

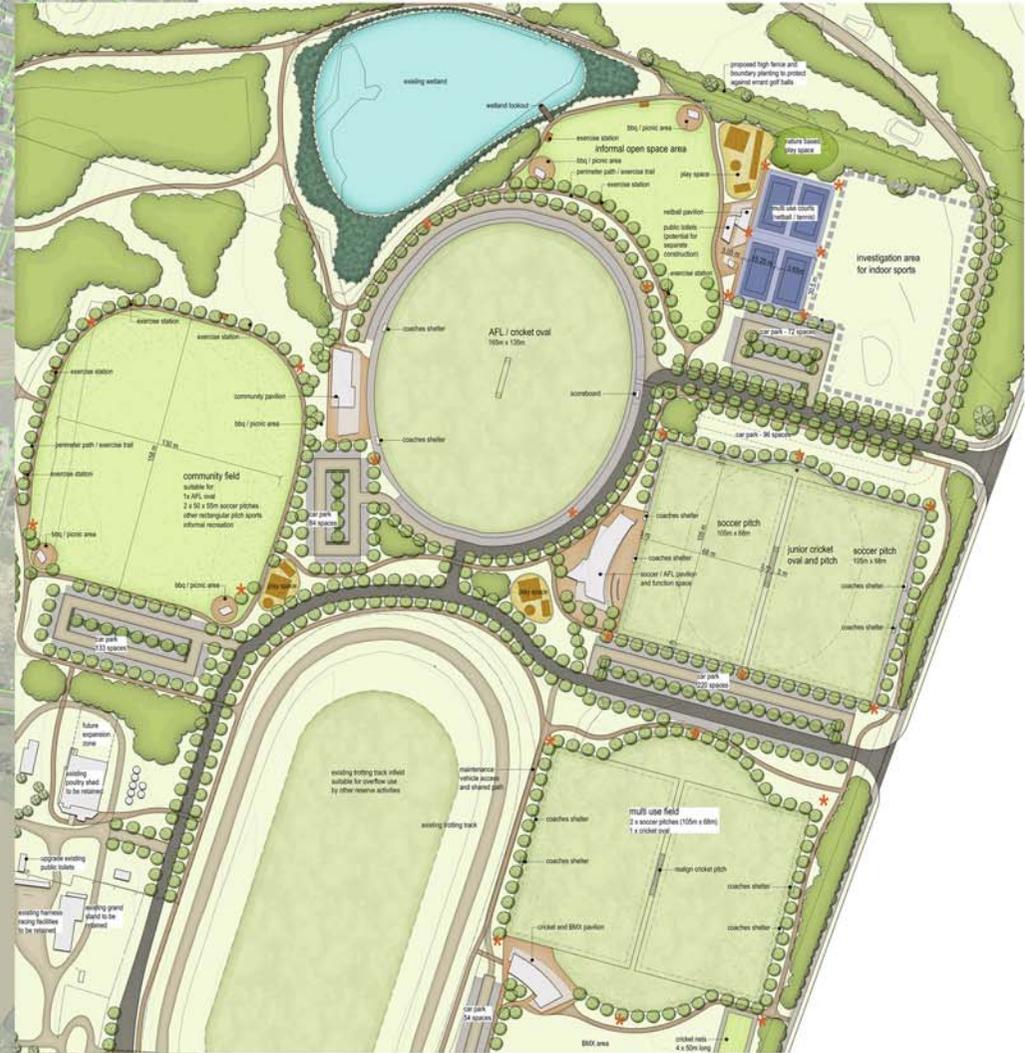
BACCHUS MARSH RACECOURSE RECREATION RESERVE

Active Sports Precinct

Final Summary Report
December 2015

Prepared for:
Moorabool Shire Council

Prepared by:
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1. INTRODUCTION

The township of Bacchus Marsh is located approximately 45km from Melbourne CBD. Due to this proximity, it is currently experiencing a rapid residential growth rate. The town has been included in the Central Highlands Regional Growth Plan and the draft Plan Melbourne Metropolitan Planning Strategy as a locality for urban development.

As a result, the community is encountering an increased shortage of active sports ovals. With land to the edges of the township zoned for further residential development, including the 1500 – 1700 lot Stonehill estate currently under construction at West Maddingley, pressures on existing active sports fields will be exacerbated.

The Bacchus Marsh Racecourse Recreation Reserve is ideally located to establish an active sports precinct to cater for the growth and future active sports requirements of the town. With this in mind, the previous master plan for Bacchus Marsh Racecourse Recreation Reserve, prepared in 2009 (figure 1), indicated an active sports precinct comprising 2 multi use fields, allowing for four soccer pitches and two cricket fields. The active sports precinct was located on the southern edge of the existing Reserve.

Subsequent to the preparation of the previous master plan, in 2012 the Shire of Moorabool undertook a Sports Facility Demand Analysis This analysis indicated a future shortfall, in Bacchus Marsh, of three football ovals, two cricket fields, four soccer pitches, three tennis courts and three netball courts.

Based on these figures, Council determined that the active sports precinct at the Bacchus Marsh Racecourse Recreation should cater for three ovals, two soccer pitches and multipurpose courts allowing for four tennis and two netball courts. This level of shortfall has been subsequently verified as part of the current master plan process. Further, Council resolved that the active sports precinct should be located in the centre of the Reserve, rather than at the south as in the existing master plan.

This report outlines the proposed extent and location of facilities and spaces making up the active sports precinct.

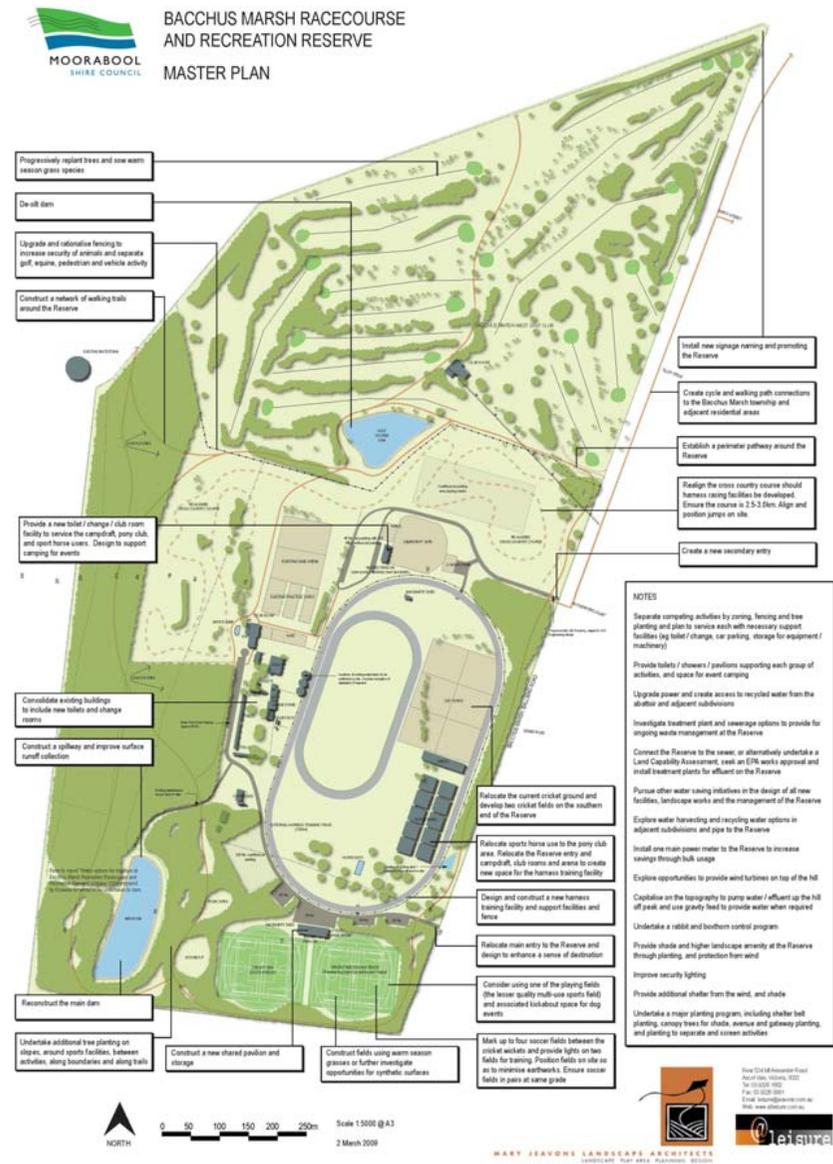


Figure 1: Previous Master Plan (2009)

2. SITE MASTER PLAN

The master plan for the entire reserve has been prepared following consultation with all users and with the general community. The master plan is summarised in a separate report – the Bacchus Marsh Racecourse Recreation Reserve Master Plan Final Summary Report December 2015.

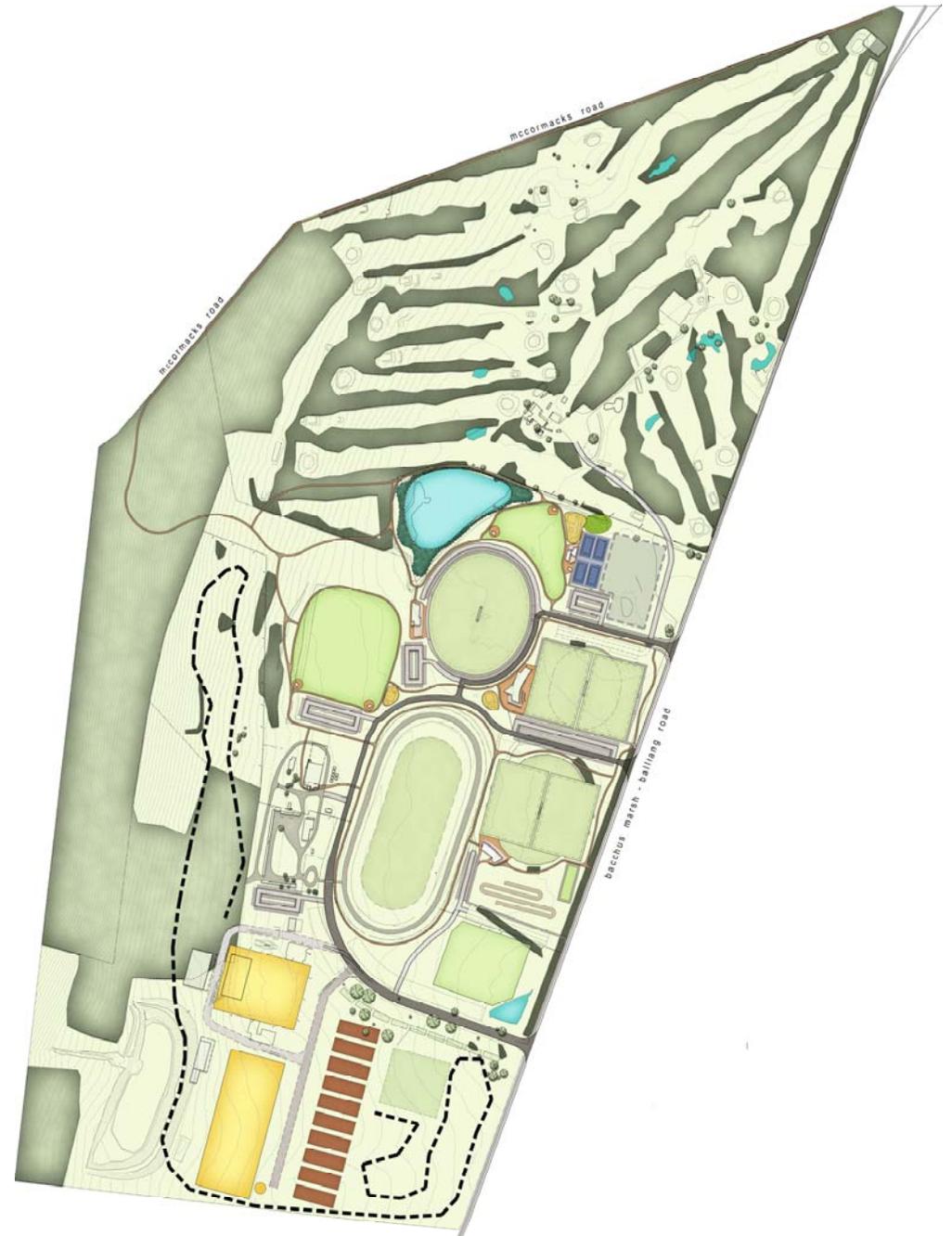


Figure 2: Reserve Master Plan

3. ACTIVE SPORTS PRECINCT MASTER PLAN

The active sports precinct master plan provides for the range of new active recreation spaces identified by council through its Sports Facility Demand Analysis. Specifically these spaces provide for:

- 4 soccer pitches
- 2 cricket fields
- 1 senior size AFL oval
- 1 community oval, of sufficient size for AFL competition.
- 4 multi-purpose netball / tennis courts

These fields are supported by a range of facilities including:

- 4 pavilions, including public toilets
- Lighting to all fields and courts
- Formal vehicle access and circulation
- Formal car parking for sufficient for over 550 vehicles, plus overflow and oval perimeter parking of in excess of 200 additional vehicles.
- Separate shared trail system
- Play spaces

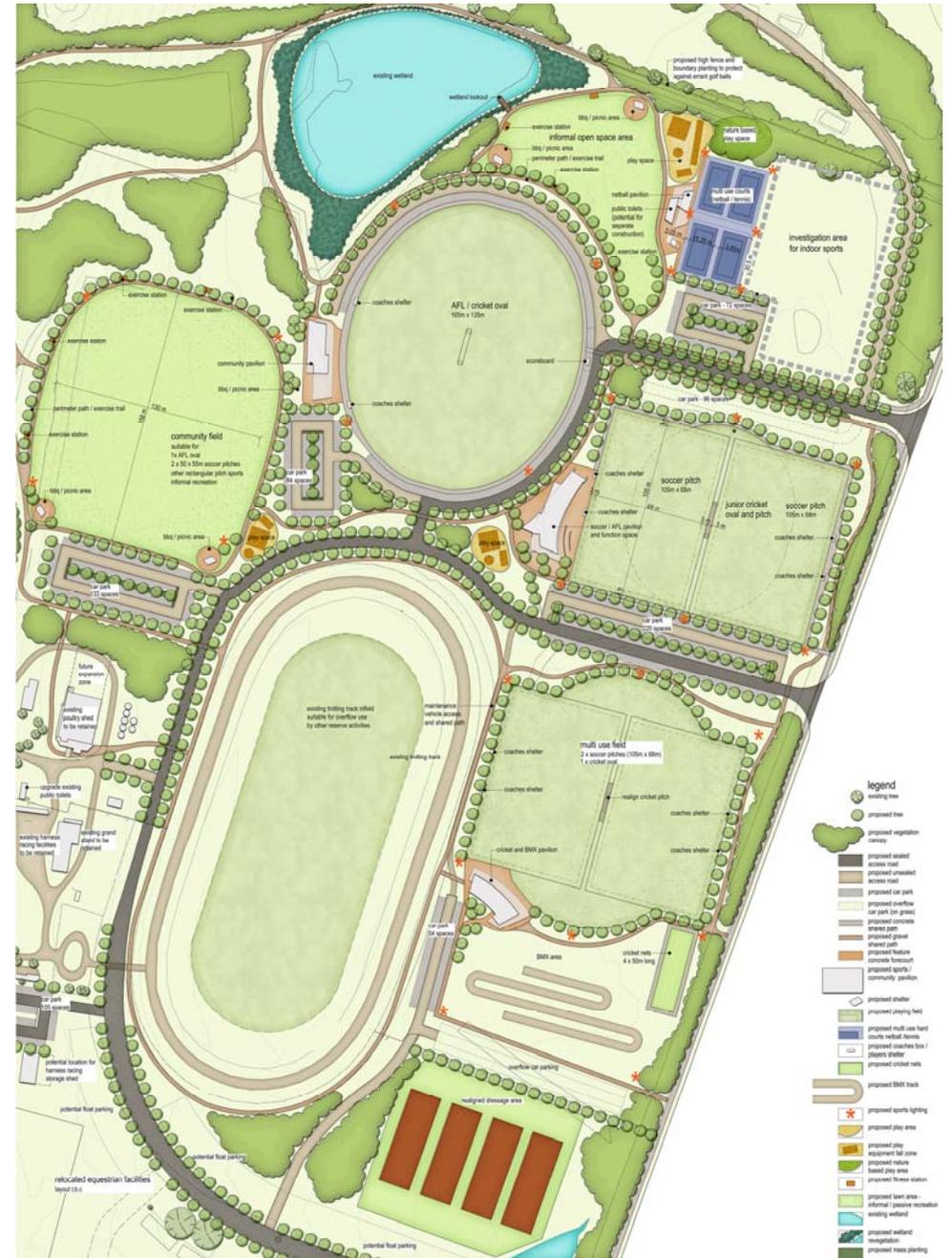
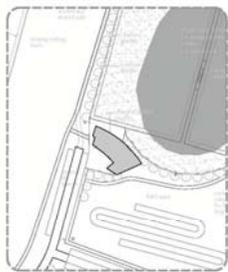


Figure 3: Active Sports Precinct Master Plan

4 BUILDING CONCEPT PLANS

4.1 Pavilion 1

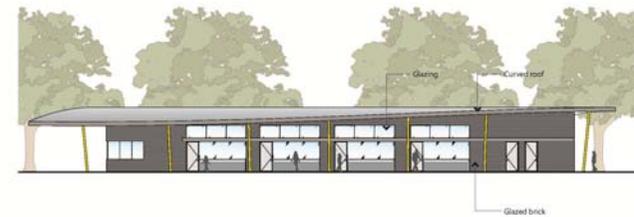
Pavilion 1 will support cricket and BMX uses on the multi-use field and the BMX track to its south. The pavilion will provide 4 change rooms (with operable wall to provide flexible space), 2 umpires rooms, toilets (accessible from outside as public toilets), a kiosk and store rooms.



PART SITE PLAN



PLAN - PAVILION 1



NORTH ELEVATION - PAVILION 1



EAST ELEVATION - PAVILION 1



3D - PAVILION 1

Figure 4: Pavilion 1 Plan

Figure 5: Pavilion 1 Elevations

4.2 Pavilion 2

Pavilion 2 will support soccer and AFL use on the dedicated soccer pitches and the main oval. The pavilion will provide 4 change rooms (with operable wall to provide flexible space), 2 umpires rooms, toilets (with 2 sets of public cubicles accessible from outside), a social / club room, a kiosk and store and services rooms.

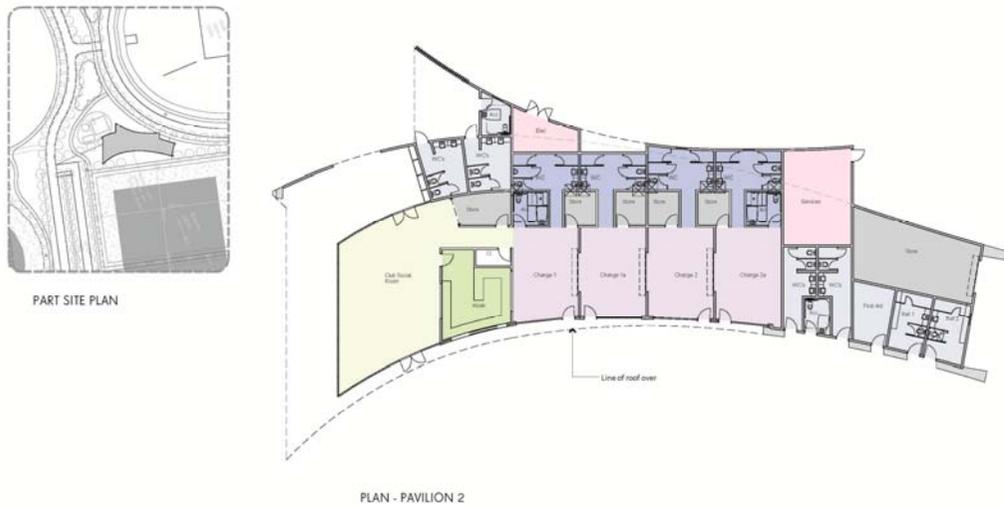


Figure 6: Pavilion 2 Plan

Figure 7: Pavilion 2 Elevations

4.3 Pavilion 3

Pavilion 3 will support the community oval and the main oval, and so has been designed to have a flexible character. It will contain two large change rooms with flexibility to operate as a large community room, toilets (including 2 accessible public toilets), a kiosk and store and services rooms.

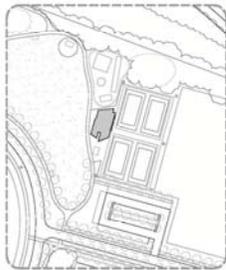


Figure 8: Pavilion 3 Plan

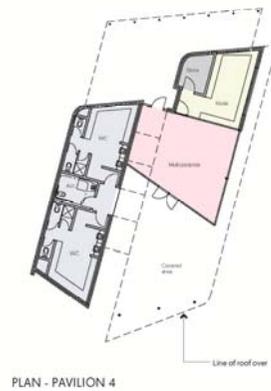
Figure 9: Pavilion 3 Elevations

4.4 Pavilion 4

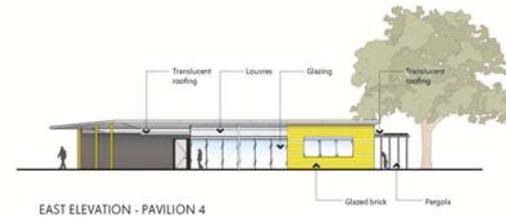
Pavilion 4 will support the hardcourt area, and therefore provide for netball and tennis users. Its location close to the large northern passive open space and play area will mean that public toilets will also be an important aspect of its provision.



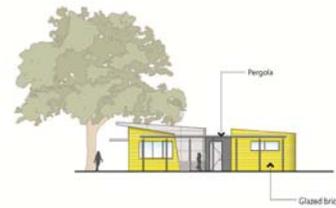
PART SITE PLAN



PLAN - PAVILION 4



EAST ELEVATION - PAVILION 4



NORTH ELEVATION - PAVILION 4



3D - PAVILION 4


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BACCHUS MARSH RESERVE
 PAVILION 4 - PLAN
 1:200 @ A3, 04 MAY, 2015
 A&C CONSULTANT

 NORTH
SK-07

Figure 10: Pavilion 4 Plan


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 PAVILION 4 - ELEVATIONS AND 3D
 1:200 @ A3, 04 MAY, 2015
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 NORTH
SK-08

Figure 11: Pavilion 4 Elevations

5. SERVICES MASTER PLAN

A range of services will be required for the new facilities and spaces associated with the master plan. These particularly include:

- Electrical services
- Hydraulic services
- Sewer
- Stormwater
- Fire services

A preliminary layout of the route of these services has been prepared, but will be subject to detailed design of buildings and the layout of fields and roads. The Service layouts consider both the active sports precinct and the relocated equestrian precinct (refer to the Bacchus Marsh Racecourse Recreation Reserve Master Plan Final Summary Report December 2015)

An overall site service master plan is illustrated in Figure 12, followed by individual services plans.



Figure 12: Services Master Plan

5.1 Electrical Services

INFRASTRUCTURE

Substations

- North and south
- North located within sports precinct
- North located existing and upgraded equestrian facilities
- North also provided for stages 1 to 4
- SH-60 to be combined with existing distribution busbars

High Voltage

- Existing underground HV assessment to be undertaken

Main Switchboards

- New main switchboards near each substation
- Main switchboards to be located near each distribution busbar
- Main switchboards to be located in 10' x 10' steel structure building
- Location 1 corner & located position
- Main switchboard No.1 also supplies all public light & power to the active sports precinct
- Main switchboard No.2 supplies both a and b outside the equestrian facilities precinct
- Main switchboard No.3 and also supplies further racing track, and facilities for horse and breeding operations
- Main switchboard No.4 also supplies all public light & power for the remaining areas of the site outside the active sports precinct

Main Distribution Boards

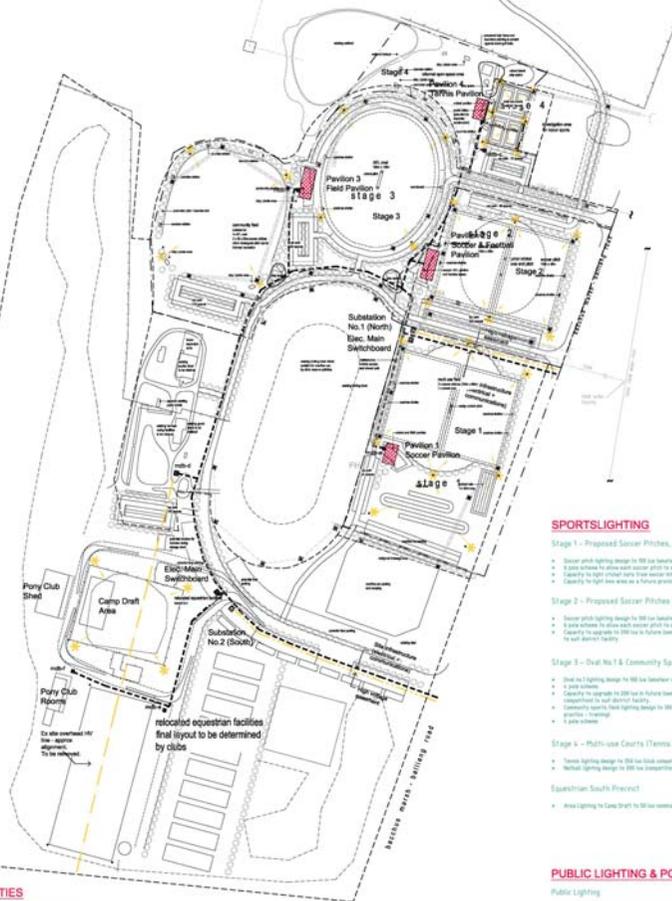
- All other proposed associated with each substation electrical load
- SH-60 to be provided for new equestrian, outdoor sports and the facilities
- SH-60 to be provided for new field position to corner east
- SH-60 to be provided for new horse & adult equestrian sports facility to be located for equestrian sports precinct
- SH-60 to be provided for equestrian sports precinct
- SH-60 to be provided for equestrian sports precinct
- SH-60 to be provided for equestrian sports precinct

Communications (voice, data, security)

- Existing cabling distribution and site facilities services proposed
- To follow main site infrastructure strategy
- To be in accordance with relevant standards

EXISTING SITE FACILITIES

- Identify existing site infrastructure services to existing buildings and facilities present on site and retained or replaced



SPORTSLIGHTING

Stage 1 - Proposed Soccer Pitches, Cricket Nets & BMX

- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training

Stage 2 - Proposed Soccer Pitches

- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training

Stage 3 - Dual No.1 & Community Sports Field

- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training
- Design sport lighting design for 300 lux standard match practice - training

Stage 4 - Multi-use Courts (Tennis & Netball)

- Tennis lighting design for 300 lux standard match practice - training
- Netball lighting design for 300 lux standard match practice - training

Equestrian South Precinct

- Area lighting to 100 lux for 300 lux standard match practice - training

PUBLIC LIGHTING & POWER

Public Lighting

- Lighting to be provided for 300 lux standard match practice - training
- Lighting to be provided for 300 lux standard match practice - training
- Lighting to be provided for 300 lux standard match practice - training

Public Power

- Power to service 300 lux standard match practice - training
- Power to service 300 lux standard match practice - training

Hydraulic Services

- Power to hydraulic power station

Events Services

- Power to areas of each of site services and sports precinct to be provided with services required to existing buildings and facilities



Figure 13: Electrical Services Specification

Figure 14: Electrical Services Plan

5.2 Hydraulic Services



Figure 15: Sewer, Fire and Water Reticulation Plan

5.3 Stormwater



Figure 16: Stormwater Plan

6. ACTIVE SPORTS PRECINCT STAGING

Preliminary staging of the active sports precinct master plan indicates four stages as outlined below. Staging has been based upon both the identified provision requirements for the sports to be located at the Reserve, and on a logical progression of the site development.

6.1 Stage 1

Stage 1 will focus on the provision of:

- 2 soccer pitches and a cricket field through the rejuvenation of the existing cricket field as a multi-purpose field.
- Sports lighting to 100 lux to multiuse use field
- Cricket practice nets
- Coaches boxes
- BMX track
- Pavilion 1 as described above
- Formalisation of the existing gravel road to the south-east of the harness racing track.
- Gravel car parking
- Additional overflow parking area to the south of the BMX track.
- Paths and perimeter planting
- Relocation of pony club
- Construction of sand show jumping area
- Provision of 8 dressage arenas
- Construction of camp drafting facilities
- Pavilion for equestrian use
- Construction of a cross country course
- Construction of a shared path to the site
- Extension and construction of services and utilities to the site

The separate Master Plan report includes more detail associated with the relocation of the equestrian uses.



Figure 17: Master Plan Stage 1

6.2 Stage 2

Stage 2 will focus on:

- 2 permanent soccer pitches.
- Central cricket pitch
- Perimeter fencing
- Sport lighting to 100 lux
- Coaches boxes.
- Pavilion 2 as described above
- New entry road to access new facilities
- Car parking for over 300 cars.
- Play space near new pavilion
- Perimeter tree planting



Figure 18: Master Plan Stage 2

6.3 Stage 3

Stage 3 will focus on:

- Main AFL oval
- Community oval
- Sports lighting to both ovals to 100 lux
- Pavilion 3 as described above
- Access roadways to oval
- Car parking for an additional 220 cars, plus parking around the main oval.
- Park infrastructure associated with the community oval, such as barbecues, shelters and seating
- Pathways
- Perimeter planting



Figure 19 Master Plan Stage 3

6.4 Stage 4

Stage 4 will see completion of the active sports precinct works, including:

- Northern hardcourt area
- Pavilion 4 and public toilets as described above
- Parking for 72 additional vehicles
- Passive parkland, including the proposed major play space.
- Pathways, barbecue and picnic facilities

It is noted that the parkland and playspace are not tied to the formal uses being accommodated in stage 4 and so could be constructed earlier if required.



Figure 20: Master Plan Stage 4

7. PRELIMINARY COST ESTIMATE

The development of the master plan for Bacchus Marsh Racecourse Recreation Reserve has included the preparation of a high-level estimate of costs. This has been based on the stage outlined above. The cost estimate is outlined in a separate report, but a summary is included here for information.

Project Stage	Estimated Cost (\$)
Stage 1	3,588,000
Stage 2	4,771,000
Stage 3	8,860,000
Stage 4	2,095,000
Total Project Cost	19,314,000

Table 1: Preliminary Cost Summary