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# **Wireless Hill Project**

**Preparing for the 2012 Centenary Celebration and Realising Vision 2020**

## **Concept and Museum Plan**

July 2011 (final business case version)

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## **1 EXECUTIVE SUMMARY**

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From 2007 to 2009 the City undertook a series of extensive internal and external stakeholder engagement processes that culminated in a vision document produced by the City in 2009, *"Wireless Hill Vision 2020 – Key Themes and Objectives for the Future of Wireless Hill"*. The vision document contained a consolidated summary of the community and organisational studies, workshops and surveys that had taken place prior to 2009.

The 2007-2009 visioning process was centred on five key themes; heritage, access, environment, community facilities and long term viability; and creating objectives aligned to each theme. This vision lacked a holistic interpretation of the site and the meaning of Wireless Hill from a visitor perspective/experience

To address the missing holistic interpretation of the site and the connectedness of the themes, a consultant was engaged to prepare an interpretation plan for Wireless Hill. The Interpretation Plan provided unique and invaluable information for that was offering proposals/options for the site that integrate both the cultural and natural heritage values, providing opportunities for an enhanced visitor experience as well as increasing the viability and accessibility of the museum

The Wireless Hill Concept and Museum Plan presented in this document align with the following key sources of information:

- Wireless Hill Vision 2020, City of Melville, September 2010
- Community and Stakeholder Consultation from 2007 – 2011
- Wireless Hill Interpretation Plan (January 2011)
- Crime Prevention Through Environmental Design (CPTED) Principles
- City of Melville Policy's and Management Plans.

Some of the specific interpretive strategies, as recommended in the Interpretation Plan, have been incorporated into the Concept and Museum Plans. The Wireless Hill Concept and Museum Plan provide both strategic and developmental options in preparation for the 2012 Wireless Station Centenary Celebrations and onwards towards 2020.

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## **2 CONCEPT PLAN**

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The Wireless Hill Park operates on several different levels, i.e. as a local park; a neighborhood park; a regional park; and as a natural (although somewhat regenerated) bush land (Refer to Wireless Hill Reserve Management Plan Aug 2008). The majority of visitors to the site currently enter the site for recreational uses unrelated to the Wireless Hill heritage story. The park today needs restoration in line with the studies that have been previously completed.

The concept plan aims to address the following:

- Access and Circulation
- Signage, Interpretation & Story Telling
- Recreational Area Upgrade / specifically park furniture
- Concrete Mast Base & Cable Anchor Block Restoration
- Building Façade Restoration (Museum and Former Store)
- Consolidation and Upgrade of Walking Paths
- Bushland Revegetation and Specific Weeding
- CPTED Principles

## 2.1 Site analysis

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The following site analysis provides information on various aspects of the site. This information has been used to inform and develop the concept plan. Further information regarding the site can be found in the City's *Wireless Hill Reserve Management Plan Aug 2008*.

### 2.1.1 SITE CONTEXT

Wireless Hill Park is an A Class Reserve located in the suburb of Ardross. It is bound by Canning Highway to the north and Davey Street to the south, McCallum Crescent to the east and Barnard Street to the west. It contains bush land for the purpose of public open space and recreation and is predominantly surrounded by residential development.

### 2.1.2 LANDFORM AND TOPOGRAPHY

The site is located on the Swan Coastal Plain which extends from the Darling Scarp westwards to the Indian Ocean. The Plain is comprised of a series of dunes running parallel with the coast.

The steep slopes of the northern aspect of the park bordering Canning Highway rise to the peak of Wireless Hill which at the highest point of elevation sits 43 metres above sea level. The topography of the site flattens out from this point through to the southern half of the park. Gradients range from 6% to the south and west, to up to 21% on the slopes south of Canning Highway.

The soil association is comprised of yellow and brown soils (typically infertile and highly porous).

### 2.1.3 GROUND SURFACES

The centre of Wireless Hill Park is bounded by a ring road and consists of a large grassed area well used for passive and active recreation. Both of these elements act as a buffer zone between the bushland and buildings. The main buildings are surrounded by paving that is in reasonable condition but tired and stained by bore water.

There are several kerbed garden areas within the grassed area which are home to a variety of native plants including *Orchid species* and a threatened community of *Kunzea glabrescens*.

For ground surfaces of the bushland area, refer to *Wireless Hill Reserve Management Plan Aug 2008*.

### 2.1.4 VEGETATION

The interior of the site surrounding the buildings is supported by a mixture of predominantly endemic and non-endemic native tree species that are largely in good condition. They are scattered across the site providing an important source of shade.



Current lines of young *Eucalyptus ficifolia* are beginning to and will eventually obscure site lines between the mast base and the anchor blocks. These trees are currently replanted at a rate of approximately 5 per year due to vandalism. They are non-endemic to the park and are highly susceptible to fungal disease which causes the tree to eventually die.

An exotic *Ficus species* and *Metrosideros species* are growing closely up against the Operators House hiding the mast base. The root systems of these trees pose possible future damage to the building itself.

The park holds a rich variety of plant species which correlate to the Aboriginal Six Seasons Cycle.

### **2.1.5 FAUNA**

The woodland vegetation provides valuable habitat for birds. A number of bird species were found to be breeding in the Park, including the migratory Rainbow bee-eater and Striated pardalotes. Other birds known to occur in Wireless hill include the Shining bronze-cuckoo, Red wattlebird, and the less common White-tailed black cockatoo.

### **2.1.6 ACCESS**

Entrances to the site off Canning Highway are poorly signposted with vehicular access being particularly confusing.

The site can be accessed by foot via track entrances located around the outer edges of the park. Entrance signage is in poor condition and requires an upgrade.

Macadam Road indicates the original access to the site connecting the Hickey Street residences to the radio station and is in relatively poor condition.

The circular ring road facilitates good vehicular access and aligns the site to current CPTED principles. It also provides ample parking spaces for visitors.

Access into the central grassed area is limited; there is only one footpath connecting the carpark to the buildings; kerb letdowns from the ring road suggest further access into the site but there are no adjoining footpaths; there is no universal access between anchor blocks.

### **2.1.7 BUILT FORM**

The buildings are generally in good condition, with the original masonry painted. The building entrances are 'internal', not facing main 'entry' pathway. The relationship between the buildings, including those located at Hickey Street, is not clear.

The concrete mast base (remnant of original tall antenna) is missing along with one of the three base elements. This mast base is easy to miss as it is without interpretation and is hidden by a large exotic *Ficus sp* growing up alongside the Operators House.

The concrete anchor block viewing platforms are large visible elements of the original radio station. One of which is restored whilst the other two have been painted *an inappropriate* green. They provide viewing platforms which enhance the understanding of the topography of the site. The relationship between anchor blocks, antenna base and other radio station buildings is not apparent.

Remnants of the radio station antennae can be found scattered throughout the bushland. There is currently no interpretation for these to help the visitor to understand their original function.

Recreational facilities (BBQ's, picnic shelters and benches) attract people to the site and are well used. The condition of these varies, with some urgently needing replacement.

The children's playground attracts family groups to the site but detracts attention from understanding of Wireless Hill heritage values. The playground is ear marked for renewal in 2018 and 2022. The Liberty Swing, installed 2005/06, is located alongside the playground and will be up for renewal 2022. The layout of the Liberty Swing needs to be reviewed when the new playground is installed.

## **2.2 Design**

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The Design is based around the following key elements:

- Interpretation of the sites past and present uses
- Improved visitor orientation through the park ie through interpretative elements/signage
- Improved pedestrian circulation and universal access within the centre of the park
- Consolidation of horizontal elements within the site
- Preservation and enhancement of the remoteness of the site

### **2.2.1 DESIGN THEMES**

#### **Zones**

Zones: Primary recreational area (north/east section of the site) includes furniture, BBQs and a playground in order to support general recreation activities and gatherings.

Secondary recreational area (western section of the site) includes less formal recreation with display gardens linking to surrounding bush.

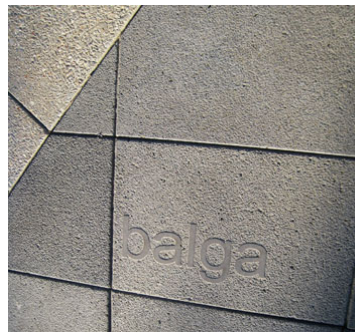
The Interpretative forecourt in the centre of the site is defined by the former site boundary. It comprises of a thematic children's playground to the east, interpretation of the concrete mast base and tower to the west, and a forecourt with didactic signage and seating between the Museum and the Operators House.

#### **Interpretation**

The incorporation of creative, innovative and sustainable interpretative signage allows the community to gain a greater understanding of the site, including its cultural and natural context. It will attract visitors and locals, improve circulation through the park and help identify the park as a unique place.

Existing signage will be upgraded and extended. Content will be broadened making the signs more engaging for the wider community. Three main trails have also been identified for interpretation (a Wildflower Walk, an Indigenous Walk and a Wireless Hill Station Walk).

Landscaping will help to support the interpretation of the site - the paving for the forecourt outlines the former site boundary whilst park furniture design and upgraded playground (stage 2) allude to the sites former telecommunications use.





### **Themes**

Design will celebrate the history and natural heritage of Wireless Hill as a regional destination for learning and recreation built upon the equal value and uniqueness of (in no particular order of importance):

- Aboriginal heritage and connection to the land
- European heritage as a wireless communication site of world significance
- Biodiversity and ecology.

Design will celebrate the history and natural heritage of Wireless Hill as a regional destination for learning and recreation built upon the equal value and uniqueness of:

These themes incorporate the interpretive concepts of:

- Remoteness and connectivity
- Intersection of communication and the environment
- Real and virtual space

### **Materials /Palette**

The materials palette will include the use natural and recycled materials. Where possible the hard surfaces will be water permeable allowing for softer surfacing.

The Palette needs to be cost effective, durable and hard wearing and reflect where possible the unique history of the site.



### **Artwork**

Integration of artworks to the site will enhance the park experience however these should be subtle and in keeping with the Wireless Hill Interpretation Plan. Artworks have been included in the interpretation of the site; at the mast base of the old telecommunications tower; within the western tower block; and will extend into the interpretative signage and trail markers.

## **2.2.2 PARK AREA LANDSCAPING & RECREATION**

### **Turfed Areas**

Turfed areas are to be retained for passive recreation, whilst helping to maintain site lines between buildings and anchor blocks. This area also acts as a fire break for the site.

### **Park Furniture Including BBQ Facilities**

Furniture should maintain a cohesive aesthetic, be durable and low maintenance as well as vandal resistant. Consolidation and upgrade of recreational furniture is required to help pull the interpretation of the site together.

### **Park Paving**

Paving shall include permeable and hard surfaces and focus around the buildings. Adding to this is an interpretative element of inscriptions in stone relating to past uses of the site.

### **Park Planted Areas / Vegetation**

Proposed new plantings will be kept to a minimum and will reinforce the remoteness of the site.

Due to the close proximity of proposed plantings to the bushland the following considerations need to be adhered to;

- the use of local native species
- hygiene protocols (given the presence of dieback within the park)

### **Trees**

Existing trees within the central park area enhance this passive recreational space and in most cases will remain.

It is proposed that the lines of young *Eucalyptus ficifolia* be removed from the site allowing the site lines to be maintained between mast base and anchor blocks allowing a more informal planting to remain.

It is recommended that the exotic *Ficus species* and *Metrosideros species* growing closely up against the Operators House be removed to avoid any possible future damage caused by their root systems.



*Trees to be removed are indicated in red*

### **Playground Elements Including Liberty Swing**

This will be included in the second stage of the design.



The thematic playground is located on the far east of the interpretive forecourt. The area includes themed play elements; Morse Code, Wireless Transmission principles.



It is assumed that the liberty swing will remain. During the playground upgrade the fence line for the liberty swing will be softened and altered to avoid the 'caged look'.

### **Lighting & Irrigation**

Lighting attached to the buildings will be consolidated and upgraded. It will also be utilised within the in ground art work visually connecting the mast base to the anchor blocks.

Irrigation will only be included as repair and adjustments required for the concept plan. Irrigation needs to always be directed away from the bush.

## **2.2.3 VEGETATION & BUSHLAND**

Wireless Hill is a 40 hectare park containing approximately 38 hectares of remnant bushland surrounding a two hectare area of grassed Parkland. The bushland in Wireless Hill is vulnerable to threatening processes common to areas of urban bushland. Increased and erratic fire regimes, weed infestation, vandalism, erosion and previous clearing have all impacted on the ecological function of the bush and served to decrease biodiversity and environmental values.

The principles that guide management of the bushland of Wireless Hill Park are:

- To work from the best areas of bushland towards degraded areas
- To make weed control a high priority
- To limit new plantings due to the drying climate and concentrate on weed control thus encouraging natural regeneration of bushland areas.

### **Planting Zones**

Planting zones shall be restricted to high profile areas such as entry points and areas where erosion is an issue, such as path edges and steep slopes. A number of potential planting sites are available at Wireless Hill.

As a general guideline, planting densities are 500:50:5- herbs;groundcovers/shrubs:trees per 100m<sup>2</sup>. These numbers will vary according to the species selection, site conditions, percentage of cover desired, etc. Planting expenses for tube stock supply and installation are approximately \$3.50 per plant.

### **Weed Control**

Weed control needs to be carried out throughout the entire reserve but should be focussed in the areas of best quality bushland first.

Given the size of the reserve and the limited resources available for management, weed control by spraying is often the most efficient and economical form of weed treatment. Treatment of veldt grass (the most common weed present) by spraying has been costed at \$1650.00 per hectare.

The Friends of Wireless Hill currently undertake hand weeding in the area of excellent condition bushland surrounding the wildflower walk with the assistance of external contractors. The cost for three months for the services of a Bush Regeneration Supervisor (at six hours per fortnight) is

\$1400.00, with a daily rate for additional contracted labour at \$500.00 per day. It should be noted that this rate is subsidised for the Friends group.

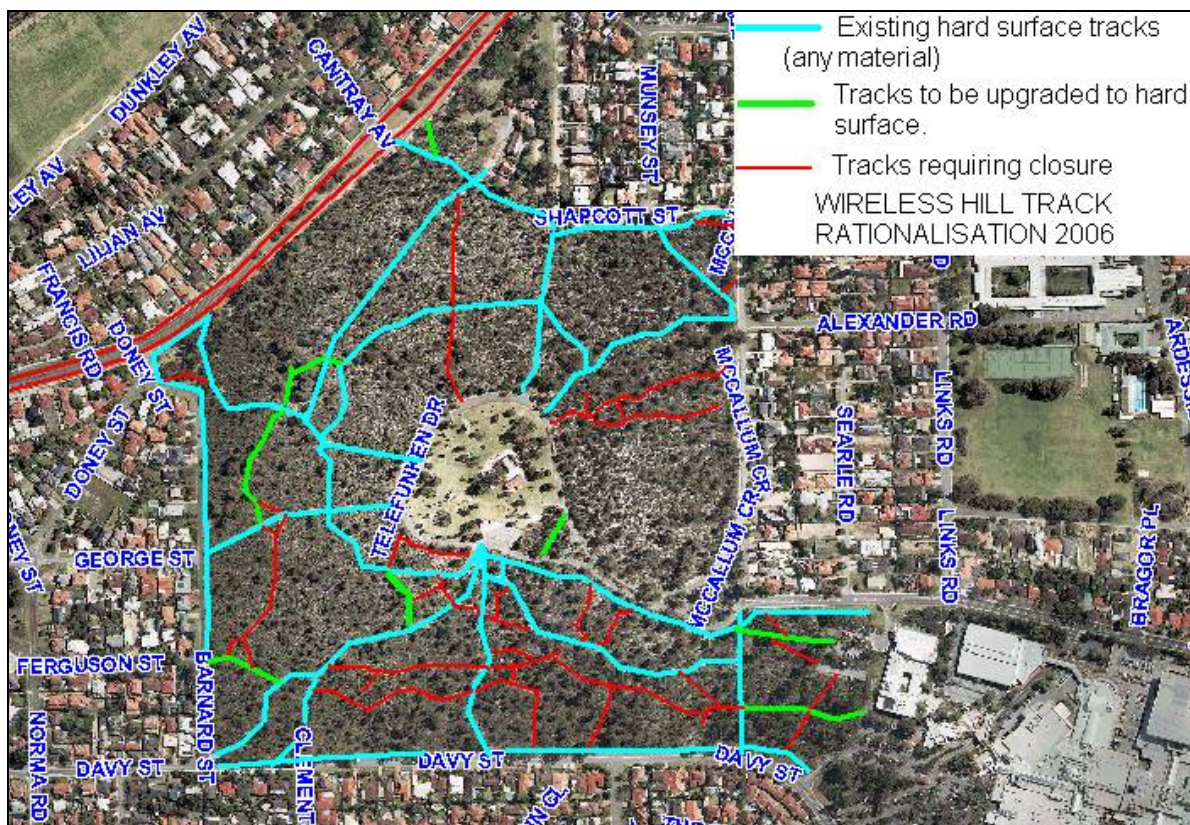
### **Cleanup of Rubbish**

Littering and dumping is a major issue in the reserve, although it has been mitigated somewhat by the erection of the perimeter fence in 2009. Rubbish poses a threat to the bushland through the introduction of exotic species and materials and reduces the aesthetic appeal of the bushland. The hourly rate for a clean up crew for rubbish removal would be in the order of \$150.00 for a two-person crew.

### **2.2.4 WALKING TRAILS**

Wireless Hill Park has an extensive network of tracks and paths through the bushland that are well utilised. There are also a number of unauthorised tracks that have been created through uncontrolled access. Therefore controlling where and how people access the path network is essential in minimising the damage from further fragmentation.

The map below shows the Wireless Hill track rationalisation as documented in the *Wireless Hill Reserve Management Plan, August 2008 (Map date 2006)*. The concept plan adheres to this map.



*Wireless Hill Reserve Management Plan, August 2008 (Map date 2006)*

The path network is currently comprised of a mix of surfaces including concrete, asphalt, crushed limestone and sand. Problems of erosion are limited to areas where steep slopes, uncontrolled access and loss of vegetation have caused soil instability. This can be remedied through

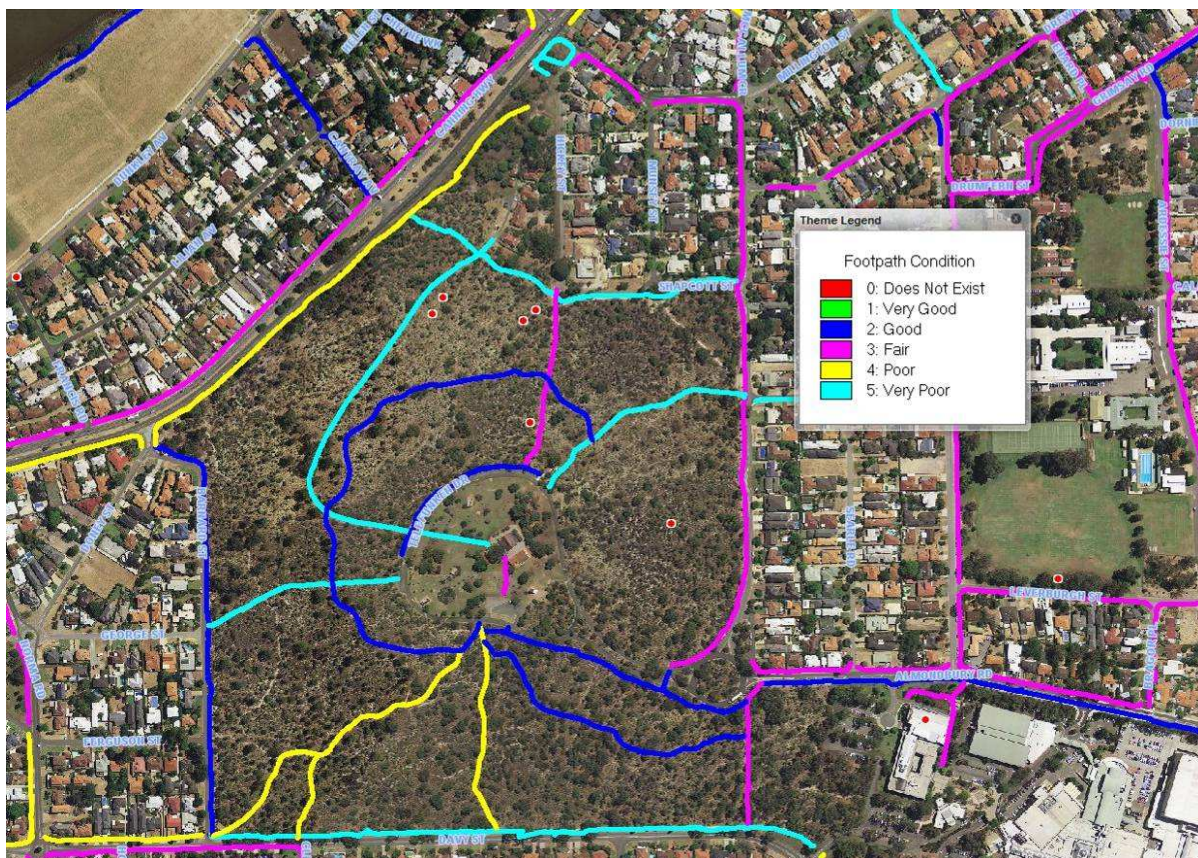


controlling access on paths, revegetating or protecting areas of exposed bare earth, (for example after fire), and by controlling water movement on hard surfaces.

The cost to upgrade trails depends on the materials used. The cost of removal of old concrete paths and the installation of new concrete paths is approximately \$80.00 per m<sup>2</sup>. The cost for renewal of limestone paths is \$20.00 per m<sup>2</sup>.

Closing of informal paths involves removal of old path material (if present), ripping (\$260.00/hour including plant hire), installation of brush matting or similar materials and revegetation through planting, direct seeding, etc (\$60.00/hour). Approximate hourly costs for this work are estimated above.

The map below shows the City's Wireless Hill footpath condition report from 2009 as documented. Old footpath upgrade is generally not in scope of the project and is part of the City's footpath replacement and repair maintenance program.



*Intramaps Footpath Condition Report 2009*

## **Thematic Trails**

Three main walking trails have been identified out of the 2020 Vision; Indigenous, Wildflower and Telecommunications (Wireless Hill Station Walk). Improved signage and markers will help visitors to orientate themselves around the trails with or without a guide. These main trails are universal access trails.

Original Access Road (Macadam Road) has been earmarked for upgrading as part of the Wireless Hill Station Walk.

Signage for the trails will align where appropriate to City of Melville guidelines and policies. This will include entrance signage to tracks around the edges of the park as well as directional signage where required on the trails.

The following image shows the current and proposed walks, track upgrades and track removals to as part of the concept plan.



### **2.2.5 ACCESS, CIRCULATION & PARKING**

#### **Pedestrian & Cycle Access**

A universal pathway facilitates an internal journey around the site, connecting the anchor blocks, circulating central garden beds, whilst improving connections to recreational facilities.

Cycle racks are incorporated to allow for storage for bicycles.

#### **Main Vehicle Access**

The main vehicle access into the park via McCallum Crescent and Almondbury Road remains.

#### **Circular / Ring Road**

The circular ring road will remain, with minor works to include kerb replacements and asphalt repair where necessary. Existing speed dips will be removed and replaced with raised pedestrian plateaus located in front of three main track entrances slowing traffic and making greater connections to track entrances.

#### **Existing Car Parking Area**

The existing car park will undergo any required remedial work such as line marking. Planting is proposed on its perimeter softening and defining carpark edges.

#### **Tour Bus Parking Allocation**

A designated bus bay will be located on the south eastern side of the ring road coupled with a new passenger set down area. Passengers are then guided into the centre of the interpretative forecourt from the east via a new footpath. The location of new bus bay aims to help eliminate trampling of more fragile wildflower areas and encourages a wider use of the site.

#### **Entry Statements**

Entry statements aligning with the new City of Melville signage style guide will be installed at a key location on Almondbury Road/McCallum Crescent roundabout whilst directional signage off Canning Highway and along McCallum Crescent will be improved.

### **2.2.6 LOCAL ENVIRONMENT & BUILT FORM**

#### **Former Applecross Wireless Station**

Interpretation of the development of the site (including buildings and subsequent additions) will be incorporated into the panels in the area between the operator's house and engine house and will utilise the collection of historic images.

#### **Museum/Engine House**

Will be restored and paint stripped back paint to its original red brick finish.

#### **Former Store/ Capital Radio Station & Toilet Block**

Will be restored and paint stripped back paint to its original red brick finish.

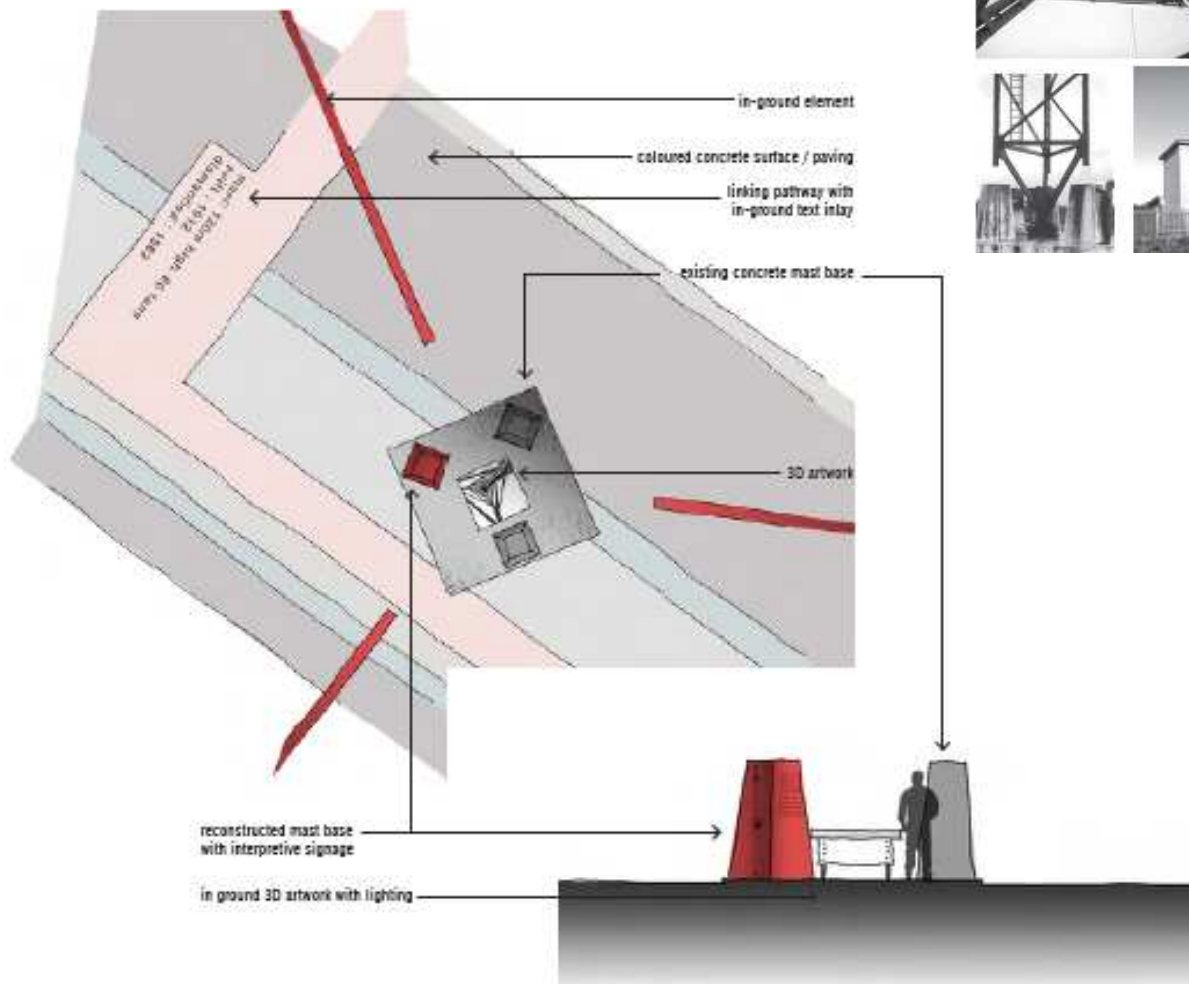
#### **Operators House**

Stripping the Operators house back to its former brick work will result in damage to the building so it is recommended that the house be repainted to tone in with other two buildings.



### Concrete Mast Base

The remaining concrete mast base is located on the far west of the interpretive forecourt. Only 2 of 3 original mast bases exist on site. The third base will be reconstructed as an interpretive element. A three dimensional artwork is proposed for the base of mast to allude to the height of the tower by creating a strong sense of depth. The view and connection of the concrete mast to the cable anchor block is strengthened by an in-ground element that extends from the base of mast towards each of the three anchor blocks. The visual connection is to be kept clear.

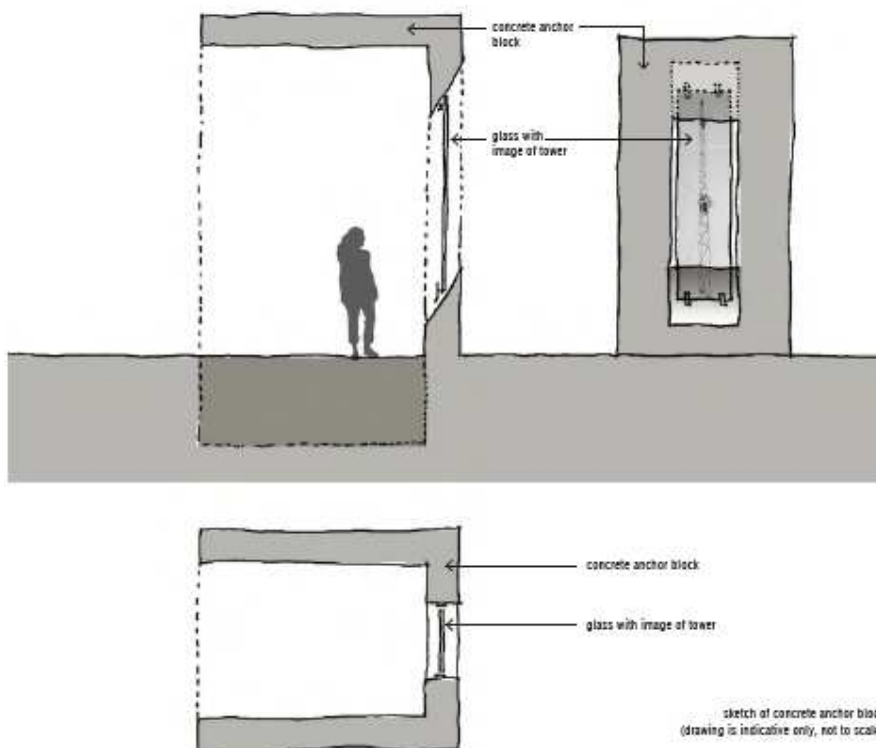


### **Concrete Anchor Block / Viewing Platforms**

There are 3 anchor blocks; north, southeast and southwest with 2 viewing platforms installed on the north and southwestern anchor blocks.

The viewing platform on the north should be retained and structure conserved as much as possible to reflect the original finishes and layout. An interpretive panel / didactic signage is to be installed on the top of the viewing platform. The viewing platform on the southwest anchor block should be retained and the structure partially conserved similar to the southeast structure but retaining the ground-level floor level. A glass panel is to be installed in the large opening incorporating an image of the former mast so it appears to be in its original location and of its original height. The restored anchor block (southeast) should be retained in its existing restored condition.

This gives 3 levels of interpretation and functions to the anchor blocks and can further encourage visitors to view each. The visual connection between the concrete mast and the cable anchor blocks should be kept.



### **Hickey Street Buildings**

Are not in Scope, except for interpretative signage

### **Telstra Tower & Shed**

Shall remain

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### **3 MUSEUM PLAN**

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Wireless Hill is considered to be of national significance to Australia and is listed on the Register of the National Estate and the State Register of Heritage Places. The Wireless Hill Telecommunications Museum is situated at Wireless Hill, in the former Engine Room of the old Applecross Wireless Station.

The Museum, which ceased operations in 1967 and now owned by the City of Melville (operated by Museums and Local History Services) currently houses a very broad collection of objects & cultural material that relate to the general history of telecommunications in Western Australia.

The Interpretation Plan strongly recommends that the collection focus on topics related directly to Wireless Hill, in particular the former Applecross Station. It also recommends that the building be developed as a more flexible space so that the displays can be moved for other events and exhibition themes related to the site.

The strategic vision is therefore to develop a core exhibition experience around the Wireless Hill Story, presenting the station history alongside the natural and indigenous history. The Engine House would be designed and developed in the future to also incorporate a multimedia display and storage space for educational programs.

The Interpretation Plan also addressed core issues raised from the 2020 Visioning Project relating to the long term sustainability of the Museum. The current telecommunications theme no longer reflects the community aspirations for the site. To ensure the long term viability of the museum space, a more flexible multipurpose facility will ensure that the museum continues remain viable, functional, and realistically resourced.

In line with both the findings of the Interpretation Plan and the preparation necessary for the 2012 Centenary celebrations, this Museum Plan outlines the stages required for the de-accessioning of a large number of objects from the collection and the temporary (and then long term) refurbishment of the display area of the existing museum.

Due to the extensive and intricate nature of de-accessioning a museum collection, a phased approach is required in order to have both;

- a)** the display area ready for 2012, and
- b)** the long term redesign of the museum as a multipurpose and flexible exhibition space, in line with the 2020 visioning for the site.

A brief summary of the planned stages is as follows:

1. Review of current Collections Policy.
2. Significance assessment of items currently on display.
3. De-accessioning of larger display items in main museum area.
4. Cleanup up / preparation of main museum area.
5. Preparation of new temporary display for 2012 celebrations.
6. Redesign of museum space and ongoing long term significance assessment & de-accessioning program to continue with remainder of stored collection.

### **3.1 De-accessioning & preparation for 2012 Celebration**

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#### **3.1.1 REVIEW COLLECTION POLICY**

The Collection Policy for the Wireless Hill Telecommunications Station is currently under review by the Curator and Museum & Local History staff, as suggested by the Interpretation Plan. The Mission Statement for the museum is to: preserve, collect, research & interpret cultural material that relates to the history, natural & cultural heritage of the Wireless site.

The current collection, although broadly based, speaks mainly to a highly specialised audience, and what is currently on display is static in nature, and therefore very difficult to change over, given the nature & size of the objects. In order to ensure repeat audiences (i.e. people that will want to revisit the site) it is crucial that we have a collection of material that is easily accessible, is low cost in terms of ongoing conservation resources, and able to be displayed from time to time (accessible to the public).

The Museum current mandate is that the Museum will only retain or accept into the collection any cultural material which is relevant to and consistent with the purpose of the Museum that relate to the themes, historic period and geographic area covered by the Wireless Hill site. These include:

- Objects with a direct relevance to Applecross Wireless Station, 1910 to its closure.
- Materials pertaining to any person, family or group who have made a significant contribution to design, invention, manufacture, broadcasting or their use of telecommunications in WA.

The intent is to refine this mandate (in accordance with what is outlined in the policy *National Standards for Australian Museums & Galleries*) to reflect the vision outlined in the Interpretation Plan so that the Mandate will refer only to:

1. Objects with a direct relevance to Applecross Wireless Station, from 1910 to its closure.
2. Photographs relating to the Wireless Hill site that will be included into the Museums & Local History Photographic collection.
3. Written material/documentation relating specifically to the Wireless Hill site.

Curator and Assistant Curator (collections management) to review policy and revise in accordance with the recommendations of the Interpretation Plan, which advises that items not directly related to Wireless Hill, be de-accessioned. The new collections policy will be endorsed by the Museums & Local History sector of the City of Melville, and consultation with external professional bodies to seek professional & legal advice during the process will be sought.

A marketing plan will be developed to communicate to the public about the changes to the collection policy and future of the museum. This review needs to commence as soon as possible.

#### **3.1.2 AUDIT, REVIEW AND DEACCESSION OF NON- REQUIRED OBJECTS**

The de-accessioning of items that fall outside the collections policy will be undertaken in two phases, the first phase being the short term vacating of the central museum display area, in time for 2012 celebrations. The de-accessioning process will require the formation of a reference group, comprising of Melville museum staff in addition to various professional individuals with specific museum knowledge or expertise in the objects in the collection.

A Curator and MLH staff or consultant team will work on the project to identify objects, review and conduct significance assessments on current display items to be moved/de-accessioned. As part of the significance assessment a condition report on all objects will need to be carried out. Other

appropriate museum collections (state-wide, nationally or internationally) to be identified as potential candidates for de-accessioned items. Appropriate temporary offsite storage may need to be considered.

It is estimated that the audit review and de-accessioning of non-required artefacts will require a consultant Curator to be employed for a full 12 months at a cost of \$72,091 (including all on costs). To ensure readiness of the space for the centenary celebrations, this work will need to take place July – September 2011.

### **3.1.3 RELOCATE NON-REQUIRED ARTIFACTS OFFSITE**

Many items will not be able to be de-accessioned immediately and will be required to be moved to a temporary storage facility until disposal. As general rule, cultural material should be moved as little as possible, and double handling should be avoided, hence if offsite storage can be avoided it is better for the object to be de-accessioned and disposed of in the first instance.

The Curator (and team) will supervise removal/storage of excess items, in line with collection management policies. Items will need to be identified, assessed and prioritised in order of what can be immediately de-accessioned from the site. Any problematic objects can be stored offsite at an appropriate facility, which meets the requirements of Museum standards (temperature & humidity controlled, security & pest management systems in place).

It is estimated that the cost to relocate existing objects offsite will be \$20,000 (transport company eg. International Arts Services Perth). This stage needs to be conducted between September 2011 and February 2012, to ensure the museum exhibition space can be ready for the centenary celebrations.



### **3.1.4 ARRANGE/PREPARE MUSEUM EXHIBITION SPACE FOR 2012**

A temporary public display with existing items from the collection will need to be ready for the centenary celebrations in September 2012.

The vacant display area is to be cleaned and temporarily refurbished (repainted, windows & wall treatments), and the Curator is to program temporary display from remaining objects & material in collection for Centenary celebration. This stage needs to be conducted between March 2012 and August 2012 to ensure the museum exhibition space can be ready for the centenary celebrations.

A contracted Curator (as above) and the Infrastructure, Museums & Local History Team will be required to implement this stage. It is estimated that the cost to cleanup and provide basic refurbishment to the museum space is \$20,000. To develop and install a temporary new display is estimated to be \$15,000.



### 3.2 Future multi-use exhibition space

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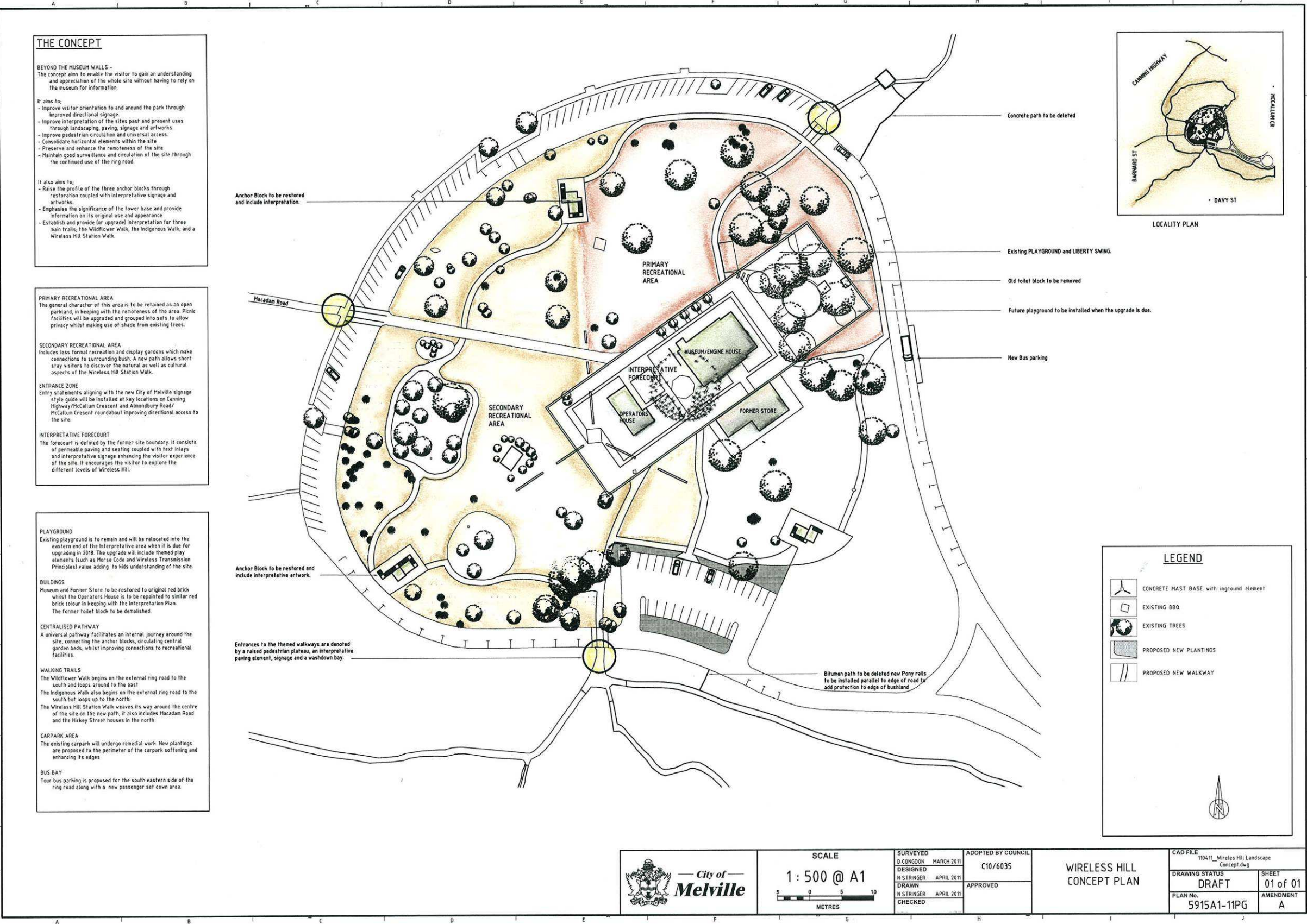
The Interpretation Plan recommends the future implementation of a new museum space that delivers an immersive interpretative experience. The display is to be flexible and allow for regular content changes. The exhibition space shall allow for alternative/temporary displays to be set up in the museum as part of the ongoing public programs which will incorporate the themes identified in the Interpretation Plan.

The future museum multi-use exhibition space will address the overwhelming community support being indicated for changing displays, which is also a required outcome of the Libraries & Museums Future Plan. This will in turn increase museum visitation and usage of the facilities.

It is envisaged that the future exhibition space be designed and implemented in 2013-14. A consultant specialising in museum exhibition design would be required to develop the design and the installation/construction would need to go out for Tender. The cost for the design and installation of the new multi-use exhibition space is estimated at \$240,000. An additional \$75,000 is estimated to develop content for the displays. The total cost of design, construction and content development for the new multi-use multi-media exhibition space is estimated at \$315,000.

Key stakeholders in this project will be the Design Consultant, Indigenous Consultants (local elders), historical contacts with expertise in this area and the Friends of Wireless Hill (for flora & fauna content).





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## 5 APPENDIX B – ESTIMATED COSTINGS & OPTIONS

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The preferred approach is to be able to implement the project in a minimal number of stages, with a considerable amount of work completed prior to the Centenary Celebrations in September 2012, with the remaining concept works being completed the following year (2012/13) and the new multi-use museum space being designed and implemented in 2013/14.

Catering for the fact that the City has many demands on its resources, the concept and museum plan has been broken down into succinct visitor experiences that can facilitate, if required, a staged or optioned approach for implementation.

Estimated Costs for each experience are shown in the tables below. These costs do not include detailed design, marketing & project contingency. These costs will be incorporated into the business case, as they will vary for different options. Itemised costs for each experience are detailed in subsequent pages below.

WAY FINDING	\$88,149
CREATING THE HUB	\$304,010
BUSH RECREATION WALKING TRAIL EXPRIENCE	\$203,000
WIRELESS STATION MAST AND ANCHOR BLOCK EXPERIENCE	\$244,097
PARK FURNITURE UPGRADE	\$129,408
LIGHTING	\$80,000
THEMED PLAY EXPERIENCE	\$159,500
PREPARING FOR A NEW MUSEUM EXPERIENCE	\$127,091
NEW MULTI-USE MUSEUM EXHIBITION SPACE	\$315,000
<b>Total Project Implementation Cost</b> <i>(exc of detailed design overhead costs, marketing and project contingency)</i>	
<b>\$1,650,255</b>	



## 5.1 WAY FINDING - CONSOLIDATING THE VISITOR EXPERIENCE

- Formalise bus bay area and repair/improve car park
- New raised pedestrian platforms and consolidation of speed dips
- New entrance and directional signage to the site

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Remove existing treated pine barriers and bollards around car park	item	1		\$530.00		Maintenance	443 21100 6000
Supply and install <i>Replas</i> Recycled Bollards (or similar )around car park area	Nº	86	\$90.00	\$7,700.00		Upgrade	
Remove existing speed dips and resurface to match existing	Nº	4	\$1,500.00	\$6,000.00		Removal and Repair	
Remove existing speed hump directly alongside proposed new plateau (1)	m2	18	\$15.00	\$10,000.00		Removal	
Strip and remove existing grass from around car park for new plantings	m2	314.59		\$6,200.00		Removal	
Supply and install tube stock groundcovers in new garden areas around car ark	m2	314.59		\$5,000.00		New	443 21100 6000
Supply and install Bio-Tec Straight pins 175mm as supplied by Greenway Enterprises	box	1	\$89.00	\$89.00		New	
Supply and install Bio-Tek 500gsm jute roll as supplied by Greenway Enterprises	bale	1	\$89.10	\$550.00		New	
Line marking to car park				\$1,500.00		Maintenance	440-84550-7126-000
Repairs to kerbing				\$10,000.00		Maintenance	441-22600-7126-000
New raised pedestrian platforms	Nº	3	\$11,000.00	\$33,000.00		New	
New concrete footpath for bus bay	m2	32.5	\$80.00	\$2,600.00		New	
Uplift and relocate existing bollards to new bus bay footpath edge	Nº	15	\$32.00	\$480.00		Relocate	
Trail Signage at track entrances on the outer perimeter of the park	Nº	4	\$300.00	\$1,200.00		Upgrade	
New Directional Road Signage off Canning Highway/McCallum Crescent	Nº	1	\$1,000.00	\$1,000.00		New	
Supply and Install New Entrance Signage Almondbury Road/McCallum Crescent roundabout	Nº	1	\$2,300.00	\$2,300.00		New	
<b>EXPERIENCE TOTAL</b>					<b>\$88,149.00</b>		
MAINTENANCE BUDGET TOTAL							\$17,030.00

## 5.2 CREATING THE HUB - WIRELESS STATION BOUNDARY CONSERVATION

- Upgrade paving around buildings to permeable central forecourt with text inlays and include Interpretive signage for central paved forecourt
- Upgrade decking around large tree as central collection/seating area
- Strip back external paint of the Museum and Former Store buildings to original red brick

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Remove and dispose existing pavers around central building	m2	1340		\$16,000.00		Removal	Community Facilities Reserve Possibility
Supply and install permeable paving to central forecourt area	m2	2022	\$60.00	\$121,320.00		New	Community Facilities Reserve Possibility
Supply and install aluminum (or boss galvanised - cheaper) edging strip to footpath (does not include around new playground area)	m	212.7	\$15.00	\$3,190.50		New	Community Facilities Reserve Possibility
Supply and install Text inlay	Nº	15	\$1,500.00	\$22,500.00		New	Community Facilities Reserve Possibility
Supply and Install main Interpretive signage within forecourt area	Nº	3	\$5,000.00	\$15,000.00		New	Community Facilities Reserve Possibility
Upgrade decking around tree	sqm	25	\$420.00	\$10,500.00		Maintenance	Community Facilities Reserve Possibility
Museum and Former Store - Strip back paint to original red bricks	No	2	\$45,000.00	\$90,000.00		Conservation	Community Facilities Reserve Possibility
Operators House - repaint with colour to match other main buildings	No	1	\$20,000.00	\$20,000.00		Conservation	Community Facilities Reserve Possibility
Strip back paint to original red bricks of Old Toilet, Supply and reinstall doors securing building	No	Item	\$5,500.00	\$5,500.00		Conservation	Community Facilities Reserve Possibility
<b>EXPERIENCE TOTAL</b>					<b>\$304,010.50</b>		
<b>COMMUNITY FACILITIES RESERVE</b>							<b>\$304,010.50</b>



### 5.3 WALKING TRAIL EXPERIENCES - BUSH RECREATION

- Upgrade wildflower walk signage and include indigenous and wireless station walk information
- conservation of macadam road
- formalise entry to the wildflower walk by replacing pine barrier with pony rails and include inlay trail markers

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding/Cost code Notes
Supply and install pony rails to area adjacent to road and Wildflower Walk entrance, similar to those supplied by Flexipole	m	40	\$90.00	\$3,600.00		Upgrade	
Supply and install Trail Markers to three main walks	Nº	20	\$300.00	\$6,000.00		New	
Upgrade Wildflower Signage including removal of existing limestone plinths	Nº	55	\$1,000.00	\$55,000.00		New/Upgrade	Future possible Lotterywest funding opportunity
Supply and Install Interpretive signage (Indigenous walk in bush)	Nº	8	\$800.00	\$6,400.00		New	Future possible Lotterywest funding opportunity
Supply and Install Interpretative signage (Wireless Hill Station Walk in bush)	Nº	5	\$800.00	\$4,000.00		New	Future possible Lotterywest funding opportunity
Supply and Install Wash Down Bays for dieback (3 - 5K) - includes signage on side of Bays	Nº	2	\$4,000.00	\$8,000.00		New	
Conservation of macadam road	item	1	\$120,000.00	\$120,000.00		Conservation	
<b>EXPERIENCE TOTAL</b>					<b>\$203,000.00</b>		

## 5.4 MAST AND ANCHOR BLOCK STORY EXPERIENCE

- New Wireless Station walk path between anchor blocks and mast base
- Basic Conservation of two green anchor blocks and Interpretive signage (northern block) and glass artwork (install in western block)
- Mast Base Conservation with 3D artwork and in-ground indicators to visually connect the mast base with the anchor blocks

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Remove existing ficifolia	Nº	30		\$550.00		Maintenance	443 21100 6000
Remove existing metrosideros and ficus	No	2		\$3,000.00		Maintenance	443 21100 6000
Prepare, supply and install soil bond + crushed pea gravel footpath for the Wireless Hill Station Walk. Supplied and batched by Creation Landscapes or Supply and install asphalt path with concrete edge	m2	1239.75	\$60.00	\$74,385.00		New	
Supply and install aluminium (or boss galvanised - cheaper) edging strip to footpath for the Wireless Hill Station Walk.	m	1377	\$15.00	\$20,662.00		New	
Reticulation remedial works				\$5,500.00		Remedial	
Conservation Works to Western and Northern Anchor Blocks (sandblast to original state / render + brickwork + anti graffiti paint	item	2	\$15,000.00	\$30,000.00		Upgrade	
Repaint handrails	item	2	\$5,000.00	\$10,000.00		Upgrade	
Supply and install Interpretive signage on top of Northern Anchor Block	Nº	1	\$5,000.00	\$5,000.00		New	
Supply and Install Artwork / Glass Installation to Western Anchor Block	Nº	1	\$25,000.00	\$25,000.00		New	
Conservation of missing concrete 'mast base' with interpretation	Nº	1	\$15,000.00	\$15,000.00		Conservation	
Mast base 3D artwork	Nº	1	\$25,000.00	\$25,000.00		New	
In-ground artwork (indicator) 30m2 angled out to anchor blocks	Nº	3		\$30,000.00		New	
<b>EXPERIENCE TOTAL</b>					<b>\$244,097.00</b>		
<b>MAINTENANCE BUDGET</b>							<b>\$3,550.00</b>

## 5.5 PARK FURNITURE UPGRADE

- Upgrade where required picnic benches, tables, shelters and drinking fountains
- Enhance planting in display gardens & install bin surrounds

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Remove and dispose existing park benches (18), picnic tables (13) and backfill	item	1		\$2,420.00		Maintenance	443 21100 6000
Supply and Install Picnic Benches with backs similar to those supplied by Landmark Engineering	Nº	13	\$1,400.00	\$18,200.00		Upgrade	
Supply and install Picnic Tables	Nº	10	\$3,000.00	\$30,000.00		Upgrade	
Remove and dispose existing shelters backfill if required	Nº	4		\$10,000.00		Removal	
Supply and install new shelters similar to those supplied by Landmark Products	Nº	4	\$9,000.00	\$36,000.00		Upgrade	
Remove existing notice board and old info signs off site backfill if required	Nº	1		\$500.00		Maintenance	443 21100 6000
Supply and install tube stock shrubs in display gardens	m2	2247	\$3.50	\$1,123.50		Upgrade	
Supply and install tube stock groundcovers in display gardens	m2	2247	\$3.50	\$1,123.50		Upgrade	
Supply and install Drinking Fountains	Nº	2	\$5,000.00	\$10,000.00		Upgrade	
Supply and install 240L litter bin surrounds similar to those supplied by Landmark Engineering	Nº	6	\$3,340.25	\$20,041.50		New	
<b>EXPERIENCE TOTAL</b>					<b>\$129,408.50</b>		
<b>MAINTENANCE BUDGET</b>							\$2,920.00

## 5.6 LIGHTING

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Supply and install Lighting to Anchor Blocks, Mast base, Central Tree and Buildings	Item	1		\$80,000.00		New and Upgrade	
<b>EXPERIENCE TOTAL</b>					<b>\$80,000.00</b>		

## 5.7 THEMED PLAY EXPERIENCE

- Upgrade Playground to be Wireless Communication Themed

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Site Preparation	Item	1	12,000	12,000		new and upgrade	
Supply and install playground elements	Nº	5	\$25,000.00	\$125,000.00		new and upgrade	
Soft fall	sqm	250	\$138.00	\$34,500.00		new and upgrade	
<b>EXPERIENCE TOTAL</b>					<b>\$159,500.00</b>		

## 5.8 PREPARING FOR A NEW MUSEUM EXPERIENCE

- Review Collection Policy and relocate non-required artifacts offsite
- Audit, Review and De-accession Objects from the Collection
- Arrange/Prepare Museum Exhibition Space for 2012

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Review Collection Policy	item			\$0.00		n/a	
Audit, Review and De-accession Large Objects from the Collection	item			\$72,091.00		n/a	
Relocate non-required artifacts offsite.	item			\$20,000.00		n/a	
Arrange/Prepare Museum Exhibition Space for 2012	item			\$35,000.00		n/a	
<b>EXPERIENCE TOTAL</b>					<b>\$127,091.00</b>		

## 5.9 FUTURE MULTI-USE MUSEUM EXHIBITION SPACE

- Design & Install Future Multi-Use Exhibition & Education Space

Items	Area Unit	Value	Cost per unit	Item Cost	Experience Total Cost	New /Maintenance /or Upgrade	Funding / Cost code Notes
Design & Implement Future Exhibition Space.	item			\$315,000.00		new	
<b>EXPERIENCE TOTAL</b>					<b>\$315,000.00</b>		