	10	
0.35	Allocate some parallel parking areas in the main street as timed loading zones for businesses (i.e. 6-8am, 5-6pm)			X										X	X		3	11	
0.36	Review disability parking and ensure all spaces meet Australian Standards.			X								X	X		X		4	10	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS		
		PRINCIPLES OF DESIGN								OTHER									
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use				Operational Benefit	Environmental Gain
1.00	TOWN ENTRANCES AND SIGNAGE																		
1.01	Install new town entry signage at the northern approach, past Wargeila Road, to include rationalisation and removal of signage, landscaping and weed removal. (Signage design finalised separately)								X	X				X	3	11	✓		
1.02	Install asphalt (2 part seal) pull-in parking area adjacent to entry sign at the northern approach to TfNSW standards to allow opportunities to appreciate the views and promote tourism (provisional sum for design and construction budget)									X				X	2	12	✓		
1.03	Remove weeds in Bango Creek (with an ongoing eradication plan) to improve town presentation													X	X	2	12		
1.04	Plant trees (where not under power lines) and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting					X		X							X	3	11		
1.05	Prune Plane trees along Yass Valley Way (northern approach) to create consistent clear stem heights and remove epicormic growth		X					X						X	X	4	10		
1.06	Plant small ornamental trees under power lines and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting					X		X							X	3	11		
1.07	Line mark bicycle lanes and paint bicycle symbols along Yass Valley Way (northern approach), from the service station to Yass shared path, in consultation with TfNSW to promote active travel		X							X	X		X			4	10		
1.08	Provide additional bench seating adjacent to river and within Riverbank Park, coloured to represent different community organisations								X		X					2	12		
1.09	Install pole-top motion sensor lighting along path along Yass Valley Way from the entrance of Victoria Park to Yass River bridge to improve night-time passive surveillance and safety			X						X	X	X		X		5	9		
1.10	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Yass Valley Way from the entrance to Victoria Park to Yass River bridge to create a tree-lined town entry and succession planting (includes removal of Poplars)					X		X							X	3	11		
1.11	Prune Plane trees along Yass Valley Way (southern approach) to create consistent clear stem heights and remove epicormic growth		X					X						X	X	4	10		
1.12	Plant ornamental trees and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (southern approach), from Hamilton Rise development to Grand Junction Road, to create a tree-lined town entry, increase town presentation and succession planting					X		X							X	3	11		
1.13	Plant small ornamental trees under power lines and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (southern approach), from Hamilton Rise development to Grand Junction Road, to create a tree-lined town entry, increase town presentation and succession planting					X		X							X	3	11		

**YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS**

REF.	ACTION	SCORING CRITERIA												SCORE	RANK	QUICK WIN PROJECTS				
		PRINCIPLES OF DESIGN							OTHER											
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED				Multi-Use	Operational Benefit	Environmental Gain	
1.14	Remove redundant signage along the southern approach (Wool, Wine, Waterways) as per the masterplan proposals										X				X			2	12	
1.15	Install new town entry signage at the southern approach (in 50km/hr zone), to include rationalisation and removal of signage, landscaping and weed removal. (Signage design finalised separately)									X	X				X			3	11	✓
1.16	Install asphalt pull-in parking area adjacent to entry sign at the southern approach to TfNSW standards to allow opportunities to appreciate the views and promote tourism (provisional sum for design and construction budget)										X				X			2	12	✓
1.17	Line mark bicycle lanes and paint bicycle symbols along Yass Valley Way (southern approach), from Cooma Cottage to Yass Shared Path, in consultation with TfNSW to promote active travel			X							X	X		X				4	10	
2.00	YASS SHARED PATH AND CHINAMAN'S CREEK RESTORATION																			
2.01	Council to continue to support and implement Zone 5: The Railway Line to Yass Junction proposals (restored for railway track/ rail trail purposes) as outlined in the Yass Heritage Tourism Masterplan Precinct										X	X		X				4	10	
2.02	Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage; tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly							X	X	X	X	X	X	X	X	X		9	5	✓
2.03	Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding							X	X	X	X	X	X	X	X	X		9	5	✓
2.04	Commission detail design by consultants for Yass Shared Path (Joe O'Connor Park) and cultural trail to include: a 2.5m wide shared concrete path along Yass River through Joe O'Connor Park; signage; tree planting; seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly							X	X	X	X	X	X	X	X	X		9	5	✓
2.05	Install Yass Shared Path and cultural trail per 2.04 (construction budget) and seek grant funding							X	X	X	X	X	X	X	X	X		9	5	✓
2.06	Council to continue to support and implement Zone 6: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct										X			X	X	X		4	10	
2.07	Install Yass Shared Path (west of Yass bridge) and cultural trail to include: a 2.5 metre wide shared concrete path along the river in Joe O'Connor Park; signage; tree planting; seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly							X	X	X	X	X	X	X	X	X		9	5	
2.08	Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct										X	X		X		X		6	8	
2.09	Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.							X	X	X	X	X	X	X	X	X		9	5	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS		
		PRINCIPLES OF DESIGN							OTHER										
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use				Operational Benefit	Environmental Gain
2.10	Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding						X	X	X		X	X	X	X	X	9	5		
2.11	Council to continue to support and implement Zone 2: The Railway Museum proposals (additional operational exhibits, more activity and better linkages to the adjacent park) as outlined in the Yass Heritage Tourism Masterplan Precinct										X			X	X	3	11		
2.12	Plant trees through Miles Franklin Gardens (with ongoing watering and maintenance) to provide shade amenity and improve town presentation					X		X							X	3	11		
2.13	Council to investigate opportunities with landowner to install a 2.5m wide shared concrete path, as part Yass Shared Path and cultural trail, to create a continuous circuit throughout the town centre						X	X	X		X	X	X		X	X	8	6	✓
2.14	Commission detail design by consultants for Yass Shared Path and cultural trail (Comur Street to park n' ride), subject to negotiations with landowner, to include: a 2.5m wide shared concrete path; signage; tree planting; weed removal; seating; bins etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.						X	X	X		X	X	X	X	X	9	5		
2.15	Install Yass Shared Path and cultural trail per 2.14 (construction budget) and seek grant funding						X	X	X		X	X	X	X	X	9	5		
2.16	Regenerate Chinaman's creek in consultation with DPIE, between Comur Street and the carpark, to include: weed removal; native grass and tree planting; and signage										X				X	X	4	10	
2.17	Regenerate Chinaman's creek in consultation with DPIE, between Lead and Meehan Street, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage (provisional sum)										X				X	X	4	10	
2.18	Commission detail design by consultants of Yass Shared Path and cultural trail, between Lead and Meehan Street, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly						X	X	X		X	X	X	X	X	9	5		
2.19	Install Yass Shared Path and cultural trail per 2.18 (construction budget) and seek grant funding						X	X	X		X	X	X	X	X	9	5		
2.20	Regenerate Chinaman's creek in consultation with DPIE, between Meehan and Rossi Street, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage (provisional sum)										X				X	X	4	10	
2.21	Commission detail design by consultants of Yass Shared Path and cultural trail, between Meehan and Rossi Street, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly						X	X	X		X	X	X	X	X	9	5		
2.22	Install Yass Shared Path and cultural trail per 2.21 (construction budget) and seek grant funding						X	X	X		X	X	X	X	X	9	5		
2.23	Regenerate Chinaman's creek in consultation with DPIE, between Rossi Street and Yass River, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage										X				X	X	4	10	

YASS MAINSTREET MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS	
		PRINCIPLES OF DESIGN										OTHER							
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain
2.24	Commission detail design by consultants of Yass Shared Path and cultural trail, between Rossi Street and Yass River, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly						X	X	X			X	X	X	X	X	9	5	
2.25	Install Yass Shared Path and cultural trail per 2.22 (construction budget) and seek grant funding						X	X	X			X	X	X	X	X	9	5	
2.26	Install interpretive artwork along shared path, adjacent the river and Chinaman's Creek, interpreting Aboriginal, agricultural and environmental heritage											X					1	13	
2.27	Negotiate a land swap with landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly						X	X				X	X		X	X	7	7	
2.28	Community garden relocated to Miles Franklin Garden. Incorporate an Indigenous/ Bush Tucker Garden												X		X	X	3	11	
3.00	SIDE STREETS AND REAR CARPARKING																		
3.01	Re-design the Park n' Ride carpark to include: tree planting; shade structure; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)				X	X					X	X		X		X	6	8	
3.02	Re-design Atherfield carpark off Lead Street to include: tree planting; shade structures; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)				X	X					X	X		X		X	6	8	
3.03	Re-design Banjo Patterson Park carpark off Meehan Street to include: tree planting; shade structures; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)		X	X	X					X	X		X		X		7	7	✓
3.04	Re-design the Railway Museum carpark to include: tree planting; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)				X	X					X	X		X		X	6	8	
3.05	Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access														X	X	2	12	
3.06	Upgrade picnic tables in Banjo Patterson Park										X						2	12	
3.07	Plant small ornamental trees to the corner of MacDonald Street and Yass Valley Way (with ongoing watering and maintenance) to improve town presentation and town arrival						X		X							X	3	11	
3.08	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Comur Street, from Grand Junction Road to Petit Street, to create a tree-lined town entry and succession planting						X		X							X	3	11	
3.09	Plant ornamental trees (with ongoing watering and maintenance) along Comur Street, from Petit Street to Browne Street, to create a tree-lined town entry, increase town presentation and succession planting						X		X							X	3	11	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS	
		PRINCIPLES OF DESIGN										OTHER							
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain
3.10	Install water sensitive urban design planting (including drainage infrastructure) along Comur Street, from Grand Junction Road to Browne Street to reduce stormwater runoff, provide environmental improvement and amenity (provisional sum)														X	X	2	12	
3.11	Plant ornamental trees (with ongoing watering and maintenance) along Grand Junction Road to provide shade amenity and increase town presentation					X	X									X	3	11	
3.12	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Grand Junction Road to provide shade amenity and increase town presentation					X	X									X	3	11	
3.13	Plant ornamental trees (with ongoing watering and maintenance) along Warroo Road to provide shade amenity and increase town presentation					X	X									X	3	11	
3.14	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Warroo Road to provide shade amenity and increase town presentation					X	X									X	3	11	
3.15	Plant ornamental trees (with ongoing watering and maintenance) along Petit Street to provide shade amenity and increase town presentation					X	X									X	3	11	
3.16	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Petit Street to provide shade amenity and increase town presentation					X	X									X	3	11	
3.17	Plant a low growing plants on the traffic island near Petit Street (with ongoing watering and maintenance) to improve town presentation and town arrival														X	X	2	12	
3.18	Re-locate and re-design the pedestrian crossing and lights on Comur Street, near Petit Street, in consultation with TfNSW to improve pedestrian safety and ensure the crossing point is compliant (includes removal of redundant infrastructure and making good)			X							X	X			X		4	10	
3.19	Install safe pedestrian crossing point on Petit Street (north and south of Comur Street) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town			X							X	X			X		4	10	
3.20	Plant ornamental trees (with ongoing watering and maintenance) along Browne Street to provide shade amenity and increase town presentation					X	X									X	3	11	
3.21	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Browne Street to provide shade amenity and increase town presentation					X	X									X	3	11	
3.22	Install a 1.5 metre wide concrete path along Browne Street to improve accessibility and update PAMP accordingly			X							X	X			X		4	10	
3.23	Install safe pedestrian crossing point on Browne Street (north and south of Comur Street) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town			X							X	X			X		4	10	
3.24	Plant ornamental trees (with ongoing watering and maintenance) along Church Street to provide shade amenity and increase town presentation					X	X									X	3	11	
3.25	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Church Street to provide shade amenity and increase town presentation					X	X									X	3	11	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS
		PRINCIPLES OF DESIGN										OTHER						
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit			
3.26	Install a 1.5 metre wide concrete path along Church Street to improve accessibility and update PAMP accordingly			X							X	X		X	4	10		
3.27	Install safe pedestrian crossing point on Church Street in consultation with TfNSW to improve pedestrian safety and linkages throughout the town			X							X	X		X	4	10		
3.28	Refer to Crago Mill Development Plans for parking layout and traffic calming treatments along Polding Street and at the bend of Adele Street			X											1	13		
3.29	Install Crago Mill proposals per 3.28 (construction budget)			X											1	13		
3.30	Plant ornamental trees (with ongoing watering and maintenance) along Polding Street to provide shade amenity and increase town presentation					X		X						X	3	11		
3.31	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Polding Street to provide shade amenity and increase town presentation					X		X						X	3	11		
3.32	Install a 1.5 metre wide concrete path along Polding Street to improve accessibility and update PAMP accordingly			X						X	X			X	4	10		
3.33	Commission detail design by consultants of centre parking to Lead Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting			X	X	X	X			X	X			X	X	8	6	
3.34	Install centre parking to Lead Street per 3.33 (construction budget)			X	X	X	X			X	X			X	X	8	6	
3.35	Plant ornamental trees (with ongoing watering and maintenance) along Lead Street to provide shade amenity and increase town presentation					X		X						X	3	11		
3.36	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Lead Street to provide shade amenity and increase town presentation					X		X						X	3	11		
3.37	Install safe pedestrian crossing point on Lead Street (to align with Yass Shared Path and Crago Mill) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town			X							X	X		X	4	10		
3.38	Demolish redundant building on Lead Street and make good													X	1	13		
3.39	Commission detail design by consultants of centre parking to Meehan Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design; and planting; whilst retaining parking at 45 degrees	X		X	X	X	X			X	X		X	X	9	5	✓	
3.40	Install centre parking to Meehan Street per 3.39 (construction budget)	X		X	X	X	X			X	X		X	X	9	5	✓	
3.41	Plant ornamental trees (with ongoing watering and maintenance) along Meehan Street to provide shade amenity and increase town presentation					X		X						X	3	11		

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS
		PRINCIPLES OF DESIGN										OTHER						
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit			
3.42	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Meehan Street to provide shade amenity and increase town presentation					X		X							X	3	11	
3.43	Commission street artist to paint Meehan Street in bright, fun colours to express Chinaman's Creek, activate the street and reduce traffic speed (provisional sum)	X		X							X			X		4	10	✓
3.44	Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting	X		X	X	X	X			X	X			X	X	9	5	
3.45	Install centre parking to Rossi Street per 3.44 (construction budget)	X		X	X	X	X			X	X			X	X	9	5	
3.46	Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation					X		X							X	3	11	
3.47	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation					X		X							X	3	11	
3.48	Install safe pedestrian crossing point on Rossi Street (to align with Yass Shared Path) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town			X						X	X			X		4	10	
3.49	Install a 1.5 metre wide concrete path in Banjo Patterson Park to connect with Yass Shared Path to provide a better path network and update PAMP accordingly									X	X			X		3	11	
3.50	Plant ornamental trees (with ongoing watering and maintenance) in Banjo Patterson Park to provide shade amenity and succession planting					X		X							X	3	11	
3.51	Initiate discussions with Fire and Rescue NSW for Yass Fire Station to be relocated to a more suitable operational location within Yass and opportunities for the building to be re-purposed	X	X	X										X		4	10	
3.52	Upgrade public toilets in Banjo Patterson Park to provide improved amenity									X				X		2	2	
3.53	Initiate discussions with Ambulance Service NSW to re-purpose the Ambulance Building													X		1	13	
3.54	Formalise parking and drainage to parking at the front of Yass and District Museum to improve circulation and accessibility									X				X		2	12	
3.55	Install a 1.5m wide concrete path between the Yass and District Museum and Polding Street to improve accessibility			X						X	X			X		4	10	
3.56	Detailed drainage design for additional stormwater/ WSUD assets along length of Comur Street, up to Grand Junction Road 50km/hr sign. Investigate opportunities to incorporate rain gardens in core areas, 3 on each side of the street													X	X	2	12	
3.57	Investigate opportunities to provide additional car space/s in front of former Ambulance Station			X										X	X	3	11	

**YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS**

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS		
		PRINCIPLES OF DESIGN								OTHER										
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain	
3.58	Review extent of taxi rank verse disability parking spaces along Meehan Street, near Comur Street intersection			X									X	X			3	11		
3.59	Convert existing loading zone to two parallel parking spaces on Lead Street			X									X	X			3	11		
4.00	MAINSTREET PRECINCT																			
	Apply for Streets as Shared Spaces grant to pilot Soldier's Memorial Square to include: consultant design fees; parallel parking; accessible mid-block crossings; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; and bins	X		X	X	X	X	X	X			X	X	X	X		X	12	2	✓
4.01	Apply for Streets as Shared Spaces grant to pilot outdoor dining pop-ups outside Westpac bank to include: consultant design fees; parallel parking; accessible mid-block crossings; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; bins; and temporary glass (or alternative) wind break/ enclosure	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	✓
4.02	Apply for Streets as Shared Spaces grant to pilot social nodes outside Australia Post and Newsagents to include: consultant design fees; parallel parking; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; bicycling parking; and bins	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	✓
4.03	Commission investigation and detail design by consultants of the reconfiguration of the roundabouts along Comur Street at the intersection of Rossi Street, Lead Street and Polding Street to TfNSW standards to slow traffic speeds, provide more robust materials, rationalise brick walls, improve town presentation and ensure safe crossing points	X	X	X								X				X	5	9		
4.04	Install roundabout reconfiguration per 4.04 (construction budget)	X	X	X								X				X	5	9		
4.05	Commission detail design by consultants of the mainstreet upgrade between Rossi Street and Lead Street including: parking reconfiguration; accessible mid-block crossings; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; lighting; heritage elements; and rationalising existing street cabinets	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	✓
4.06	Install main street upgrade per 4.06 (construction budget)	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	✓
4.07	Commission detail design by consultants of the mainstreet upgrade between Lead and Browne Street including: parking reconfiguration; accessible mid-block crossings or pedestrian refuges; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; heritage elements; and rationalising existing street cabinets	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	
4.08	Install main street upgrade per 4.08 (construction budget)	X	X	X	X	X	X	X	X			X	X	X	X		X	13	1	
4.09	Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)	X			X							X			X		4	10		
4.10	Commission detail design by consultants to create a Soldier's Memorial square, as part of the mainstreet upgrade, to provide the community a space to hold events, ceremonies and socialise	X		X	X	X	X	X	X			X	X	X	X		X	12	2	✓
4.11				X	X	X	X	X	X			X	X	X	X		X	12	2	✓

YASS MAINSTREET MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS
		PRINCIPLES OF DESIGN										OTHER						
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit			
4.12	Install Soldier's Memorial square per 4.11 (construction budget)	X	X	X	X	X	X	X	X		X	X	X	X	X	12	2	✓
4.13	Investigate opportunities to activate the laneway north of the Soldier's Memorial, which retains the right of way										X		X			2	12	
4.14	Support Yass Soldier's Memorial internal upgrade grant applications to maintain community assets													X		1	13	
4.15	Commission detail design by consultants to upgrade Comur Street to Banjo Patterson Park laneway to include: public art; lighting; painting new parking lines to provide a clear sight line; tree planting; opportunities to improve aesthetics of the roof and trusses; accessible ramp with handrail			X	X	X		X	X		X	X		X	X	9	5	✓
4.16	Install Comur Street to Banjo Patterson Park upgrade per 4.15 (construction budget)			X	X	X		X	X		X	X		X	X	9	5	✓
4.17	Install street furniture, including bicycle parking; lighting and power pillars, as listed in the material palette	X	X	X	X			X		X	X					7	7	
4.18	Install street trees and garden bed planting, including water sensitive urban design, as listed in the material palette	X	X			X		X		X	X	X		X		8	6	
4.19	Rationalise brick walls and edging on the corner of Comur and Polding Street to provide a more modern and friendly aesthetic			X			X			X	X		X			5	9	✓
4.20	Replant garden beds on the corner of Comur and Polding Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians									X	X		X	X		4	10	✓
4.21	Install a new garden bed with street tree on Polding Street to increase pedestrian comfort and improve town presentation					X				X	X			X		4	10	✓
4.22	Rationalise brick walls and edging on the corner of Comur and Lead Street to provide a more modern and friendly aesthetic			X			X			X	X		X			5	9	✓
4.23	Replant garden beds on the corner of Comur and Lead Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians									X	X		X	X		4	10	✓
4.24	Rationalise brick walls and edging on the corner of Comur and Meehan Street to provide a more modern and friendly aesthetic			X			X			X	X		X			5	9	✓
4.25	Replant garden beds on the corner of Comur and Meehan Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians									X	X		X	X		4	10	✓
4.26	Encourage and work with landowners to open up laneways along Comur Street for public access to create a network of historic walking trails which promotes the history of Yass and encourages tourists			X						X		X	X			4	10	

YASS MAINSTREET MASTERPLAN

PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA													SCORE	RANK	QUICK WIN PROJECTS				
		PRINCIPLES OF DESIGN								OTHER											
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use				Operational Benefit	Environmental Gain		
4.27	Work with TfNSW to conduct pedestrian counts to establish if Comur Street is a High Pedestrian Action Area	X	X	X										X			X	X	6	8	✓
4.28	Work with TfNSW to trial a reduced speed limit along Comur Street, between Rossi and Lead Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TfNSW recommendations	X	X	X										X			X	X	6	8	✓
4.29	Work with TfNSW to reduce the speed limit with the option to expand the trial area from Lead Street to Browne Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TfNSW recommendations	X	X	X										X			X	X	6	8	
4.30	Install new speed limit signage, subject to findings, and remove redundant signage	X	X	X										X			X	X	6	8	
4.31	Install kerb ramp/ crossing at the corner of Comur Street and Rossi Street, to improve cross-fall and accessibility			X										X	X		X		4	10	
4.32	Rationalise brick walls and edging on Comur Street and Rossi Street, to provide a more modern and friendly aesthetic			X			X							X		X	X		5	9	✓
4.33	Replant garden beds on Comur Street and Rossi Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians													X		X	X	X	4	10	✓
4.34	Re-design the pedestrian crossing point on Comur Street near the bridge footpath in consultation with TfNSW to improve pedestrian safety and ensure the crossing point is compliant			X										X	X		X		4	10	
4.35	Plant street trees on Comur Street between Rossi Street and the bridge to provide shade amenity and improve town presentation						X		X								X		3	11	
4.36	Ensure masterplan proposals are co-ordinated with Crago Mill plaza to ensure good streetscape outcomes and accessibility	X	X	X	X	X	X	X	X					X	X	X	X	X	13	1	
4.37	Install traffic calming median planting along Comur Street, between Brown Street and Polding Street, to slow traffic speeds and provide a sense of town arrival and activity (design and construction budget)	X	X	X										X		X	X	X	7	7	✓
4.38	Rehabilitate the footpath including gradient/ crossfall to provide an accessible path of travel along Comur Street, between Browne Street and Woolworths			X										X	X		X		4	10	
4.39	Prune hedges to the front of VIC toilets and remove Cordyline from garden bed in Comur Street, to improve site lines and safety													X		X	X		3	11	✓
4.40	Review directional signage for RV parking and other facilities along Yass Valley Way and relocate as required													X			X		2	12	
4.41	Review VIC directional signage as part of Yass entrance signage and relocate as required													X			X		2	12	

YASS MAINSTREET MASTERPLAN
PRIORITISED SCHEDULE OF WORKS

REF.	ACTION	SCORING CRITERIA														SCORE	RANK	QUICK WIN PROJECTS		
		PRINCIPLES OF DESIGN										OTHER								
		A street for participating in events	A street for alfresco dining	A street that facilitates ease of movement	Provide feature lighting	More street trees for character & shade	Wide pavements for activity	Shaded footpaths	More street furniture & signage	More electric vehicle charging stations	Tourism	Health	CPTED	Multi-Use	Operational Benefit				Environmental Gain	
4.42	Install Instagram picture frame to Coronation Park, near the VIC, to promote Yass town centre and the area								X		X							2	12	
4.43	Plant trees to the corner of Polding Street to increase shade amenity and town presentation					X		X								X		3	11	
4.44	Incorporate opportunities for footpath gradient to remove or reduce the number of steps into building entries			X						X	X			X				4	10	
4.45	Formalise car parking and vehicle access for museum, and bus pick-up/ drop-off area										X			X				2	12	

Scoring criteria is based on Planning Institute of Aust. (2011). *Creating Places for People, an Urban Design Protocol for Australian Cities*

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.00	POLICY AND COUNCIL WIDE PROJECTS				
0.01	Update Yass Valley Council's Management Plans and strategic policy to include outcomes from this masterplanning exercise				
0.02	Develop a Council policy for commercial use of public open space to manage future risk and ensure equity in consultation with land managers				
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non Aboriginal community				
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation				
0.05	Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees				
0.06	Investigate improvements to Yass River low level crossing between Ford Street and Warrambalulah Street which provides more reliable and alternate access to the mainstreet during flood				
0.07	Regenerate Yass River through riparian planting and terrestrial tree planting and remove rubbish/ debris				
0.08	Regenerate Chinaman's Creek through riparian planting and terrestrial tree planting and remove rubbish/ debris				
0.09	Remove weeds along Yass River and public open space with an ongoing eradication plan				
0.10	Remove weeds along Chinaman's Creek and public open space with an ongoing eradication plan				
0.11	Remove dead & under performing trees, per the masterplan				
0.12	Provide accessible paths at compliant grades				
0.13	Review Pedestrian Access and Mobility Plan (PAMP) and prioritise works to tie into masterplan proposals				
0.14	Develop pavement closure rules to ensure utility companies restore pavements to existing condition and to assist Council with ongoing maintenance				
0.15	Commission a town-wide Wayfinding and Interpretive Signage and Public Art Plan to optimise active travel, tourism and trail opportunities				
0.16	Rationalise and remove redundant signage throughout the town				
0.17	Continue to support community group initiatives and events which support the town, broader community and tourism opportunities				
0.18	Continue to liaise with Essential Energy providers to reduce poor tree pruning works and streetscape outcomes				

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.19	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment				
0.20	Install street trees (including ongoing watering and maintenance), per the Yass Mainstreet Masterplan				
0.21	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others (annual allocation)				
0.22	Liaise with the Office of Environment and Heritage for the continuation of a grant system for the preservation of heritage buildings throughout the town				
0.23	Implement a development policy to encourage landowners to preserve and enhance elements contributing to the heritage streetscapes of Yass mainstreet				
0.24	Review directional signage to designated RV parking locations from north and south approaches into town				
0.25	Review directional signage to designated 'RV' parking locations (in Joe O'Connor Park and Yass Valley Caravan Park) from caravan parking locations within town				
0.26	Continue to support the strategic priorities and associated actions that have been established in the Yass Valley Destination Action Plan to grow and develop the Yass Valley visitor economy				
0.27	Engage with local businesses to develop, promote and participate in tourism campaigns identified in the Yass Valley Destination Action Plan				
0.28	Source grant funding for identified priorities from the Yass Valley Destination Action Plan				
0.29	Continue to support community group initiatives and masterplans which support the town and broader community				
0.30	Review Council's policy on recycling bins to be installed at key park entry points				
0.31	Review directional signage to designated RV location, dump point and potable water (near Council depot) from RV parking locations within town				
0.32	Register Aboriginal cultural heritage on relevant government data bases i.e. AHIMS				
0.33	Collaboration between Council, landowners, public art focus group and funding bodies to encourage murals which feature the heritage, celebrated former residents, and natural species and environment of Yass on publicly visible building walls within the main street				
0.34	Discuss with energy providers whether alternative overhead street lighting could be considered				
0.35	Allocate some parallel parking areas in the main street as timed loading zones for businesses (i.e. 6-8am, 5-6pm)				
0.36	Review disability parking and ensure all spaces meet Australian Standards.				

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
1.00	TOWN ENTRANCES AND SIGNAGE				
1.01	Install new town entry signage at the northern approach, past Wargeila Road, to include rationalisation and removal of signage, landscaping and weed removal. (Signage design finalised separately)	PC	1	\$15,000	\$15,000
1.02	Install asphalt (2 part seal) pull-in parking area adjacent to entry sign at the northern approach to TfNSW standards to allow opportunities to appreciate the views and promote tourism (provisional sum for design and construction budget)	PC	1	\$25,000	\$25,000
1.03	Remove weeds in Bango Creek (with an ongoing eradication plan) to improve town presentation	PC	1	\$8,000	\$8,000
1.04	Plant trees (where not under power lines) and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting	ea	20	\$500	\$10,000
1.05	Prune Plane trees along Yass Valley Way (northern approach) to create consistent clear stem heights and remove epicormic growth	ea	20	\$100	\$2,000
1.06	Plant small ornamental trees under power lines and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (northern approach), from the town entry signage to Victoria Park, to create a tree-lined town entry, increase town presentation and succession planting	ea	20	\$500	\$10,000
1.07	Line mark bicycle lanes and paint bicycle symbols along Yass Valley Way (northern approach), from the service station to Yass shared path, in consultation with TfNSW to promote active travel	lm	5000	\$5	\$25,000
1.08	Provide additional bench seating adjacent to river and within Riverbank Park, coloured to represent different community organisations	ea	3	\$6,000	\$18,000
1.09	Install pole-top motion sensor lighting along path along Yass Valley Way from the entrance of Victoria Park to Yass River bridge to improve night-time passive surveillance and safety	ea	20	\$5,000	\$100,000
1.10	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Yass Valley Way from the entrance to Victoria Park to Yass River bridge to create a tree-lined town entry and succession planting (includes removal of Poplars)	ea	31	\$500	\$15,500
1.11	Prune Plane trees along Yass Valley Way (southern approach) to create consistent clear stem heights and remove epicormic growth	ea	40	\$100	\$4,000
1.12	Plant ornamental trees and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (southern approach), from Hamilton Rise development to Grand Junction Road, to create a tree-lined town entry, increase town presentation and succession planting	ea	30	\$500	\$15,000
1.13	Plant small ornamental trees under power lines and screen planting where required (with ongoing watering and maintenance) along Yass Valley Way (southern approach), from Hamilton Rise development to Grand Junction Road, to create a tree-lined town entry, increase town presentation and succession planting	ea	30	\$500	\$15,000
1.14	Remove redundant signage along the southern approach (Wool, Wine, Waterways) as per the masterplan proposals	PC	1	\$2,000	\$2,000
1.15	Install new town entry signage at the southern approach (in 50km/hr zone), to include rationalisation and removal of signage, landscaping and weed removal. (Signage design finalised separately)	PC	1	\$15,000	\$15,000
1.16	Install asphalt pull-in parking area adjacent to entry sign at the southern approach to TfNSW standards to allow opportunities to appreciate the views and promote tourism (provisional sum for design and construction budget)	PC	1	\$20,000	\$20,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
1.17	Line mark bicycle lanes and paint bicycle symbols along Yass Valley Way (southern approach), from Cooma Cottage to Yass Shared Path, in consultation with TfNSW to promote active travel	lm	5000	\$5	\$25,000
					Subtotal
					\$324,500
				30%	Contingency
					\$97,350
					Town Entrances & Signage estimate
					\$421,850
2.00	YASS SHARED PATH AND CHINAMAN'S CREEK RESTORATION				
2.01	Council to continue to support and implement Zone 5: The Railway Line to Yass Junction proposals (restored for railway track/ rail trail purposes) as outlined in the Yass Heritage Tourism Masterplan Precinct	PC	1	TBD	TBD
2.02	Commission detail design by consultants for Yass Shared Path (west) and cultural trail to include: a 2.5m shared concrete path from the weir to Yass Tramway; upgrade of the weir crossing; signage; tree planting; seating etc to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly	PC	1	\$40,000	\$40,000
2.03	Install Yass Shared Path and cultural trail per 2.02 (construction budget) and seek grant funding	PC	1	\$395,000	\$395,000
2.04	Commission detail design by consultants for Yass Shared Path (Joe O'Connor Park) and cultural trail to include: a 2.5m wide shared concrete path along Yass River through Joe O'Connor Park; signage, tree planting; seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly	PC	1	\$25,000	\$25,000
2.05	Install Yass Shared Path and cultural trail per 2.04 (construction budget) and seek grant funding	PC	1	\$225,000	\$225,000
2.06	Council to continue to support and implement Zone 6: The riverbank developments (Aboriginal cultural trail, associated performance spaces, landscape and promotion of relevant activities) as outlined in the Yass Heritage Tourism Masterplan Precinct	PC	1	TBD	TBD
2.07	Install Yass Shared Path (west of Yass bridge) and cultural trail to include: a 2.5 metre wide shared concrete path along the river in Joe O'Connor Park; signage; tree planting; seating etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly	PC	1	\$530,000	\$530,000
2.08	Council to continue to support and implement Zone 3: Dutton Street proposals (landscaped and interpreted link with reinstatement of railway track/ rail trail) as outlined in the Yass Heritage Tourism Masterplan Precinct	PC	1	TBD	TBD
2.09	Commission detail design by consultants for Yass Shared Path (Dutton Street) and cultural trail to include: a 2.5m wide shared concrete path along the railway line; signage; tree planting; seating etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.	PC	1	\$15,000	\$15,000
2.10	Install Yass Shared Path and cultural trail per 2.09 (construction budget) and seek grant funding	PC	1	\$200,000	\$200,000
2.11	Council to continue to support and implement Zone 2: The Railway Museum proposals (additional operational exhibits, more activity and better linkages to the adjacent park) as outlined in the Yass Heritage Tourism Masterplan Precinct	PC	1	TBD	TBD
2.12	Plant trees through Miles Franklin Gardens (with ongoing watering and maintenance) to provide shade amenity and improve town presentation	ea	44	\$500	\$22,000
2.13	Council to investigate opportunities with landowner to install a 2.5m wide shared concrete path, as part Yass Shared Path and cultural trail, to create a continuous circuit throughout the town centre	PC	1	TBD	TBD
2.14	Commission detail design by consultants for Yass Shared Path and cultural trail (Comur Street to park n' ride), subject to negotiations with landowner, to include: a 2.5m wide shared concrete path; signage; tree planting; weed removal; seating; bins etc to provide amenity, better linkages and walkability through the town centre, and update PAMP accordingly.	PC	1	\$8,000	\$8,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	
2.15	Install Yass Shared Path and cultural trail per 2.14 (construction budget) and seek grant funding	PC	1	\$50,000	\$50,000	
2.16	Regenerate Chinaman's creek in consultation with DPIE, between Comur Street and the carpark, to include: weed removal; native grass and tree planting; and signage	PC	1	\$20,000	\$20,000	
2.17	Regenerate Chinaman's creek in consultation with DPIE, between Lead and Meehan Street, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage (provisional sum)	PC	1	\$120,000	\$120,000	
2.18	Commission detail design by consultants of Yass Shared Path and cultural trail, between Lead and Meehan Street, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly	PC	1	\$15,000	\$15,000	
2.19	Install Yass Shared Path and cultural trail per 2.18 (construction budget) and seek grant funding	PC	1	\$150,000	\$150,000	
2.20	Regenerate Chinaman's creek in consultation with DPIE, between Meehan and Rossi Street, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage (provisional sum)	PC	1	\$130,000	\$130,000	
2.21	Commission detail design by consultants of Yass Shared Path and cultural trail, between Meehan and Rossi Street, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly	PC	1	\$15,000	\$15,000	
2.22	Install Yass Shared Path and cultural trail per 2.21 (construction budget) and seek grant funding	PC	1	\$200,000	\$200,000	
2.23	Regenerate Chinaman's creek in consultation with DPIE, between Rossi Street and Yass River, to include: negotiations with landowners; weed removal; opening the creek; re-profiling banks; riparian and tree planting; and signage	PC	1	\$150,000	\$150,000	
2.24	Commission detail design by consultants of Yass Shared Path and cultural trail, between Rossi Street and Yass River, to include: a 2.5m wide shared concrete path; signage, tree planting; seating, bins etc to provide amenity, better linkages along the river and throughout the town centre, and update PAMP accordingly	PC	1	\$15,000	\$15,000	
2.25	Install Yass Shared Path and cultural trail per 2.22 (construction budget) and seek grant funding	PC	1	\$170,000	\$170,000	
2.26	Install interpretive artwork along shared path, adjacent the river and Chinaman's Creek, interpreting Aboriginal, agricultural and environmental heritage	ea	3	\$10,000	\$30,000	
2.27	Negotiate a land swap with landowners to realign the Yass Shared Path and cultural trail to provide amenity, better linkages along the river and through the town centre, and update PAMP accordingly	PC	1	TBD	TBD	
2.28	Community garden relocated to Miles Franklin Garden. Incorporate an Indigenous/ Bush Tucker Garden	PC	1	\$20,000	\$20,000	
					Subtotal	\$2,545,000
				30%	Contingency	\$763,500
					Shared Path & Chinaman's Creek estimate	\$3,308,500
3.00	SIDE STREETS AND REAR CARPARKING					
3.01	Re-design the Park n' Ride carpark to include: tree planting; shade structure; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)	PC	1	\$420,000	\$420,000	

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
3.02	Re-design Atherfield carpark off Lead Street to include: tree planting; shade structures; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)	PC	1	\$180,000	\$180,000
3.03	Re-design Banjo Patterson Park carpark off Meehan Street to include: tree planting; shade structures; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)	PC	1	\$185,000	\$185,000
3.04	Re-design the Railway Museum carpark to include: tree planting; EV charging points; lighting; new surfacing and line marking to formalise the parking and provide better linkages through the town centre (provisional sum for design & construction budget)	PC	1	\$180,000	\$180,000
3.05	Install decomposed granite carpark with nudge rail at Yass Riverbank Park, at the corner of Church Street, to formalise parking and restrict vehicular access	PC	1	\$25,000	\$25,000
3.06	Upgrade picnic tables in Banjo Patterson Park	ea	3	\$6,000	\$18,000
3.07	Plant small ornamental trees to the corner of MacDonald Street and Yass Valley Way (with ongoing watering and maintenance) to improve town presentation and town arrival	ea	10	\$500	\$5,000
3.08	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Comur Street, from Grand Junction Road to Petit Street, to create a tree-lined town entry and succession planting	ea	29	\$500	\$14,500
3.09	Plant ornamental trees (with ongoing watering and maintenance) along Comur Street, from Petit Street to Browne Street, to create a tree-lined town entry, increase town presentation and succession planting	ea	28	\$500	\$14,000
3.10	Install water sensitive urban design planting (including drainage infrastructure) along Comur Street, from Grand Junction Road to Browne Street to reduce stormwater runoff, provide environmental improvement and amenity (provisional sum)	PC	1	\$200,000	\$200,000
3.11	Plant ornamental trees (with ongoing watering and maintenance) along Grand Junction Road to provide shade amenity and increase town presentation	ea	24	\$500	\$12,000
3.12	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Grand Junction Road to provide shade amenity and increase town presentation	ea	30	\$500	\$15,000
3.13	Plant ornamental trees (with ongoing watering and maintenance) along Warroo Road to provide shade amenity and increase town presentation	ea	22	\$500	\$11,000
3.14	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Warroo Road to provide shade amenity and increase town presentation	ea	28	\$500	\$14,000
3.15	Plant ornamental trees (with ongoing watering and maintenance) along Petit Street to provide shade amenity and increase town presentation	ea	17	\$500	\$8,500
3.16	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Petit Street to provide shade amenity and increase town presentation	ea	46	\$500	\$23,000
3.17	Plant a low growing plants on the traffic island near Petit Street (with ongoing watering and maintenance) to improve town presentation and town arrival	Item	1	\$80,000	\$80,000
3.18	Re-locate and re-design the pedestrian crossing and lights on Comur Street, near Petit Street, in consultation with TfNSW to improve pedestrian safety and ensure the crossing point is compliant (includes removal of redundant infrastructure and making good)	PC	1	\$250,000	\$250,000
3.19	Install safe pedestrian crossing point on Petit Street (north and south of Comur Street) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town	PC	1	\$50,000	\$50,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
3.20	Plant ornamental trees (with ongoing watering and maintenance) along Browne Street to provide shade amenity and increase town presentation	ea	15	\$500	\$7,500
3.21	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Browne Street to provide shade amenity and increase town presentation	ea	20	\$500	\$10,000
3.22	Install a 1.5 metre wide concrete path along Browne Street to improve accessibility and update PAMP accordingly	m2	1250	\$200	\$250,000
3.23	Install safe pedestrian crossing point on Browne Street (north and south of Comur Street) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town	PC	1	\$50,000	\$50,000
3.24	Plant ornamental trees (with ongoing watering and maintenance) along Church Street to provide shade amenity and increase town presentation	ea	60	\$500	\$30,000
3.25	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Church Street to provide shade amenity and increase town presentation	ea	57	\$500	\$28,500
3.26	Install a 1.5 metre wide concrete path along Church Street to improve accessibility and update PAMP accordingly	m2	1155	\$200	\$231,000
3.27	Install safe pedestrian crossing point on Church Street in consultation with TfNSW to improve pedestrian safety and linkages throughout the town	PC	1	\$50,000	\$50,000
3.28	Refer to Crago Mill Development Plans for parking layout and traffic calming treatments along Polding Street and at the bend of Adele Street	PC	1	TBD	TBD
3.29	Install Crago Mill proposals per 3.28 (construction budget)	PC	1	TBD	TBD
3.30	Plant ornamental trees (with ongoing watering and maintenance) along Polding Street to provide shade amenity and increase town presentation	ea	18	\$500	\$9,000
3.31	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Polding Street to provide shade amenity and increase town presentation	ea	17	\$500	\$8,500
3.32	Install a 1.5 metre wide concrete path along Polding Street to improve accessibility and update PAMP accordingly	m2	216	\$200	\$43,200
3.33	Commission detail design by consultants of centre parking to Lead Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting	PC	1	\$125,000	\$125,000
3.34	Install centre parking to Lead Street per 3.33 (construction budget)	PC	1	\$1,600,000	\$1,600,000
3.35	Plant ornamental trees (with ongoing watering and maintenance) along Lead Street to provide shade amenity and increase town presentation	ea	8	\$500	\$4,000
3.36	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Lead Street to provide shade amenity and increase town presentation	ea	13	\$500	\$6,500
3.37	Install safe pedestrian crossing point on Lead Street (to align with Yass Shared Path and Crago Mill) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town	PC	1	\$50,000	\$50,000
3.38	Demolish redundant building on Lead Street and make good	PC	1	\$10,000	\$10,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
3.39	Commission detail design by consultants of centre parking to Meehan Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design; and planting; whilst retaining parking at 45 degrees	PC	1	\$40,000	\$40,000
3.40	Install centre parking to Meehan Street per 3.39 (construction budget)	PC	1	\$500,000	\$500,000
3.41	Plant ornamental trees (with ongoing watering and maintenance) along Meehan Street to provide shade amenity and increase town presentation	ea	19	\$500	\$9,500
3.42	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Meehan Street to provide shade amenity and increase town presentation	ea	26	\$500	\$13,000
3.43	Commission street artist to paint Meehan Street in bright, fun colours to express Chinaman's Creek, activate the street and reduce traffic speed (provisional sum)	PC	1	\$50,000	\$50,000
3.44	Commission detail design by consultants of centre parking to Rossi Street including: EV charging stations; lighting; parking reconfiguration; kerb realignment; drainage; footpaths; tree planting; water sensitive urban design and planting	PC	1	\$200,000	\$200,000
3.45	Install centre parking to Rossi Street per 3.44 (construction budget)	PC	1	\$2,700,000	\$2,700,000
3.46	Plant ornamental trees (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation	ea	16	\$500	\$8,000
3.47	Plant small ornamental trees under power lines (with ongoing watering and maintenance) along Rossi Street to provide shade amenity and increase town presentation	ea	25	\$500	\$12,500
3.48	Install safe pedestrian crossing point on Rossi Street (to align with Yass Shared Path) in consultation with TfNSW to improve pedestrian safety and linkages throughout the town	PC	1	\$50,000	\$50,000
3.49	Install a 1.5 metre wide concrete path in Banjo Patterson Park to connect with Yass Shared Path to provide a better path network and update PAMP accordingly	m2	40	\$200	\$8,000
3.50	Plant ornamental trees (with ongoing watering and maintenance) in Banjo Patterson Park to provide shade amenity and succession planting	ea	5	\$500	\$2,500
3.51	Initiate discussions with Fire and Rescue NSW for Yass Fire Station to be relocated to a more suitable operational location within Yass and opportunities for the building to be re-purposed	PC	1	TBD	TBD
3.52	Upgrade public toilets in Banjo Patterson Park to provide improved amenity	PC	1	\$150,000	\$150,000
3.53	Initiate discussions with Ambulance Service NSW to re-purpose the Ambulance Building	PC	1	TBD	TBD
3.54	Formalise parking and drainage to parking at the front of Yass and District Museum to improve circulation and accessibility	PC	1	\$30,000	\$30,000
3.55	Install a 1.5m wide concrete path between the Yass and District Museum and Polding Street to improve accessibility	m2	130	\$200	\$26,000
3.56	Detailed drainage design for additional stormwater/ WSUD assets along length of Comur Street, up to Grand Junction Road 50km/hr sign. Investigate opportunities to incorporate rain gardens in core areas, 3 on each side of the street	PC	1	\$300,000	\$300,000
3.57	Investigate opportunities to provide additional car space/s in front of former Ambulance Station	PC	1	TBD	TBD

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
3.58	Review extent of taxi rank verse disability parking spaces along Meehan Street, near Comur Street intersection	PC	1	TBD	TBD
3.59	Convert existing loading zone to two parallel parking spaces on Lead Street	PC	1	\$3,000	\$3,000
				Subtotal	\$8,320,700
				Contingency	30% \$2,496,210
				Side Streets & Rear Carparking estimate	\$10,816,910
4.00	MAINSTREET PRECINCT				
4.01	Apply for Streets as Shared Spaces grant to pilot Soldier's Memorial Square to include: consultant design fees; parallel parking; accessible mid-block crossings; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; and bins	PC	1	\$5,000	\$5,000
4.02	Apply for Streets as Shared Spaces grant to pilot outdoor dining pop-ups outside Westpac Bank to include: consultant design fees; parallel parking; accessible mid-block crossings; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; bins; and temporary glass (or alternative) wind break/ enclosure	PC	1	\$5,000	\$5,000
4.03	Apply for Streets as Shared Spaces grant to pilot social nodes outside Australia Post and Newsagents to include: consultant design fees; parallel parking; wider footpath created with temporary platforms; drainage; trees in planter pots with irrigation reservoir with solar fairy lights; bench seat; bicycling parking; and bins	PC	1	\$5,000	\$5,000
4.04	Commission investigation and detail design by consultants of the reconfiguration of the roundabouts along Comur Street at the intersection of Rossi Street, Lead Street and Polding Street to TfNSW standards to slow traffic speeds, provide more robust materials, rationalise brick walls, improve town presentation and ensure safe crossing points	PC	1	\$300,000	\$300,000
4.05	Install roundabout reconfiguration per 4.04 (construction budget)	PC	1	\$3,600,000	\$3,600,000
4.06	Commission detail design by consultants of the mainstreet upgrade between Rossi Street and Lead Street including: parking reconfiguration; accessible mid-block crossings; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; lighting; heritage elements; and rationalising existing street cabinets	PC	1	\$200,000	\$200,000
4.07	Install main street upgrade per 4.06 (construction budget)	PC	1	\$2,500,000	\$2,500,000
4.08	Commission detail design by consultants of the mainstreet upgrade between Lead and Browne Street including: parking reconfiguration; accessible mid-block crossings or pedestrian refuges; kerb realignment for wider footpaths; drainage; paving; tree planting; water sensitive urban design and planting; street furniture; heritage elements; and rationalising existing street cabinets	PC	1	\$170,000	\$170,000
4.09	Install main street upgrade per 4.08 (construction budget)	PC	1	\$2,250,000	\$2,250,000
4.10	Commission lighting design for the footpath and building facades to understand lighting objectives and cost for safety, night-time attraction and town presentation (provisional sum)	PC	1	\$200,000	\$200,000
4.11	Commission detail design by consultants to create a Soldier's Memorial square, as part of the mainstreet upgrade, to provide the community a space to hold events, ceremonies and socialise	PC	1	\$15,000	\$15,000
4.12	Install Soldier's Memorial square per 4.11 (construction budget)	PC	1	\$180,000	\$180,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
4.13	Investigate opportunities to activate the laneway north of the Soldier's Memorial, which retains the right of way	PC	1	\$10,000	\$10,000
4.14	Support Yass Soldier's Memorial internal upgrade grant applications to maintain community assets	PC	1	TBD	TBD
4.15	Commission detail design by consultants to upgrade Comur Street to Banjo Patterson Park laneway to include: public art; lighting; painting new parking lines to provide a clear sight line; tree planting; opportunities to improve aesthetics of the roof and trusses; accessible ramp with handrail	PC	1	\$15,000	\$15,000
4.16	Install Comur Street to Banjo Patterson Park upgrade per 4.15 (construction budget)	PC	1	\$200,000	\$200,000
4.17	Install street furniture, including bicycle parking; lighting and power pillars, as listed in the material palette	PC	1	\$750,000	\$750,000
4.18	Install street trees and garden bed planting, including water sensitive urban design, as listed in the material palette	ea	56	\$30,000	\$1,680,000
4.19	Rationalise brick walls and edging on the corner of Comur and Polding Street to provide a more modern and friendly aesthetic	PC	1	\$25,000	\$25,000
4.20	Replant garden beds on the corner of Comur and Polding Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians	Item	1	\$25,000	\$25,000
4.21	Install a new garden bed with street tree on Polding Street to increase pedestrian comfort and improve town presentation	PC	1	\$8,000	\$8,000
4.22	Rationalise brick walls and edging on the corner of Comur and Lead Street to provide a more modern and friendly aesthetic	PC	1	\$25,000	\$25,000
4.23	Replant garden beds on the corner of Comur and Lead Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians	Item	1	\$25,000	\$25,000
4.24	Rationalise brick walls and edging on the corner of Comur and Meehan Street to provide a more modern and friendly aesthetic	PC	1	\$20,000	\$20,000
4.25	Replant garden beds on the corner of Comur and Meehan Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians	Item	1	\$15,000	\$15,000
4.26	Encourage and work with landowners to open up laneways along Comur Street for public access to create a network of historic walking trails which promotes the history of Yass and encourages tourists	PC	1	TBD	TBD
4.27	Work with TfNSW to conduct pedestrian counts to establish if Comur Street is a High Pedestrian Action Area	PC	1	TBD	TBD
4.28	Work with TfNSW to trial a reduced speed limit along Comur Street, between Rossi and Lead Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TfNSW recommendations	PC	1	TBD	TBD
4.29	Work with TfNSW to reduce the speed limit with the option to expand the trial area from Lead Street to Browne Street. The trial speed will be determined based on the outcomes of a traffic study in Comur Street and TfNSW recommendations	PC	1	TBD	TBD
4.30	Install new speed limit signage, subject to findings, and remove redundant signage	PC	1	\$5,000	\$5,000

YASS MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	
4.31	Install kerb ramp/ crossing at the corner of Comur Street and Rossi Street, to improve cross-fall and accessibility	PC	1	\$40,000	\$40,000	
4.32	Rationalise brick walls and edging on Comur Street and Rossi Street, to provide a more modern and friendly aesthetic	PC	1	\$25,000	\$25,000	
4.33	Replant garden beds on Comur Street and Rossi Street with a consistent and low maintenance palette, so they are more visible and enjoyable for pedestrians	Item	1	\$15,000	\$15,000	
4.34	Re-design the pedestrian crossing point on Comur Street near the bridge footpath in consultation with TfNSW to improve pedestrian safety and ensure the crossing point is compliant	Item	1	\$70,000	\$70,000	
4.35	Plant street trees on Comur Street between Rossi Street and the bridge to provide shade amenity and improve town presentation	ea	10	\$30,000	\$300,000	
4.36	Ensure masterplan proposals are co-ordinated with Crago Mill plaza to ensure good streetscape outcomes and accessibility	PC	1	TBD	TBD	
4.37	Install traffic calming median planting along Comur Street, between Brown Street and Polding Street, to slow traffic speeds and provide a sense of town arrival and activity (design and construction budget)	PC	1	\$60,000	\$60,000	
4.38	Rehabilitate the footpath including gradient/ crossfall to provide an accessible path of travel along Comur Street, between Browne Street and Woolworths	m2	645	\$100	\$64,500	
4.39	Prune hedges to the front of VIC toilets and remove Cordyline from garden bed in Comur Street, to improve site lines and safety	PC	1	\$2,000	\$2,000	
4.40	Review directional signage for RV parking and other facilities along Yass Valley Way and relocate as required	PC	1	\$5,000	\$5,000	
4.41	Review VIC directional signage as part of Yass entrance signage and relocate as required	PC	1	\$5,000	\$5,000	
4.42	Install Instagram picture frame to Coronation Park, near the VIC, to promote Yass town centre and the area	PC	1	\$25,000	\$25,000	
4.43	Plant trees to the corner of Polding Street to increase shade amenity and town presentation	ea	3	\$500	\$1,500	
4.44	Incorporate opportunities for footpath gradient to remove or reduce the number of steps into building entries	PC	1	TBD	TBD	
4.45	Formalise car parking and vehicle access for museum, and bus pick-up/ drop-off area	PC	1	\$10,000	\$10,000	
					Subtotal	\$12,856,000
				30%	Contingency	\$3,856,800
					Mainstreet Precinct estimate	\$16,712,800
					1.0 Town Entrances & Signage estimate	\$421,850
					2.0 Shared Path & Chinaman's Creek estimate	\$3,308,500
					3.0 Side Streets & Rear Carparking estimate	\$10,816,910
					4.0 Mainstreet Precinct estimate	\$16,712,800
					MASTERPLAN TOTAL	\$31,260,060

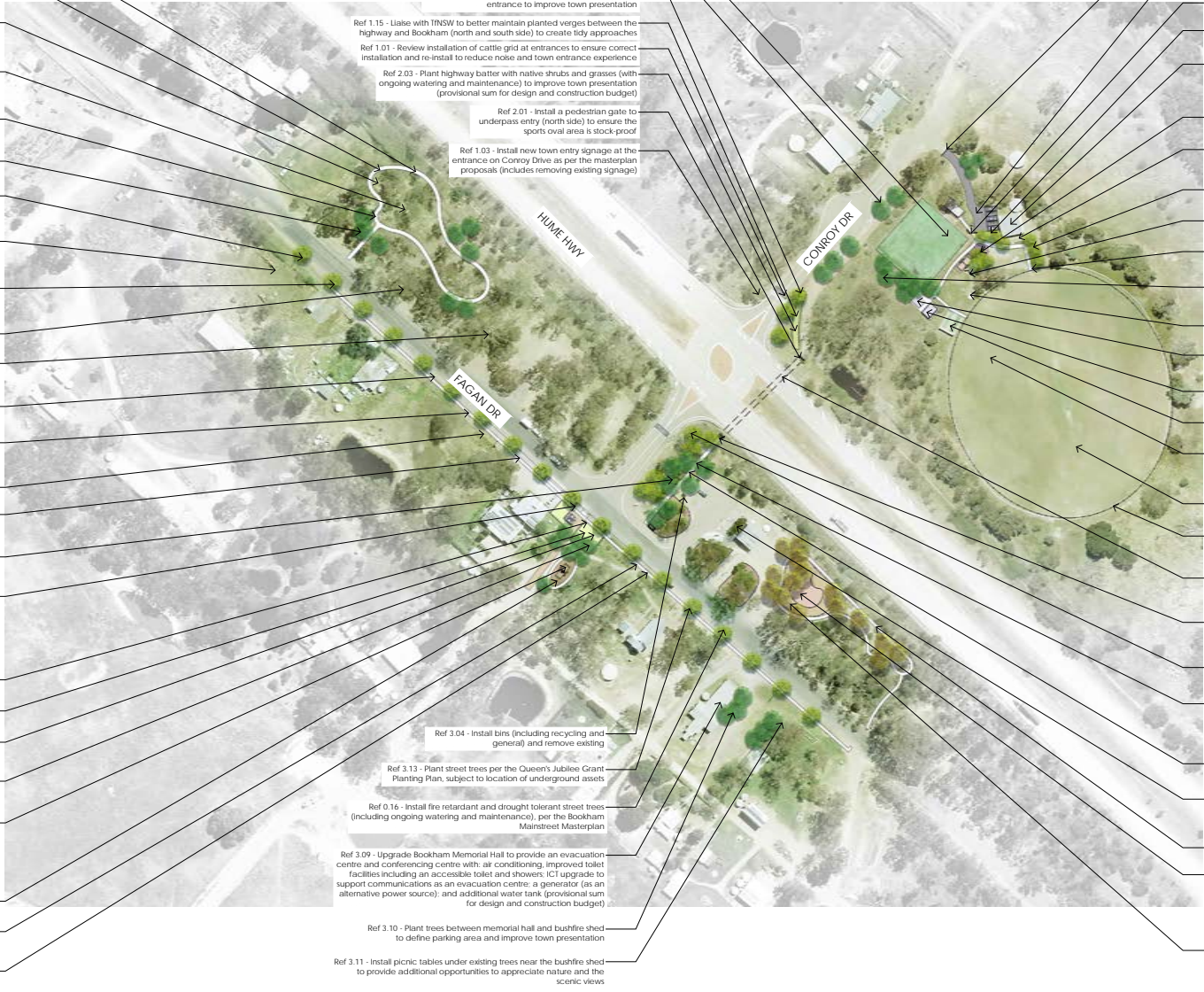
Appendix 2: Bookham Main Street Masterplan

Masterplan

Photomontage

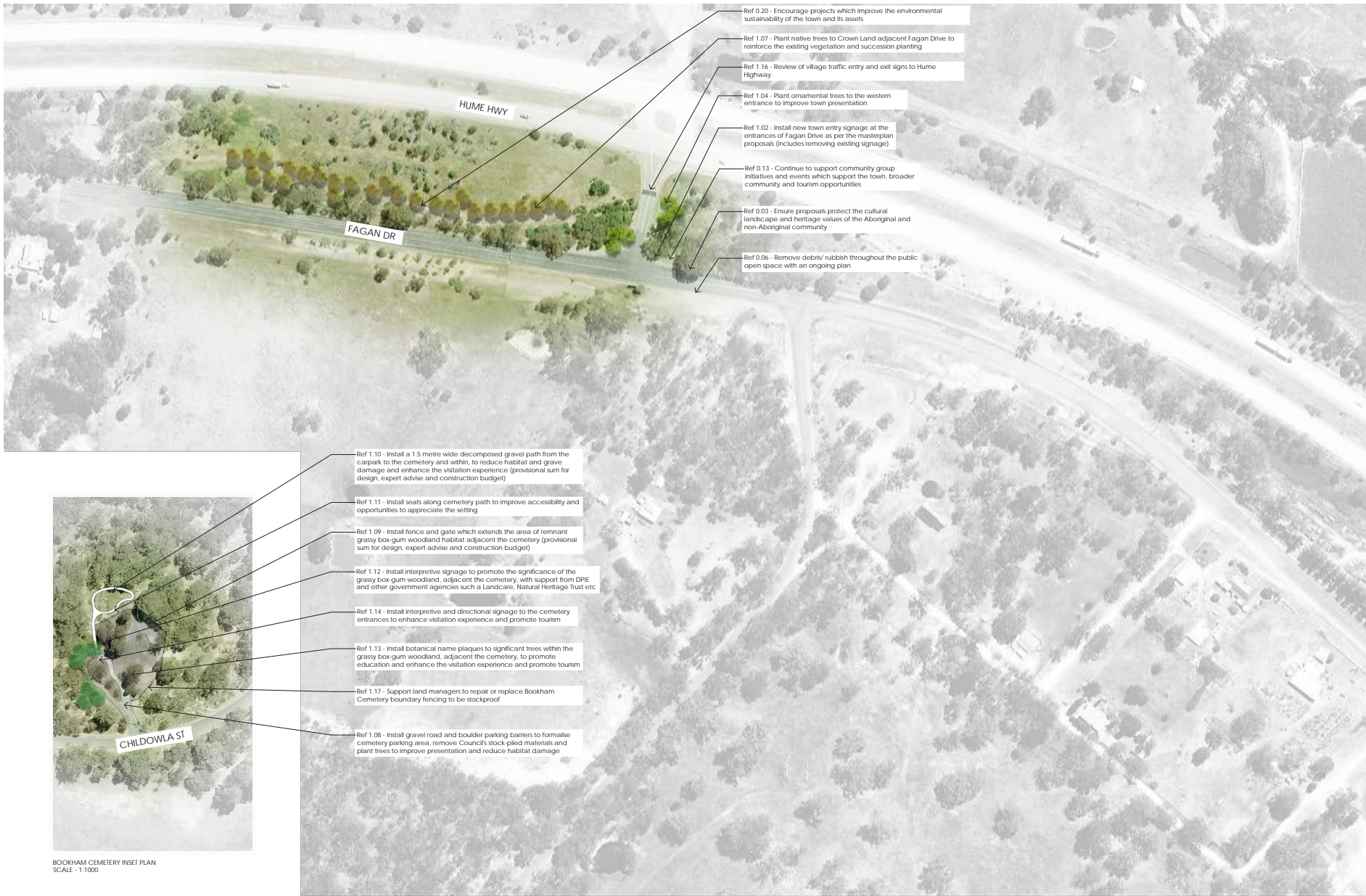
Schedule of Works Cost Estimate

- Ref 0.01 - Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Bookham masterplan
- Ref 3.18 - Install a 1.5 metre wide concrete circuit path adjacent Fagan Drive and the highway to encourage people to stay longer and create healthy tourism opportunities
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees
- Ref 0.02 - Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers
- Ref 3.20 - Install picnic tables along circuit path between Fagan Drive and the highway to provide picnic opportunities
- Ref 3.19 - Plant trees adjacent circuit path between Fagan Drive and the highway
- Ref 0.14 - Continue to liaise with Essential Energy providers to reduce poor tree pruning works and improve streetscape outcomes
- Ref 0.18 - Review Council's LEP settlement strategy with particular regard to ensuring there is sufficient residential land (community consultation comment)
- Ref 0.15 - Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment
- Ref 0.08 - Remove dead & under performing trees per the masterplan
- Ref 0.04 - Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation
- Ref 0.12 - Rationalise and remove redundant signage throughout the town
- Ref 0.10 - Update Pedestrian Access and Mobility Plan (PAMP) to include masterplan proposals and promote active travel
- Ref 0.07 - Remove weeds throughout the public open space with an ongoing eradication plan
- Ref 3.12 - Install a 1.5 metre wide concrete path adjacent Fagan Drive to provide amenity, better linkages and walkability through the town centre
- Ref 3.05 - Install much around groups of trees to reduce maintenance and improve town presentation
- Ref 3.14 - Commission tender documentation by consultants of the presentation garden to include: decomposed granite carpark, kerb and gutter; garden beds incorporating water sensitive urban design; community noticeboard; seats; bin, bike parking; and rationalisation of town signage to organise the space, improve town presentation and amenity
- Ref 0.19 - Review directional signage to cemetery and walking trails from parking areas within town
- Ref 3.15 - Install presentation garden per 3.14 (construction budget)
- Ref 3.21 - Commission design and construction of Memorial Sculpture within the adjacent road reserve (includes sculpture installation only)
- Ref 3.22 - Commission tender documentation by consultants of the landscape setting to the Memorial Sculpture (includes installation)
- Ref 3.16 - Commission tender documentation by consultants of the playspace including: an accessible basket swing with rubber softfall; 1.5 metre concrete circuit bike path; nature play balance logs and steps; secure fencing around the playground; seats; and bins to encourage people to stay longer and provide multi-age facilities
- Ref 3.17 - Install playspace per 3.16 (construction budget)
- Ref 0.11 - Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities
- Ref 0.17 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others



- Ref 2.16 - Replace artificial grass to tennis courts to provide a community facility
- Ref 2.04 - Plant native trees along pathway between the underpass and oval entrance to provide shade and improve town presentation
- Ref 1.06 - Plant ornamental trees to the Conroy Drive entrance to improve town presentation
- Ref 1.15 - Liaise with TNSW to better maintain planted verges between the highway and Bookham (north and south side) to create tidy approaches
- Ref 1.01 - Review installation of cattle grid at entrances to ensure correct installation and re-install to reduce noise and town entrance experience
- Ref 2.03 - Plant highway batter with native shrubs and grasses (with ongoing watering and maintenance) to improve town presentation (provisional sum for design and construction budget)
- Ref 2.01 - Install a pedestrian gate to underpass entry (north side) to ensure the sports oval area is stock-proof
- Ref 1.03 - Install new town entry signage at the entrance on Conroy Drive as per the masterplan proposal (includes removing existing signage)
- Ref 3.04 - Install bins (including recycling and general) and remove existing
- Ref 3.13 - Plant street trees per the Queen's Jubilee Crant Planning Plan, subject to location of underground assets
- Ref 0.16 - Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Bookham Mainstreet Masterplan
- Ref 3.09 - Upgrade Bookham Memorial Hall to provide an evacuation centre and conferencing centre with air conditioning, improved toilet facilities including an accessible toilet and showers, ICT upgrade to support communications as an evacuation centre, a generator (as an alternative power source), and additional water tank (provisional sum for design and construction budget)
- Ref 3.10 - Plant trees between memorial hall and bushfire shed to define parking area and improve town presentation
- Ref 3.11 - Install picnic tables under existing trees near the bushfire shed to provide additional opportunities to appreciate nature and the scenic views

- Ref 2.05 - Install an integrated entrance incorporating a cattle-grid and pedestrian gate to improve accessibility and town presentation
- Ref 2.06 - Install asphalt parking area with boulder parking barriers to the club house which increases the sense of arrival and organises the space (provisional sum for design and construction budget)
- Ref 2.09 - Install 1.5 metre wide concrete path from the carpark to oval facilities to improve accessibility
- Ref 2.11 - Install bins to club house viewing area and carpark entrance to provide amenity
- Ref 2.07 - Upgrade club house to include: re-cladding with weather board; general repairs and maintenance; and new barbecue facilities to preserve the building and promote community events
- Ref 2.12 - Install hammock swing with rubber softfall to encourage accessible play opportunities
- Ref 2.10 - Install seats and picnic tables to club house viewing area to enhance user experience and promote community events (includes removing redundant furniture)
- Ref 2.08 - Plant ornamental trees around club house to increase sense of arrival and improve town presentation
- Ref 2.15 - Remove existing storage shed (including concrete slab) and water tank and make good
- Ref 2.21 - Install interpretive signage that celebrates the cultural history of Bookham and the oval, the former racecourse
- Ref 2.22 - Plant trees to the oval surroundings to provide shade amenity, improve town presentation and succession planting
- Ref 2.18 - Install shed/shelter to existing concrete pad (partially complete)
- Ref 2.19 - Install a new accessible amenity block (and remove existing) to improve amenity and community facilities
- Ref 2.20 - Install storage shed for community purposes (to store the lawn mower, roller etc)
- Ref 2.17 - Install cricket practice nets with artificial grass (partially complete)
- Ref 0.21 - Develop a maintenance agreement between Council and Bookham Progress Association which addresses insurances, risk management and WHS requirements
- Ref 2.13 - Aerate, topdress and overseed oval grass surface to improve playing surface
- Ref 2.14 - Install white picket fence to perimeter of oval with access gaps to improve town presentation and create a village green
- Ref 2.02 - Liaise with TNSW to improve the underpass lighting to improve linkages, safety and wall art opportunities to improve town presentation
- Ref 3.01 - Liaise with TNSW to improve maintenance and upkeep of the underpass including the removal of vegetation to improve site lines and safety
- Ref 1.05 - Plant ornamental trees to the eastern entrance to improve town presentation
- Ref 3.02 - Commission tender documentation by consultants of the rest area to include: an accessible path from the underpass to Fagan Drive; re-locating the bus shelter; tree removal; and tree planting carpark to provide accessibility and town linkages
- Ref 3.03 - Install rest area improvements per item 3.02 (construction budget)
- Ref 3.06 - Plant native grasses to memorial garden bed in front of toilets (including imparting compost to improve soil) to improve town presentation and special places
- Ref 0.09 - Provide accessible paths at compliant grades
- Ref 3.07 - Commission tender documentation by consultants of a healthy highway hub to include: decomposed granite enclosed leash-free dog area; outdoor exercise equipment; 1.5m wide concrete circuit path; seating; and tree planting to encourage people to stay longer and create healthy tourism opportunities
- Ref 3.08 - Install healthy highway hub per item 3.07 (construction budget)



- Ref 0.20 - Encourage projects which improve the environmental sustainability of the town and its assets
- Ref 1.07 - Plant native trees to Crown Land adjacent Fagan Drive to reinforce the existing vegetation and succession planting
- Ref 1.16 - Review of village traffic entry and exit signs to Hume Highway
- Ref 1.04 - Plant ornamental trees to the western entrance to improve town presentation
- Ref 1.02 - Install new town entry signage at the entrances of Fagan Drive as per the masterplan proposals (includes removing existing signage)
- Ref 0.13 - Continue to support community group initiatives and events which support the town, broader community and tourism opportunities
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community
- Ref 0.06 - Remove debris/ rubbish throughout the public open space with an ongoing plan

- Ref 1.10 - Install a 1.5 metre wide decomposed gravel path from the carpark to the cemetery and within, to reduce habitat and grave damage and enhance the visitation experience (provisional sum for design, expert advise and construction budget)
- Ref 1.11 - Install seats along cemetery path to improve accessibility and opportunities to appreciate the setting
- Ref 1.09 - Install fence and gate which extends the area of remnant grassy box-gum woodland habitat adjacent the cemetery (provisional sum for design, expert advise and construction budget)
- Ref 1.12 - Install interpretive signage to promote the significance of the grassy box-gum woodland, adjacent the cemetery, with support from DPE and other government agencies such as Landcare, Natural Heritage Trust etc
- Ref 1.14 - Install interpretive and directional signage to the cemetery entrances to enhance visitation experience and promote tourism
- Ref 1.13 - Install botanical name plaques to significant trees within the grassy box-gum woodland, adjacent the cemetery, to promote education and enhance the visitation experience and promote tourism
- Ref 1.17 - Support land managers to repair or replace Bookham Cemetery boundary fencing to be stockproof
- Ref 1.08 - Install gravel road and boulder parking barriers to formalise cemetery parking area, remove Council's stock-piled materials and plant trees to improve presentation and reduce habitat damage

BOOKHAM CEMETERY INSET PLAN
SCALE - 1:1000



Existing conditions

- Ref 3.21 - Commission design and construction of Memorial Sculpture within the adjacent road reserve (includes sculpture installation only)
- Ref 3.22 - Commission tender documentation by consultants of the landscape setting to the Memorial Sculpture (includes installation)
- Ref 3.16 - Commission tender documentation by consultants of the playspace including: an accessible basket swing with rubber soffit; 1.5 metre concrete circuit bike path; nature play balance logs and steps; secure fencing around the playground; seats and bins to encourage people to stay longer and provide multi-age facilities
- Ref 3.17 - Install playspace per 3.16 (construction budget)
- Ref 3.15 - Install presentation garden per 3.14 (construction budget)
- Ref 3.14 - Commission tender documentation by consultants of the presentation garden to include: decomposed granite carpark; kerb and gutter; garden beds incorporating water sensitive urban design; community noticeboard; seats; bin; bike parking; and rationalisation of town signage to organise the space, improve town presentation and amenity
- Ref 3.12 - Install a 1.5 metre wide concrete path adjacent Fagan Drive to provide amenity, better linkages and walkability through the town centre
- Ref 0.10 - Update Pedestrian Access and Mobility Plan (PAMP) to include masterplan proposals and promote active travel
- Ref 0.11 - Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities
- Ref 3.13 - Plant street trees per the Queen's Jubilee Grant Planning Plan, subject to location of underground assets
- Ref 0.15 - Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment



Artist Impression



Existing conditions



Artist Impression

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.00	POLICY AND COUNCIL WIDE PROJECTS				
0.01	Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Bookham masterplan				
0.02	Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers				
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community				
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation				
0.05	Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees				
0.06	Remove debris/ rubbish throughout the public open space with an ongoing plan				
0.07	Remove weeds throughout the public open space with an ongoing eradication plan				
0.08	Remove dead & under performing trees, per the masterplan				
0.09	Provide accessible paths at compliant grades				
0.10	Update Pedestrian Access and Mobility Plan (PAMP) to include masterplan proposals and promote active travel				
0.11	Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities				
0.12	Rationalise and remove redundant signage throughout the town				
0.13	Continue to support community group initiatives and events which support the town, broader community and tourism opportunities				
0.14	Continue to liaise with Essential Energy providers to reduce poor tree pruning works and improve streetscape outcomes				
0.15	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment				
0.16	Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Bookham Mainstreet Masterplan				
0.17	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others				
0.18	Review Council's LEP settlement strategy with particular regard to ensuring there is sufficient residential land (community consultation comment)				

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL

0.19 Review directional signage to cemetery and walking trails from parking areas within town

0.20 Encourage projects which improve the environmental sustainability of the town and its assets

Develop a maintenance agreement between Council and Bookham Progress Association which addresses insurances, risk management and

0.21 WHS requirements

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
1.00	TOWN ENTRANCES AND SURROUNDS				
1.01	Review installation of cattle grid at entrances to ensure correct installation and re-install to reduce noise and town entrance experience	ea	2	\$7,000	\$14,000
1.02	Install new town entry signage at the entrances of Fagan Drive as per the masterplan proposals (includes removing existing signage)	ea	4	\$5,000	\$20,000
1.03	Install new town entry signage at the entrance on Conroy Drive as per the masterplan proposals (includes removing existing signage)	ea	2	\$5,000	\$10,000
1.04	Plant ornamental trees to the western entrance to improve town presentation	ea	6	\$1,000	\$6,000
1.05	Plant ornamental trees to the eastern entrance to improve town presentation	ea	6	\$1,000	\$6,000
1.06	Plant ornamental trees to the Conroy Drive entrance to improve town presentation	ea	3	\$1,000	\$3,000
1.07	Plant native trees to Crown Land adjacent Fagan Drive to reinforce the existing vegetation and succession planting	ea	26	\$1,000	\$26,000
1.08	Install gravel road and boulder parking barriers to formalise cemetery parking area, remove Council's stock-piled materials and plant trees to improve presentation and reduce habitat damage	m2	365	\$40	\$14,600
1.09	Install fence and gate which extends the area of remnant grassy box-gum woodland habitat adjacent the cemetery (provisional sum for design, expert advise and construction budget)	PC	1	\$10,000	\$10,000
1.10	Install a 1.5 metre wide decomposed gravel path from the carpark to the cemetery and within, to reduce habitat and grave damage and enhance the visitation experience (provisional sum for design, expert advise and construction budget)	m2	150	\$40	\$6,000
1.11	Install seats along cemetery path to improve accessibility and opportunities to appreciate the setting	ea	3	\$6,000	\$18,000
1.12	Install interpretive signage to promote the significance of the grassy box-gum woodland, adjacent the cemetery, with support from DPIE and other government agencies such as Landcare, Natural Heritage Trust etc	ea	1	\$5,000	\$5,000
1.13	Install botanical name plaques to significant trees within the grassy box-gum woodland, adjacent the cemetery, to promote education and enhance the visitation experience and promote tourism	PC	1	\$4,000	\$4,000
1.14	Install interpretive and directional signage to the cemetery entrances to enhance visitation experience and promote tourism	ea	1	\$5,000	\$5,000
1.15	Liaise with TfNSW to better maintain planted verges between the highway and Bookham (north and south side) to create tidy approaches	PC	1	\$10,000	\$10,000
1.16	Review of village traffic entry and exit signs to Hume Highway	PC	1	\$10,000	\$10,000
1.17	Support land managers to repair or replace Bookham Cemetery boundary fencing to be stockproof	lm	150	\$60	\$9,000
TOTAL					
		Subtotal			\$176,600
		Contingency		50%	\$88,300
		Town Entrances & Surrounds estimate			\$264,900

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
2.00	SPORTS OVAL				
2.01	Install a pedestrian gate to underpass entry (north side) to ensure the sports oval area is stock-proof	Item	1	\$1,500	\$1,500
2.02	Liaise with TfNSW to improve the underpass lighting to improve linkages, safety and wall art opportunities to improve town presentation	PC	1	\$50,000	\$50,000
2.03	Plant highway batter with native shrubs and grasses (with ongoing watering and maintenance) to improve town presentation (provisional sum for design and construction budget)	m2	180	\$200	\$36,000
2.04	Plant native trees along pathway between the underpass and oval entrance to provide shade and improve town presentation	ea	5	\$1,000	\$5,000
2.05	Install an integrated entrance incorporating a cattle-grid and pedestrian gate to improve accessibility and town presentation	PC	1	\$8,000	\$8,000
2.06	Install asphalt (2 part seal) parking area with boulder parking barriers to the club house which increases the sense of arrival and organises the space (provisional sum for design and construction budget)	m2	280	\$100	\$28,000
2.07	Upgrade club house to include: recladding with weather board; general repairs and maintenance; and new barbeque facilities to preserve the building and promote community events	PC	1	\$200,000	\$200,000
2.08	Plant ornamental trees around club house to increase sense of arrival and improve town presentation	ea	9	\$1,000	\$9,000
2.09	Install 1.5 metre wide concrete path from the carpark to oval facilities to improve accessibility	m2	355	\$200	\$71,000
2.10	Install seats and picnic tables to club house viewing area to enhance user experience and promote community events (includes removing redundant furniture)	ea	5	\$6,000	\$30,000
2.11	Install bins to club house viewing area and carpark entrance to provide amenity	ea	2	\$4,000	\$8,000
2.12	Install hammock swing with rubber softfall to encourage accessible play opportunities	Item	1	\$30,000	\$30,000
2.13	Aerate, topdress and overseed oval grass surface to improve playing surface	m2	10750	\$25	\$268,750
2.14	Install white picket fence to perimeter of oval with access gaps to improve town presentation and create a village green	lm	370	\$300	\$111,000
2.15	Remove existing storage shed (including concrete slab) and water tank and make good	Item	1	\$5,000	\$5,000
2.16	Replace artificial grass to tennis courts to provide a community facility	m2	1046	\$150	\$156,900
2.17	Install cricket practice nets with artificial grass (partially complete)	PC	1	\$10,000	\$10,000
2.18	Install shed/ shelter (3 x 2 metres) to existing concrete pad (partially complete)	Item	1	\$5,000	\$5,000

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
2.19	Install a new accessible amenity block (and remove existing) to improve amenity and community facilities	Item	1	\$220,000	\$220,000
2.20	Install storage shed (6 x 4 metres) for community purposes (to store the lawn mower, roller etc)	Item	1	\$15,000	\$15,000
2.21	Install interpretive signage that celebrates the cultural history of Bookham and the oval, the former racecourse	Item	1	\$5,000	\$5,000
2.22	Plant trees to the oval surrounds to provide shade amenity, improve town presentation and succession planting	ea	9	\$1,000	\$9,000
TOTAL		Subtotal			\$1,282,150
		Contingency		50%	\$641,075
		Sports Oval estimate			\$1,923,225

3.00 MAINSTREET PRECINCT

3.01	Liaise with TfNSW to improve maintenance and upkeep of the underpass including the removal of vegetation to improve site lines and safety	PC	1	\$7,000	\$7,000
3.02	Commission tender documentation by consultants of the rest area to include: an accessible path from the underpass to Fagan Drive; re-locating the bus shelter; tree removal; and tree planting carpark to provide accessibility and town linkages	PC	1	\$10,000	\$10,000
3.03	Install rest area improvements per item 3.02 (construction budget)	PC	1	\$50,000	\$50,000
3.04	Install bins (including recycling and general) and remove existing	ea	4	\$5,000	\$20,000
3.05	Install mulch around groups of trees to reduce maintenance and improve town presentation	m2	600	\$10	\$6,000
3.06	Plant native grasses to memorial garden bed in front of toilets (including importing compost to improve soil) to improve town presentation and special places	m2	35	\$150	\$5,250
3.07	Commission tender documentation by consultants of a healthy highway hub to include: decomposed granite enclosed leash-free dog area; outdoor exercise equipment; 1.5m wide concrete circuit path; seating; and tree planting to encourage people to stay longer and create healthy tourism opportunities	PC	1	\$10,000	\$10,000
3.08	Install healthy highway hub per item 3.07 (construction budget)	PC	1	\$150,000	\$150,000
3.09	Upgrade Bookham Memorial Hall to provide an evacuation centre and conferencing centre with: air conditioning, improved toilet facilities including an accessible toilet and showers; ICT upgrade to support communications as an evacuation centre; a generator (as an alternative power source); and additional water tank (provisional sum for design and construction budget)	PC	1	\$2,000,000	\$2,000,000
3.10	Plant trees between memorial hall and bushfire shed to define parking area and improve town presentation	ea	6	\$1,000	\$6,000
3.11	Install picnic tables under existing trees near the bushfire shed to provide additional opportunities to appreciate nature and the scenic views	ea	2	\$6,000	\$12,000
3.12	Install a 1.5 metre wide concrete path adjacent Fagan Drive to provide amenity, better linkages and walkability through the town centre	m2	580	\$200	\$116,000

BOOKHAM MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	
3.13	Plant street trees per the Queen's Jubilee Grant Planting Plan, subject to location of underground assets	Item	18	\$1,000	\$18,000	
3.14	Commission tender documentation by consultants of the presentation garden to include: decomposed granite carpark; kerb and gutter; garden beds incorporating water sensitive urban design; community noticeboard; seats; bin; bike parking; and rationalisation of town signage to organise the space, improve town presentation and amenity	PC	1	\$15,000	\$15,000	
3.15	Install presentation garden per 3.14 (construction budget)	PC	1	\$50,000	\$50,000	
3.16	Commission tender documentation by consultants of the playspace including: an accessible basket swing with rubber softfall; 1.5 metre concrete circuit bike path; nature play balance logs and steppers; secure fencing around the playground; seats; and bins to encourage people to stay longer and provide multi--age facilities	PC	1	\$10,000	\$10,000	
3.17	Install playspace per 3.16 (construction budget)	PC	1	\$200,000	\$200,000	
3.18	Install a 1.5 metre wide concrete circuit path adjacent Fagan Drive and the highway to encourage people to stay longer and create healthy tourism opportunities	m2	440	\$200	\$88,000	
3.19	Plant trees adjacent circuit path between Fagan Drive and the highway	ea	8	\$1,000	\$8,000	
3.20	Install picnic tables along circuit path between Fagan Drive and the highway to provide picnic opportunities	ea	3	\$6,000	\$18,000	
3.21	Commission design and construction of Memorial Sculpture within the adjacent road reserve (includes sculpture installation only)	PC	1	\$100,000	\$100,000	
3.22	Commission tender documentation by consultants of the landscape setting to the Memorial Sculpture (includes installation)	PC	1	\$30,000	\$30,000	
TOTAL						
					Subtotal	\$2,929,250
				50%	Contingency	\$1,464,625
					Mainstreet Precinct estimate	\$4,393,875
					1.0 Town Entrances & Surrounds estimate	\$264,900
					2.0 Sports Oval estimate	\$1,923,225
					3.0 Mainstreet Precinct estimate	\$4,393,875
					MASTERPLAN TOTAL	\$6,582,000

Appendix 3: Wee Jasper Main Street Masterplan

Masterplan

Photomontage

Schedule of Works Cost Estimate



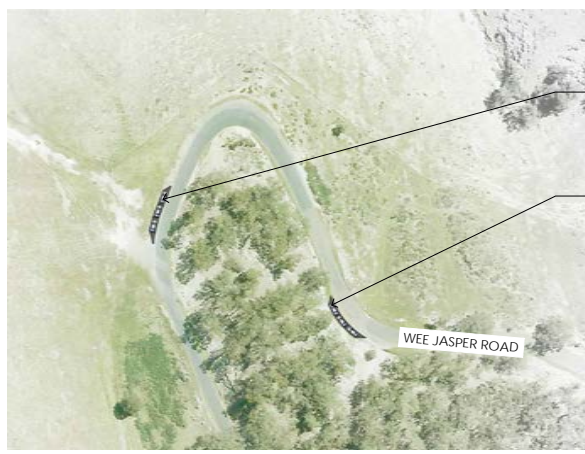
- Ref 0.05 - Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mowing around groups of trees
- Ref 3.14 - Upgrade cricket pitch to provide community use
- Ref 3.15 - Commission tender documentation by consultants for a woodland walk through the horse paddock, subject to approval by NSW Department of Education, to include: a 1.5 metre wide concrete path, interpretive, botanical and directional signage; seating and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensure the woodland walk is located in the NSW Dept. of Education land only
- Ref 3.16 - Install the woodland walk per 3.15 (construction budget) and seek grant funding
- Ref 0.09 - Provide accessible paths at compliant grades
- Ref 3.17 - Install new RFS fencing and gate to improve town presentation
- Ref 1.11 - Install new town entry signage at the bridge and school along Wee Jasper road as per the masterplan proposals (includes removing existing signage)
- Ref 1.10 - Prune and crown lift trees along Caves Road, near the school, to improve visibility and safety
- Ref 3.01 - Create 'slow streets' on Wee Jasper Road through the use of line marking in bright, fun colours to create strong entrances and help slow the traffic
- Ref 0.19 - Review directional signage to reserves and cave locations from parking areas within town
- Ref 0.04 - Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation
- Ref 2.03 - Plant trees to western side for shade and amenity (including removal of existing Pine trees)
- Ref 0.08 - Remove dead & under performing trees, per the masterplan
- Ref 2.02 - Install a multi-use games area (with basketball ring and board) on existing tennis court to provide a multi-age use and play opportunities
- Ref 2.04 - Plant trees between the church and Memorial Hall to provide amenity and improve town presentation
- Ref 2.01 - Upgrade Wee Jasper Memorial Hall to provide an evacuation centre and fire facility with a commercial kitchen, improved bathroom facilities, toilets and showers; ICT upgrade to support communications as an evacuation centre; a generator (as an alternative power source); and additional water tank (provisional sum for design and construction budget)
- Ref 0.18 - Review Council's LEP settlement strategy with particular regard to ensuring there is sufficient residential land (community consultation comment)
- Ref 0.14 - Continue to liaise with Essential Energy providers to reduce poor tree pruning works and improve streetscape outcomes

- Ref 0.15 - Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment
- Ref 3.25 - Reduce speed limit between the bridge and Caves Road to 50km/hr and replace existing 60km/hr signs (includes evaluation after one year to assess safety)
- Ref 0.17 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others
- Ref 0.10 - Update Pedestrian Access and Mobility Plan (PAMP) to include masterplan proposals and promote active travel
- Ref 3.04 - Install a 1.5 metre wide FRP composite boardwalk (over snake gully), to provide better linkages and walkability through the town centre
- Ref 0.16 - Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Wee Jasper Mainstreet Masterplan
- Ref 0.11 - Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities
- Ref 0.13 - Continue to support community group initiatives and events which support the town, broader community and tourism opportunities
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community
- Ref 0.01 - Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Wee Jasper town masterplan
- Ref 3.12 - Commission tender documentation by consultants for a woodland walk to include: a 1.5 metre wide concrete path; FRP composite boardwalk over drainage lines; interpretive, botanical and directional signage; seating; and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensure the woodland walk is located in the Wee Jasper Recreation Ground only
- Ref 3.13 - Install the woodland walk per 3.12 (construction budget) and seek grant funding
- Ref 3.11 - Install community square per 3.10 (construction budget)
- Ref 3.10 - Commission tender documentation by consultants of the community square to include: carpark with motorcycle parking; accessible toilet with septic tank; play space; picnic area with shelter; barbeque and picnic tables; bins; power pillar; directional and interpretive signage; two electric charging stations; and tree planting to create a space for community markets, events and gatherings
- Ref 0.21 - Develop a maintenance agreement between Council and Wee Jasper Community Association which addresses insurances, risk management and WHS requirements
- Ref 0.02 - Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers
- Ref 3.02 - Commission detail Planting Plans by consultants along Wee Jasper Road, to promote the town and increase sense of town arrival
- Ref 3.03 - Plant trees along Wee Jasper Road (with ongoing watering and maintenance) per 3.02 (construction budget)
- Ref 3.09 - Install bike parking to easement to provide cycling amenity
- Ref 3.07 - Install a community noticeboard to easement, near existing phone box, to support the local community
- Ref 3.06 - Plant garden beds of native shrubs and local stone to easement (with ongoing watering and maintenance) in accordance with Planting Plans, per 3.05 (construction budget)
- Ref 3.08 - Install interpretive signage to easement to promote the cultural landscape and heritage values of the town
- Ref 3.05 - Commission detail Planting Plans by consultants to easement bank along Wee Jasper Road, to create a native rock garden to improve town presentation
- Ref 3.22 - Formalise parking area near public water access and crown lift trees to improve visibility of entrance to promote connection to water
- Ref 3.19 - Install a 2.5 metre wide decomposed granite path from the carpark to the river edge to improve water access
- Ref 3.21 - Install a new fence to formalise public water access and reduce risk with adjacent land uses
- Ref 3.20 - Install a picnic table and seats adjacent to the river to provide opportunities to appreciate the scenic views and create a designated fishing area
- Ref 3.18 - Install small FRP mesh watercraft slip with wetland planting to edges to improve water access and create a designated fishing area

- Ref 0.01 - Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Wee Jasper town masterplan
- Ref 3.12 - Commission tender documentation by consultants for a woodland walk to include: a 1.5 metre wide concrete path; FRP composite boardwalk over drainage lines; interpretive, botanical and directional signage; seating; and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensure the woodland walk is located in the Wee Jasper Recreation Ground only
- Ref 3.13 - Install the woodland walk per 3.12 (construction budget) and seek grant funding
- Ref 3.11 - Install community square per 3.10 (construction budget)
- Ref 3.10 - Commission tender documentation by consultants of the community square to include: carpark with motorcycle parking; accessible toilet with septic tank; play space; picnic area with shelter; barbeque and picnic tables; bins; power pillar; directional and interpretive signage; two electric charging stations; and tree planting to create a space for community markets, events and gatherings
- Ref 0.21 - Develop a maintenance agreement between Council and Wee Jasper Community Association which addresses insurances, risk management and WHS requirements
- Ref 0.02 - Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers
- Ref 3.02 - Commission detail Planting Plans by consultants along Wee Jasper Road, to promote the town and increase sense of town arrival
- Ref 3.03 - Plant trees along Wee Jasper Road (with ongoing watering and maintenance) per 3.02 (construction budget)
- Ref 3.09 - Install bike parking to easement to provide cycling amenity
- Ref 3.07 - Install a community noticeboard to easement, near existing phone box, to support the local community
- Ref 3.06 - Plant garden beds of native shrubs and local stone to easement (with ongoing watering and maintenance) in accordance with Planting Plans, per 3.05 (construction budget)



- Ref 1.08 - Replace road safety mirrors at the Wee Jasper cutting with TNSW compliant corner mirrors to improve safety
- Ref 1.07 - Install 1.5 metre wide decomposed granite footpath from the East Bank pull-in area to the lookout (including a viewing platform, seat and interpretive signage) to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)
- Ref 1.04 - Install asphalt pull-in parking areas adjacent to Wee Jasper Road - East Bank & Bridge Approach to TNSW standards to allow opportunities to appreciate the views over the river and improve safety (provisional sum for design and construction budget)
- Ref 1.05 - Install asphalt turning circle to Wee Jasper Road and Coodravale intersection to improve vehicular circulation and road safety (provisional sum for design and construction budget)
- Ref 1.06 - Install trees, picnic table, seat and interpretive signage to either side of the east bank bridge entrance to organise the space and direct visitors to where views over the river can be appreciated
- Ref 3.23 - Liaise with Water NSW to install 8 knot/hr speed limit signs and underwater hazard signage to improve safety
- Ref 0.06 - Regenerate Goodradigbee River through riparian planting, terrestrial planting and remove/ debris rubbish
- Ref 3.24 - Liaise with DPIE to install fishing rules and regulation signage to ensure healthy and sustainable fisheries and create a designated fishing area
- Ref 1.09 - Prune and selectively remove Poplars adjacent the bridge to improve visibility and town presentation
- Ref 0.07 - Remove weeds along Goodradigbee River and public open space with an ongoing eradication plan
- Ref 0.20 - Encourage projects which improve the environmental sustainability of the town and its assets
- Ref 0.12 - Rationalise and remove redundant signage throughout the town



WEE JASPER ROAD AND ROADSIDE PULL-IN PARKING AREAS INSET PLAN
SCALE - 1:1000

- Ref 1.01 - Install asphalt pull-in parking areas adjacent to Wee Jasper Road (including a seat and interpretive signage) to TNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)
- Ref 1.02 - Install asphalt pull-in parking areas adjacent to Wee Jasper Road - Roadside (including a seat and interpretive signage) to TNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)



POETRY SPOT PULL-IN PARKING AREA INSET PLAN
SCALE - 1:1000

- Ref 1.03 - Install asphalt pull-in parking areas adjacent to Wee Jasper Road - Poetry Spot (including a seat and interpretive signage) to TNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)



Existing conditions



Artist impression

- Ref 3.10 - Commission tender documentation by consultants of the community square to include: carpark with motorcycle parking; accessible toilet with septic tank; play space; picnic area with shelter; barbeque and picnic tables; bins; power pillar; directional and interpretive signage; two electric charging stations; and tree planting to create a space for community markets, events and gatherings
- Ref 3.12 - Commission tender documentation by consultants for a woodland walk to include: a 1.5 metre wide concrete path; FRP composite boardwalk over drainage lines; interpretive, botanical and directional signage; seating; and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensures the woodland walk is located in the Wee Jasper Recreation Ground only
- Ref 3.11 - Install community square per 3.10 (construction budget) and seek grant funding
- Ref 3.13 - Install the woodland walk per 3.12 (construction budget) and seek grant funding
- Ref 0.03 - Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community
- Ref 0.17 - Install seats every 200m along shared footpaths to improve accessibility options for the aged & others
- Ref 0.01 - Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Wee Jasper masterplan
- Ref 0.02 - Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers
- Ref 0.11 - Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities
- Ref 0.13 - Continue to support community group initiatives and events which support the town, broader community and tourism opportunities



Existing conditions



Artist impression

WEE JASPER MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
0.00	POLICY AND COUNCIL WIDE PROJECTS				
0.01	Update Yass Valley Council's Management Plans and strategic policy to include outcomes from Wee Jasper masterplan				
0.02	Develop a Council policy for commercial use of public open space to support the delivery of events and flexible spaces in consultation with land managers				
0.03	Ensure proposals protect the cultural landscape and heritage values of the Aboriginal and non-Aboriginal community				
0.04	Protect significant trees & remnant vegetation under the LEP Biodiversity provisions for significant vegetation				
0.05	Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance & maximise habitat, for example, mulching around groups of trees				
0.06	Regenerate Goodradigbee River through riparian planting, terrestrial planting and remove/ debris rubbish				
0.07	Remove weeds along Goodradigbee River and public open space with an ongoing eradication plan				
0.08	Remove dead & under performing trees, per the masterplan				
0.09	Provide accessible paths at compliant grades				
0.10	Update Pedestrian Access and Mobility Plan (PAMP) to include masterplan proposals and promote active travel				
0.11	Commission a town-wide Wayfinding and Interpretive Signage Plan to optimise active travel, tourism and trail opportunities				
0.12	Rationalise and remove redundant signage throughout the town				
0.13	Continue to support community group initiatives and events which support the town, broader community and tourism opportunities				
0.14	Continue to liaise with Essential Energy providers to reduce poor tree pruning works and improve streetscape outcomes				
0.15	Review Council's tree planting details in streets, carparks and in natural ground to ensure optimal growing environment				
0.16	Install fire retardant and drought tolerant street trees (including ongoing watering and maintenance), per the Wee Jasper Mainstreet Masterplan				
0.17	Install seats every 200m along shared footpaths to improve accessibility options for the aged & others				
0.18	Review Council's LEP settlement strategy with particular regard to ensuring there is sufficient residential land (community consultation comment)				

WEE JASPER MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL

0.19 Review directional signage to reserves and cave locations from parking areas within town

0.20 Encourage projects which improve the environmental sustainability of the town and its assets

0.21 Develop a maintenance agreement between Council and Wee Jasper Community Association which addresses insurances, risk management and WHS requirements

WEE JASPER MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
1.00	TOWN ENTRANCES AND LOOKOUTS				
1.01	Install asphalt pull-in parking area adjacent to Wee Jasper Road (including a seat and interpretive signage) to TfNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)	m2	54	\$100	\$5,400
1.02	Install asphalt pull-in parking areas adjacent to Wee Jasper Road - Roadside (including a seat and interpretive signage) to TfNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)	m2	105	\$100	\$10,500
1.03	Install asphalt pull-in parking areas adjacent to Wee Jasper Road - Poetry Spot (including a seat and interpretive signage) to TfNSW standards to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)	m2	75	\$100	\$7,500
1.04	Install asphalt pull-in parking areas adjacent to Wee Jasper Road - East Bank & Bridge Approach to TfNSW standards to allow opportunities to appreciate the views over the river and improve safety (provisional sum for design and construction budget)	m2	112	\$100	\$11,200
1.05	Install asphalt turning circle to Wee Jasper Road and Coodravale intersection to improve vehicular circulation and road safety (provisional sum for design and construction budget)	m2	300	\$100	\$30,000
1.06	Install trees, picnic table, seat and interpretive signage to either side of the east bank bridge entrance to organise the space and direct visitors to where views over the river can be appreciated	PC	1	\$25,000	\$25,000
1.07	Install 1.5 metre wide decomposed granite footpath from the East Bank pull-in area to the lookout (including a viewing platform, seat and interpretive signage) to allow opportunities to appreciate the views over the valley (provisional sum for design and construction budget)	m2	260	\$40	\$10,400
1.08	Replace road safety mirrors at the Wee Jasper cutting with TfNSW compliant corner mirrors to improve safety	Item	2	\$1,500	\$3,000
1.09	Prune and selectively remove Poplars adjacent the bridge to improve visibility and town presentation	PC	1	\$10,000	\$10,000
1.10	Prune and crown lift trees along Caves Road, near the school, to improve visibility and safety	PC	1	\$5,000	\$5,000
1.11	Install new town entry signage at the bridge and school along Wee Jasper road as per the masterplan proposals (includes removing existing signage)	Item	2	\$5,000	\$10,000
	TOTAL				
					Subtotal
					Contingency
				50%	\$64,000
					Town Entrances & Lookouts estimate \$192,000
2.00	MEMORIAL HALL PRECINCT				
2.01	Upgrade Wee Jasper Memorial Hall to provide an evacuation centre and hire facility with: a commercial kitchen; improved bathroom facilities i.e. toilets and showers; ICT upgrade to support communications as an evacuation centre; a generator (as an alternative power source); and additional water tank (provisional sum for design and construction budget)	PC	1	\$2,500,000	\$2,500,000
2.02	Install a multi-use games area (with basketball ring and board) on existing tennis court to provide a multi-age use and play opportunities	Item	1	\$100,000	\$100,000
2.03	Plant trees to western side for shade and amenity (including removal of existing Pine trees)	ea	6	\$1,000	\$6,000
2.04	Plant trees between the church and Memorial Hall to provide amenity and improve town presentation	ea	5	\$1,000	\$5,000
	TOTAL				
					Subtotal
					\$2,611,000

WEE JASPER MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING			
		UNIT	QTY	RATE	SUBTOTAL
		Contingency		50%	\$1,305,500
		Memorial Hall Precinct estimate			\$3,916,500
3.00	MAINSTREET PRECINCT				
3.01	Create 'slow streets' on Wee Jasper Road through the use of line marking in bright, fun colours to create strong entrances and help slow the traffic	PC	1	\$20,000	\$20,000
3.02	Commission detail Planting Plans by consultants along Wee Jasper Road, to promote the town and increase sense of town arrival	PC	1	\$10,000	\$10,000
3.03	Plant trees along Wee Jasper Road (with ongoing watering and maintenance) in accordance with Planting Plans, per 3.02 (construction budget)	PC	45	\$1,000	\$45,000
3.04	Install a 1.5 metre wide FRP composite boardwalk (over snake gully) to provide better linkages and walkability through the town centre	lm	35	\$400	\$14,000
3.05	Commission detail Planting Plans by consultants to easement bank along Wee Jasper Road, to create a native rock garden to improve town presentation	PC	1	\$5,000	\$5,000
3.06	Plant garden beds of native shrubs and local stone to easement (with ongoing watering and maintenance) in accordance with Planting Plans, per 3.05 (construction budget)	m2	615	\$200	\$123,000
3.07	Install a community noticeboard to easement, near existing phone box, to support the local community	ea	1	\$5,000	\$5,000
3.08	Install interpretive signage to easement to promote the cultural landscape and heritage values of the town	ea	1	\$5,000	\$5,000
3.09	Install bike parking to easement to provide cycling amenity	ea	3	\$2,500	\$7,500
3.10	Commission tender documentation by consultants of the community square to include: carpark with motorcycle parking; accessible toilet with septic tank; playspace; picnic area with shelter; barbeque and picnic tables; bins; power pillar; directional and interpretive signage; two electric charging stations; and tree planting to create a space for community markets, events and gatherings	PC	1	\$15,000	\$15,000
3.11	Install community square per 3.10 (construction budget) and seek grant funding	PC	1	\$420,000	\$420,000
3.12	Commission tender documentation by consultants for a woodland walk to include: a 1.5 metre wide concrete path; FRP composite boardwalk over drainage lines; interpretive, botanical and directional signage; seating; and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensures the woodland walk is located in the Wee Jasper Recreation Ground only	PC	1	\$20,000	\$20,000
3.13	Install the woodland walk per 3.12 (construction budget) and seek grant funding	PC	1	\$120,000	\$120,000
3.14	Upgrade cricket pitch to provide community use	PC	1	\$7,000	\$7,000
3.15	Commission tender documentation by consultants for a woodland walk through the horse paddock, subject to approval by NSW Department of Education, to include: a 1.5 metre wide concrete path; interpretive, botanical and directional signage; seating; and tree planting to provide amenity, better linkages and walkability through the town centre. A survey should be included as part of the commission to establish accurate land ownership boundaries, which ensure the woodland walk is located in the NSW Department of Education land only	PC	1	\$15,000	\$15,000

WEE JASPER MAINSTREET MASTERPLAN

SCHEDULE OF WORKS COST ESTIMATE

REF.	ACTION	COSTING				
		UNIT	QTY	RATE	SUBTOTAL	
3.16	Install the woodland walk per 3.15 (construction budget) and seek grant funding	PC	1	\$25,000	\$25,000	
3.17	Install new RFS fencing and gate to improve town presentation	lm	100	\$60	\$6,000	
3.18	Install small FRP mesh watercraft slip with wetland planting to edges to improve water access and create a designated fishing area	PC	1	\$30,000	\$30,000	
3.19	Install a 2.5 metre wide decomposed granite path from the carpark to the river edge to improve water access	m2	78	\$40	\$3,120	
3.20	Install a picnic table and seats adjacent to the river to provide opportunities to appreciate the scenic views and create a designated fishing area	Item	3	\$6,000	\$18,000	
3.21	Install a new fence to formalise public water access and reduce risk with adjacent land uses	lm	78	\$60	\$4,680	
3.22	Formalise parking area near public water access and crown lift trees to improve visibility of entrance to promote connection to water	PC	1	\$20,000	\$20,000	
3.23	Liaise with Water NSW to install 8 knot/hr speed limit signs and underwater hazard signage to improve safety	ea	2	\$2,500	\$5,000	
3.24	Liaise with DPIE to install fishing rules and regulation signage to ensure healthy and sustainable fisheries and create a designated fishing area	ea	2	\$2,500	\$5,000	
3.25	Reduce speed limit between the bridge and Caves Road to 50km/hr and replace existing 60km/hr signs (includes evaluation after one year to assess safety)	PC	1	\$5,000	\$5,000	
	TOTAL					
					Subtotal	\$953,300
				Contingency	50%	\$476,650
					Mainstreet Precinct estimate	\$1,429,950
					1.0 Town Entrances and Lookouts estimate	\$192,000
					2.0 Memorial Hall Precinct estimate	\$3,916,500
					3.0 Mainstreet Precinct estimate	\$1,429,950
					MASTERPLAN TOTAL	\$5,538,450