

ITEM NUMBER: 13.1

CONFIDENTIAL REPORT

ADJOURNED REPORT- UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2

Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.**

Recommendation – Exclusion of the Public – Section 90(3)(b) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 412/19 Adjourned Report - Updated Brighton Oval Masterplan – Stage 2 and adjourned Report No: 342/19 Updated Brighton Oval Masterplan – Stage 2 in confidence.
 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 412/19 Adjourned Report - Updated Brighton Oval Masterplan – Stage 2 and Adjourned Report No: 342/19 Updated Brighton Oval Masterplan – Stage 2 in Confidence on the following grounds:
 - b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; would prejudice the commercial position of the Council.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.
 3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.
-

Item No: **13.1**

Subject: **ADJOURNED REPORT - CONFIDENTIAL- UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2**

Date: 12 November 2019

Written By: Manager Assets & Facilities
Program Manager, Project Delivery

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

Administration had submitted Report No. 342/19 Updated Brighton Oval Masterplan – Stage 2 for consideration by Council at its meeting on 24 September 2019 (refer Attachment 1).

Council subsequently resolved to adjourn consideration of the report to allow further information to be presented following a workshop. The workshop was held on 1 October 2019.

This report presents the updated masterplan taking account of Council's comments and feedback from the workshop. Changes include increased tree planting, alterations to carpark arrangements, introduction of permeable paving and storm water retention, and improved landscaping. The provision of solar powered floodlights is recommended for the Rugby Club carpark as a demonstration site, but not for the remainder of the site where mains powered LED floodlights offer a lower whole-of-life cost. Water tanks were considered but have not been recommended due to cost.

As the original Report No: 342/19 was moved and seconded, before being adjourned, Council will need to consider this motion before considering any further recommendations. No members had spoken to the original motion.

Since the original report was submitted to Council on 24 September 2019, the \$5.0m grant funding agreement between the Federal Government and Council has been executed. Under the deed, the stage 2 works must be completed by August 2021. The first payment of \$1m is due in December 2019.

This updated Report No: 412/19 is further recommending that Council approve the call public tenders and authorize commencement of civil works for carparks, landscaping, lighting and drainage works around the Rugby Club – referred to as Stage 2A (estimated cost approximately \$0.5m). The detailed design for the Stage 2A works has been completed and will need to be tendered as soon as possible to ensure that these local works around the Rugby Club are completed around the same time as the building works – thereby allowing occupancy to be granted in January 2020.

Implementation of the remainder of the Stage 2 works will be undertaken over the next 18 months in a further three (3) packages to align with construction of the Football /Cricket and Lacrosse buildings.

ADJOURNED MOTION FROM 24 SEPTEMBER 2019 COUNCIL MEETING

(This motion needs to be considered before any new motions can be considered. No councillors have spoken to the motion.)

That Council:

1. endorse the updated masterplan;
2. approve Administration to proceed with the design and construction work; and
3. approve a budget allocation of \$5.0m within the 2019/20 Capital Program for implementation of the Stage 2 works subject to finalisation of the \$5.0m Federal Government grant.

Moved Councillor Lonie, Seconded Councillor Patton

NEW RECOMMENDATION

1. endorse the updated masterplan;
2. approve Administration to proceed with the design and construction work;
3. approve a budget allocation of \$5.0m within the 2019/20 Capital Program for implementation of the Stage 2 works subject to finalisation of the \$5.0m Federal Government grant; and
4. That Council approve Stage 2A for tendering and construction at an estimated cost of \$0.5m to be funded from the Stage 2 grant.

RETAIN IN CONFIDENCE - Section 91(7) Order

5. That having considered Agenda Item 13.1 Adjourned Report - Brighton Oval Masterplan (Report No: 412/19) in confidence under section 90(2) and (3)(b) of the Local Government Act 1999, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 18 months and/or the Chief Executive Officer is authorised to release the documents when finalisation of tenders and that this order be reviewed every 12 months.
-

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Building a healthy, active and resilient community

Community: Celebrating culture and diversity

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

Environment: Fostering an environmentally connected community

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

Council received report No. 342/19 Updated Brighton Oval Masterplan – Stage 2 for consideration by Council at its meeting on 24 September 2019 (refer Attachment 1). Council subsequently resolved to adjourn consideration of the report to allow further information to be presented following a workshop. The workshop was held on 1 October 2019.

As an outcome of the workshop, a number of improvements were requested by council including:

- increased tree planting and landscaping improvements
- alterations to car parking arrangements to allow for further green space
- introduction of permeable paving and improved on-site water retention
- use of rain water tanks if possible
- potential use of solar lightings for car parks

There were a number of questions in relation to:

- required number of car parks under the development approval
- constraints on permeable paving and/or WSUD features due to groundwater issues in the area

Stage 1 of Brighton Oval Building redevelopment - the construction of the rugby club building is scheduled to be completed in January 2020. The other two club buildings will be completed in June 2020.

Stage 2 – A funding deed between the Federal Government and the City of Holdfast Bay has been finalized. This deed will fund the proposed \$5m civil and landscaping works for Brighton Oval Stage 2.

REPORT

Updated Master Plan

The project team including the landscape architects and engineers addressed the environmental feature and other items identified at the workshop and produced the attached updated masterplan that incorporates these additional features and items.

The design team has included increased tree planting, improved landscaping, permeable paving and WSUD storm water retention, landscape and vegetation. The updated master plan is included in Attachment 2. Detail comments follow.

Refer Attachment 2 – Updated Brighton Oval Masterplan

Car Park Numbers

In relation to development approvals and the required number of car parks, Council's Planning Department provided information to the Elected Members on 3 October 2019. The essence of the communication was that:

'The Council endorsed a car park plan containing 316 spaces at its meeting held on 28 August 2018 as part of the tender approval (C280818/1275). Also, a subsequent report to Council on 11 December 2018 (Report No: 411/18) sought approval for reduced floor areas for the club buildings, which had the reciprocal reduction in car parking numbers from 316 to 309 spaces (current plan).'

No change is proposed in the overall carpark numbers.

Permeable Paving/WSUD Features

In relation to the question of permeable paving and/or WSUD features on the site, contact was made with the EPA and advice provided that installation of permeable paving or other WSUD features should be restricted generally to the north and eastern boundaries of the site (for example near the croquet club and dog training areas) to avoid possible recharge of shallow aquifers and possible impact on areas of groundwater contamination.

The price difference between asphalt and permeable pavers is approximately \$50/m². To pave all of the asphalt area (approximately 12,000 m²) would cost approximately an additional \$600,000.

Based on EPA advice and budget constraints, it is proposed install approximately 1000m² of permeable paving as part of the carparks which extend around the access road from Stopford Rd across the site to the Lacrosse Club. The exact details are to be confirmed in detail design, but general area is shown marked in brown on the updated Master Plan drawings (refer Attachment

2). Additional tree planting is also proposed in this area which will ensure the infiltrated water is utilized by trees.

Consideration will also be given to permeable pavement (~600m²) for the car park immediately north of the new Football and Cricket building to capture storm water run-off.

Additional funding of between \$50,000 to \$80,000 for Stage 2 works is likely to be required if savings cannot be identified in current Stage 2 cost budgets.

Tree Cover & Landscaping

A tree audit was undertaken in June 2018 noted that the site contained 95 trees of various sizes, species and value. Of these, 15 were recommended to be removed due to tree health reasons.

The proposed masterplan requires 73 trees to be removed (including the 15 already subject to removal recommendations), with 112 new trees planned to be planted resulting in a net increase of 39 trees.

The carparks will be kept at the minimum required number of 306 parking bays. Approximately 9 car parks have now been allocated to planting trees.

Water Sensitive Urban Design/Stormwater Retention

Apart from the proposed permeable paving, WSUD features are proposed to be installed near the Hight Avenue entrance and along the western side of the Rugby Club car park to capture storm water run-off.

Stormwater Tanks

Due to site constraints, no large roof water storage tanks will be installed at each club room building. The design team did consider whether large size underground tanks could be installed (eg under the grassed warm up area north of the Rugby pitch) which would be connected to roof stormwater pipes and then reused for on-site irrigation. However, the designers estimated that for this facility to provide a practical irrigation source, it would need to occupy most of the area under the warm-up area and cost in the vicinity of \$1.0m. Due to funding constraints, this option was not pursued. Similarly, there is no physical space to install roof water tanks adjacent to the buildings and none has been included. Other WSUD and permeable paving options will be utilized to increase rain water capture – predominantly off carpark and road surfaces.

Solar Lights

The design engineers have advised that the cost of installing and operating the solar lights are higher than its traditional lights. However, there are some operational and reliability challenges from using mains powered lighting. The greenhouse gas savings over the life of the light is relatively small given the low power usage of LED lights. We have been advised that a decision by Council to adopt solar lighting may be justifiable as a trial project, and / or to demonstrate

community leadership on sustainability issues. Therefore, it is suggested that solar lights are installed in the Rugby Club car parks (Stage 2A which is the first package of works), but that mains powered LED floodlights are used for the remainder of the site.

Signage

Entry signage will be in line with the existing City of Holdfast Bay style guide. Wayfinding signage will be provided throughout the site to direct visitors to key locations. Large digital signage advertising the precinct is proposed. The entry signage at north and south entry points will be Medium sized signage.

Stage 2 Works

The works under Stage 2 are likely to be staged in four work packages:

- Stage 2A – Rugby Club Precinct (tenders to be called in November 2019)
- Stage 2B – Football and cricket precinct
- Stage 2C – Lacrosse precinct
- Stage 2D – Highet Avenue upgrade

There will be some sub-projects such as installation of lacrosse pitch, installation of cricket pitch, purchase of entry signs etc. The completion date for the overall project of stage 2 will depend on a number of factors including seasonality of sports, access to playing fields for drainage upgrades. It is anticipated that all Stage 2 works will be completed by August 2021.

The design team is now in the process of developing the detailed design for the whole of Brighton Oval.

Stage 2A Works

This paper seeks approval to call public tenders and commence civil works (estimated cost \$0.5m) for Stage 2A around the new rugby building and within the Rugby Club Precinct. The attached detailed design for the Stage 2A works incorporates the sustainability and landscaping principles developed since the Council workshop on 1 October 2019. The tenders need to be called as soon as possible to ensure the civil works are completed to align as far as possible with occupation of the building.

Refer Attachment 3 – Stage 2A Detailed Design

Stage 2A works package includes:

- Redevelopment of RCP Car park
- Redevelopment of the basketball court
- Establishment of landscaping and trees
- Establishment of storm water system
- Trenches from the new transformer

It is anticipated that this on-ground works will commence in late November 2019.

The estimated cost of the Stage 2A works is \$0.5m which is part of the overall Stage 2 budget allocation of \$5.0m within the 2019/20 Capital Program.

Consultation

A number of meetings have been held with sporting clubs resident at Brighton Oval including the Brighton Croquet Club and the Rugby, Football/Cricket and Lacrosse Clubs. Copies of the draft masterplan have been provided to the club representatives with several meetings and other correspondence taking place. Numerous changes to the masterplan have been made reflecting these discussions, but still delivering the overall objectives of the plan.

A webpage, www.brightonoval.com.au has been developed to communicate latest developments relating to the project to the wider community. Along with the updates of the Brighton Oval building construction, monthly updates of the external works are being provided to Council.

BUDGET

The works packages are estimated to cost \$5.0 million and will be subject to competitive tenders. Cost and time savings will be sought by undertaking a value management assessment of each sub-project as we progress through the project. The final cost estimations for the remaining site works is estimated at \$4.99 million.

A funding deed with the Federal Government (Federal Department of Infrastructure, Regional Development and Cities) has been signed for the \$5 million grant. We will receive the first payment of \$1m in December 2019.

Additional project funding of between \$50,000 to \$80,000 for Stage 2 works is likely to be required to fund permeable paving if savings cannot be identified in current Stage 2 cost budgets. A separate submission will be made to council once detailed tender prices are known.

LIFE CYCLE COSTS

Once the development is completed, the asset, component lives, and their values will be included in the asset register. The regular maintenance costs will be appropriately shared between the lessee and the Council. The required replacements will be included in future asset management plans.

The additional operating and maintenance costs attributable to council for new non-leased infrastructure (eg roads, permeable paving, WSUD, paths, power systems, irrigation, landscaping, drains, lighting and signage) is estimated at \$10,000 per annum and will be added to the 2020/21 operating budget. The additional depreciation and finance costs for new site buildings and Stage 2 infrastructure is estimated at \$250,000 per annum and will also be added to the 2020/21 operating budget.

Attachment 1



ITEM NUMBER: 17.1

CONFIDENTIAL REPORT

UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2

Pursuant to Section 83(5) of the Local Government Act 1999 the Report attached to this agenda and the accompanying documentation is delivered to the Council Members upon the basis that the Council consider the Report and the documents in confidence under Part 3 of the Act, specifically on the basis that Council will receive, discuss or consider:

- b. Information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and would, on balance, be contrary to the public interest.

Recommendation – Exclusion of the Public – Section 90(3)(b) Order

1. That pursuant to Section 90(2) of the *Local Government Act 1999* Council hereby orders that the public be excluded from attendance at this meeting with the exception of the Chief Executive Officer and Staff in attendance at the meeting in order to consider Report No: 342/19 Updated Brighton Oval Masterplan in confidence.
 2. That in accordance with Section 90(3) of the *Local Government Act 1999* Council is satisfied that it is necessary that the public be excluded to consider the information contained in Report No: 342/19 Updated Brighton Oval Masterplan in confidence on the following grounds:
 - b. pursuant to section 90(3)(b) of the Act, the information to be received, discussed or considered in relation to this Agenda Item is information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business; would prejudice the commercial position of the Council.

In addition, the disclosure of this information would, on balance, be contrary to the public interest. The public interest in public access to the meeting has been balanced against the public interest in the continued non-disclosure of the information. The benefit to the public at large resulting from withholding the information outweighs the benefit to it of disclosure of the information.
 3. The Council is satisfied, the principle that the meeting be conducted in a place open to the public, has been outweighed by the need to keep the information or discussion confidential.
-

Item No: **17.1**

Subject: **UPDATED BRIGHTON OVAL MASTERPLAN – STAGE 2**

Date: 24 September 2019

Written By: Manager Assets & Facilities
Manager Active Communities

General Manager: City Assets and Services, Mr H Lacy

SUMMARY

The Brighton Oval masterplan was approved by Council at its meeting on 22 November 2016 (Resolution No. C221116/581). Since that time, funding has been secured from Council, Federal Government, State Government and Sports Associations to undertake the entire masterplan implementation. Administration has been working with the stakeholders, sporting bodies, suppliers, industry experts (eg civil engineers, traffic engineers, arborists, water experts, electrical engineers, landscape architects and sporting experts) to review and update the masterplan where required.

The updated masterplan, which is being presented for Council endorsement, retains all of the main features of the original master plan and provides improved functionality for the precinct. The main changes from the 2016 masterplan to the current version are:

- Improved car park design and capacity with improved pedestrian linkages;
- Improved landscaping opportunities including Water Sensitive Urban Design;
- Retention and upgrade of the cricket practice nets at the southern end of the oval (rather than relocating to the Northern end);
- Relocating some of the new turf area to the northern end of Rugby field to enable better flow of vehicles within the site with improved north / south vehicle movement;
- Repositioning the Lacrosse storage shed to a more practical location closer to their clubrooms.
- More cost effective upgrades to Highet Avenue with focus on pedestrian safety and improved on-street parking.

Once the updated masterplan is endorsed, detailed design including technical specifications will be developed for the components of the masterplan. Tenders will then be called to undertake the on-ground works coordinating with building construction to minimize disruption to the resident clubs and community, and to reduce construction time. It is anticipated that on-ground works will take around 12 -18 months to be completed.

RECOMMENDATION

That Council:

1. endorse the updated masterplan;
2. approve Administration to proceed with the design and construction work; and
3. approve a budget allocation of \$5.0m within the 2019/20 Capital Program for implementation of the Stage 2 works subject to finalisation of the \$5.0m Federal Government grant.

RETAIN IN CONFIDENCE - Section 91(7) Order

4. That having considered Agenda Item 17.1 Updated Brighton Oval Masterplan (Report No: 342/19) in confidence under section 90(2) and (3)(b) of the *Local Government Act 1999*, the Council, pursuant to section 91(7) of that Act orders that the report, attachment and minutes be retained in confidence for a period of 18 months and/or the Chief Executive Officer is authorised to release the documents when finalisation of tenders and that this order be reviewed every 12 months.

COMMUNITY PLAN

Placemaking: Creating lively and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Building a healthy, active and resilient community

Community: Celebrating culture and diversity

Community: Providing welcoming and accessible facilities

Community: Fostering an engaged and contributing community

Environment: Fostering an environmentally connected community

COUNCIL POLICY

Not Applicable.

STATUTORY PROVISIONS

Development Act 1993

BACKGROUND

The masterplan for the Brighton Oval development was approved by the Council on 22 November 2016.

Refer Attachment 1

The following recent reports indicated that Stage 1 of Brighton Oval development (ie construction of three (3) new clubrooms) are progressing as planned. They also indicated that the masterplan for the Brighton Oval Stage 2 works has been finalized in consultation with the stakeholders.

- Council Report No: 278/19; Item No 14.1 Items in brief, 23 July 2019
- Council Report Items in brief on 27 August 2019

REPORT

This report provides the final draft of the updated Brighton Oval masterplan. The updated masterplan retains all of the main features of the original masterplan and improves some of the features.

Refer Attachment 2

This updated masterplan also includes significantly more details than the original masterplan which was presented as a high level concept. The details have been identified and included with help of stakeholders and experts such as civil engineers, traffic engineers, arborists, water experts, electrical engineers, landscape architects and sporting experts. The main components of the masterplan include:

1. Three (3) new clubroom building upgrades
2. Improved sub-surface drainage to playing fields (rugby, football / cricket and lacrosse)
3. Car parks (6 locations) and associated curbing
4. Playspace and fitness station
5. New 3 on 3 basketball court
6. Highet Avenue pedestrian and parking upgrades
7. Power supply upgrades (transformer, lighting and reticulation)
8. Storm water drainage
9. Landscaping including water sensitive urban design
10. Rugby warm up area
11. Oval fencing
12. Cricket net upgrades
13. Wayfinding and entrance signs
14. Sports lighting & score boards
15. New storage sheds (including relocated curator shed)
16. Telstra Mobile Tower (details to be finalised)

It should be noted that it is still proposed to remove some trees on the eastern side of the football oval which are considered at the end of their life. These trees were not shown to be retained on the original masterplan. New tree planting combined with water sensitive urban design is proposed to replace the removed trees. The significant trees on the northern boundary (north of the football oval), the tree immediately south of the new Rugby Club and the gum to the west of the Lacrosse club will be retained and proposed works have been adjusted around them.

The updated masterplan seeks to achieve 306 car parking bays on-site which is an important change, given the high demand for parking within the precinct and surrounding street network. Significantly, the community open space is still retained within the new designs also. The current number of car parks at Brighton Oval is 226. The original masterplan proposed approximately 274 car parks. A comparison of the original masterplan car parking plan and the present masterplan is as follows:

Table 1: Car Parking Comparison

Car parks	Original Masterplan	Updated Masterplan
North western	92	40
Western	30	40
South central	70	104
South east	0	21
Eastern	66	85
North eastern	16	16
Total	274	306

Other changes since the original plan was endorsed in 2016 include:

- Improved car park design and increased capacity with improved pedestrian linkages;
- Improved landscaping opportunities including Water Sensitive Urban Design;
- Retention and upgrade of the cricket practice nets at the southern end of the oval (rather than relocating to the Northern end);
- Relocating some of the new turf area to the northern end of Rugby field to enable better flow of vehicles within the site with improved north / south vehicle movement;
- Repositioning the Lacrosse storage shed to a more practical location closer to their clubrooms; and
- More cost effective upgrades to Highet Avenue with focus on pedestrian safety and improved on-street parking.

Once the updated masterplan is endorsed by Council, the next stage is to undertake detailed design of the components of the updated masterplan. Once the detailed design and specifications are complete, tenders will be called to undertake the works. At that stage the works are likely to be staged in four packages:

Stage 1 – Rugby club precinct (as this building is first to be completed)

Stage 2 – Football and cricket precinct

Stage 3 – Lacrosse precinct

Stage 4 – Highet Avenue upgrade.

It is anticipated that on-ground works will take around 12 - 18 months to be completed. The completion date will depend on a number of factors including seasonality of sports, access to playing fields for drainage upgrades. It is anticipated that the works will commence late November 2019. Administration have received a draft Deed of Agreement from the Federal Department of Infrastructure, Regional Development and Cities to finalize the \$5 million. This is expected to be approved by the Federal Minister in early October.

Consultation

A number of meetings have been held with sporting clubs resident at Brighton Oval including the Brighton Croquet club and the Rugby, Football/Cricket and Lacrosse Clubs. Copies of the draft masterplan have been provided to the club representatives with several meetings and other correspondence taking place. Numerous changes to the masterplan have been made reflecting these discussions, but still delivering the overall objectives of the plan.

A webpage, www.brightonoval.com.au has been developed to communicate latest developments relating to the project to the wider community. Along with the updates of the Brighton Oval building construction, monthly updates of the external works are being provided to Council.

BUDGET

The works packages are estimated to cost \$5.0 million and will be subject to competitive tenders. Cost and time savings will be sought by undertaking a value management assessment of each sub-project as we progress through the project. Attachment 3 shows the final cost estimations for the remaining site works, estimated at \$4.99 million.

Refer Attachment 3

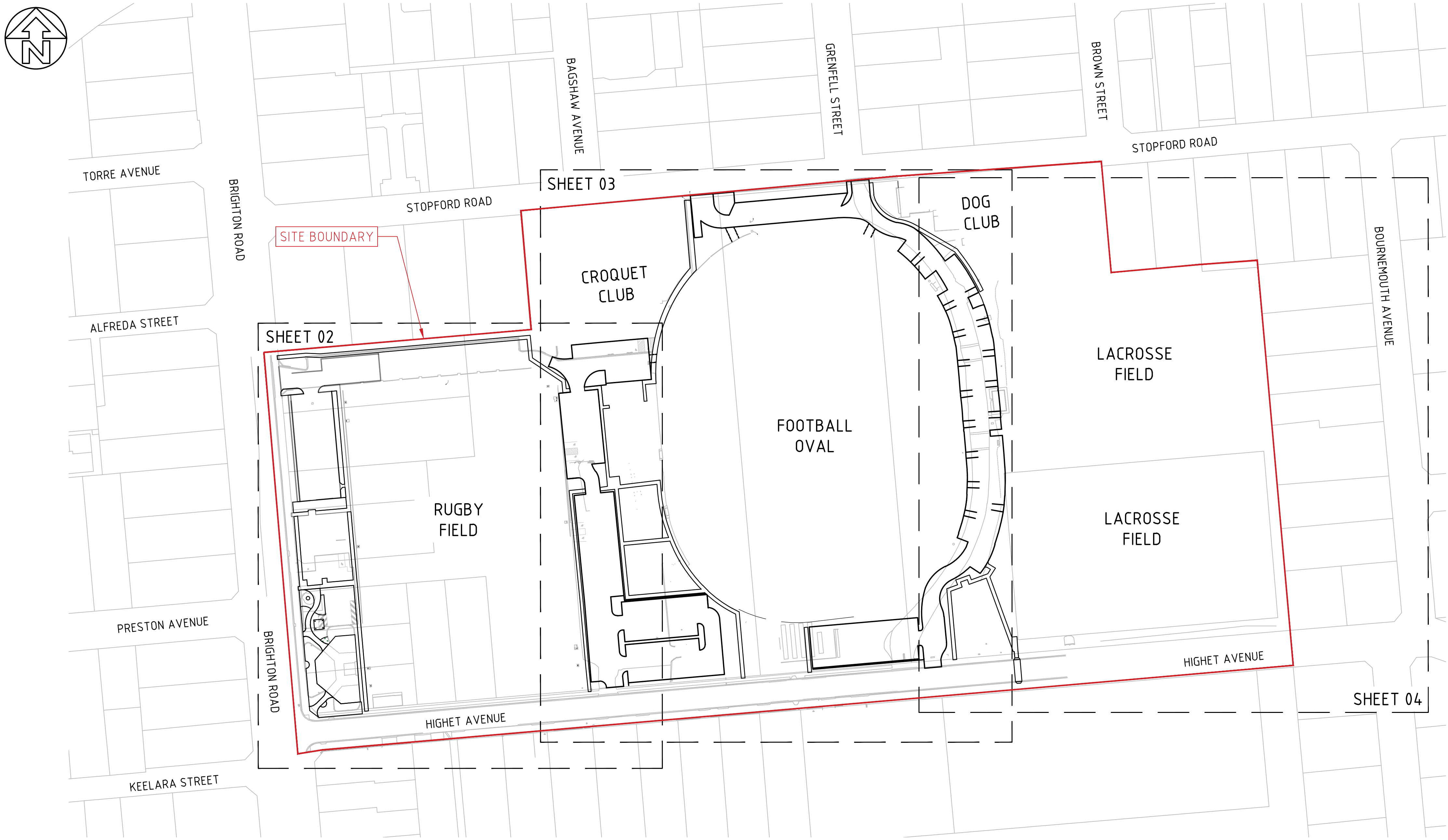
LIFE CYCLE COSTS

Once the development is completed, the asset, component lives, and their values will be included in the asset register. The regular maintenance costs will be appropriately shared between the lessee and the Council. The required replacements and the associated costs will be included in the relevant asset management plan.

Attachment 2



CITY OF HOLDFAST BAY BRIGHTON OVAL REDEVELOPMENT MASTERPLAN



Sheet List Table	
Sheet Number	Sheet Title
001	LOCALITY PLAN & DRAWING SCHEDULE
002	CONCEPT LAYOUT PLAN 1 OF 3 - RUGBY
003	CONCEPT LAYOUT PLAN 2 OF 3 - FOOTBALL & CRICKET
004	CONCEPT LAYOUT PLAN 3 OF 3 - LACROSSE

CARPARK SUMMARY	
1.	PRE-DEVELOPMENT: 226 PARKS
2.	POST-DEVELOPMENT: 305 PARKS

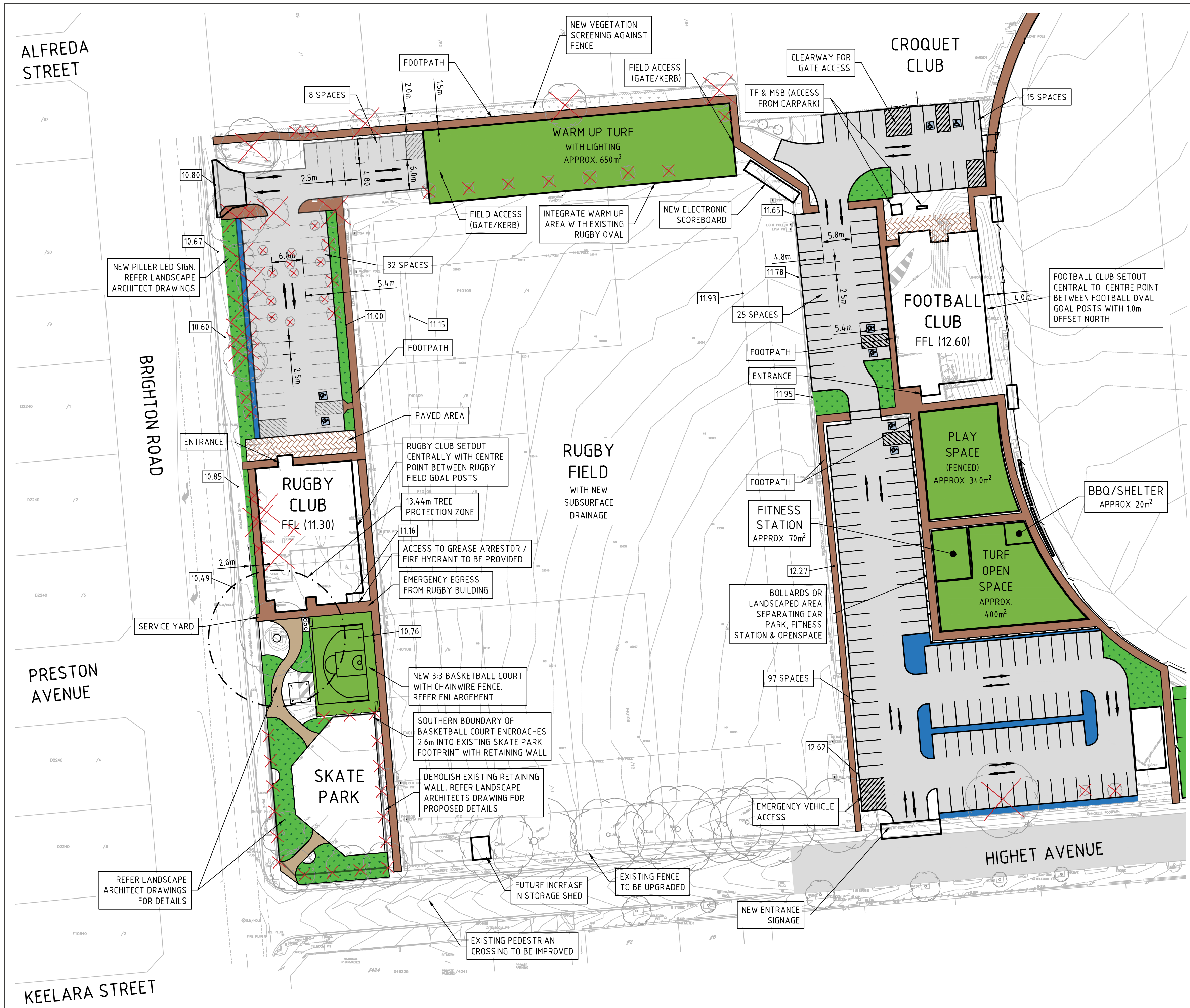


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E	MASTERPLAN FINAL ISSUE	08/09/19	JJ				MD
D	Masterplan Final Issue	26/07/19	JJ				MD
C	PRELIMINARY INFORMATION ISSUE	24/07/19	JJ				MD
B	REVISED FOLLOWING COMMENTS	17/06/19	JJ				MD
A	PRELIMINARY INFORMATION ISSUE	06/12/19	JJ				MD
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK	VERIFIED	APPROVED

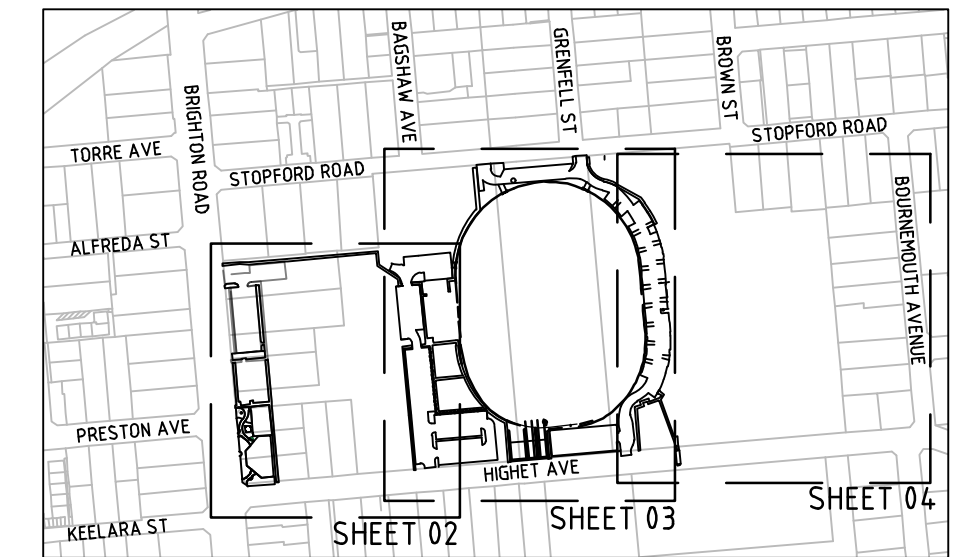
LOCATION PLAN & DRAWING SCHEDULE

SHEET SIZE SCALE:	FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
A1 1:1000	20191625_BRIGHTON PARKING MASTER.DWG	20180691	001	G



LEGEND

- NEW CARPARK BITUMEN AREA, INCLUDING CARPARK LIGHTING
- NEW SPORT / RECREATIONAL AREA
- NEW PERMEABLE PAVING. REFER LANDSCAPE ARCHITECT DRAWINGS
- HIGHET AVENUE UPGRADE
- NEW LANDSCAPING AND TREES. REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW WATER SENSITIVE URBAN DESIGN SOAKAGE TRENCH (WSUD). REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW EXPOSED AGGREGATE CONCRETE PATH/PAVED AREA. REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW PAVED AREA
- AREA TO BE DEMOLISHED
- EXISTING N/S LEVELS
- DESIGN FFL
- TREE TO BE REMOVED



LOCALITY GUIDE

NOTE

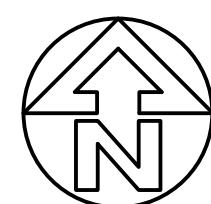
- STORMWATER DRAINAGE IMPROVEMENTS TO OVAL ADJACENT NEW BUILDINGS TO BE CONSTRUCTED.
- NEW LANDSCAPING AROUND BUILDINGS & CAR PARK (INCLUDING WSUD) TO BE PROVIDED.



BASKETBALL COURT ENLARGEMENT
SCALE 1:100

				SCALE:1:500 SURVEYED:A.C.S SURVEY DATE:28/06/18		COORDS & DATUM MGA94 ZONE 54 ALL LEVELS TO A.H.D.		SHEET SIZE A1	
100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING									
G	AMENDED AS PER LANDSCAPE ARCHITECT DRAWINGS			01/11/19	JJ				SP
F	MASTERPLAN FINAL ISSUE			13/09/19		JJ			MD
E	MASTERPLAN FINAL ISSUE			08/09/19	JJ				MD
D	Masterplan Final Issue			26/07/19	JJ				MD
C	PRELIMINARY INFORMATION ISSUE			24/07/19	JJ				MD
B	Revised Following Comments			17/06/19	JJ				MD
A	PRELIMINARY INFORMATION ISSUE			06/12/19	JJ				MD
REV	AMENDMENT / REASON FOR ISSUE			DATE	DES.	DWN.	DWGCHK.	VERIFIED	APPROVED

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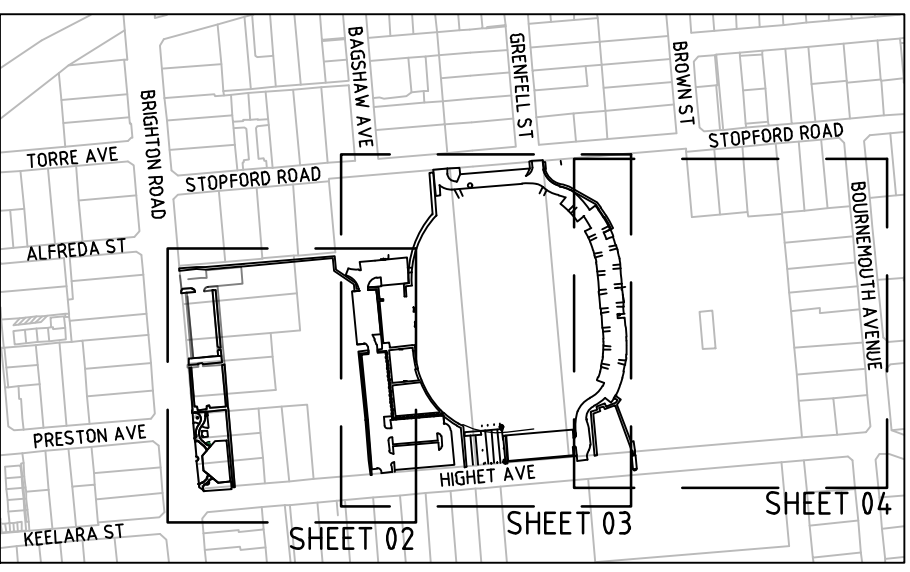
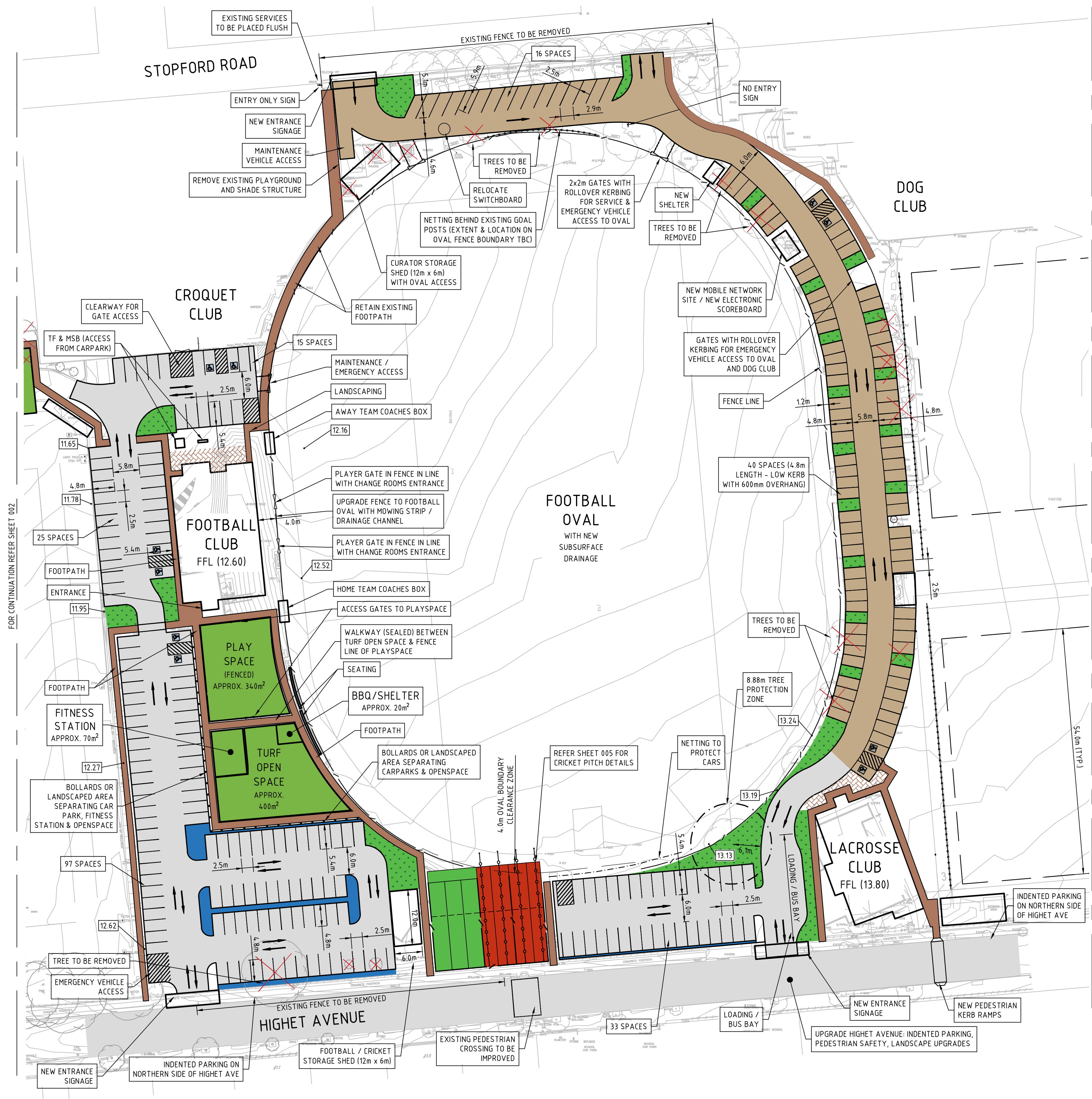


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CITY OF HOLDFAST BAY

BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT 1 OF 3 - RUGBY

FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
20191625_BRIGHTON PARKING MASTER.DWG	20180691	002	G

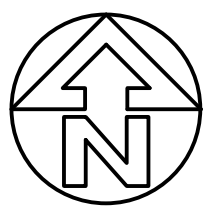


- LEGEND**
- NEW CARPARK BITUMEN AREA, INCLUDING CARPARK LIGHTING
 - NEW SPORT / RECREATIONAL AREA
 - NEW PERMEABLE PAVING. REFER LANDSCAPE ARCHITECT DRAWINGS
 - HIGHET AVENUE UPGRADE
 - NEW LANDSCAPING AND TREES. REFER LANDSCAPE ARCHITECT DRAWINGS
 - NEW WATER SENSITIVE URBAN DESIGN SOAKAGE TRENCH (WSUD). REFER LANDSCAPE ARCHITECT DRAWINGS
 - NEW EXPOSED AGGREGATE CONCRETE PATH/PAVED AREA. REFER LANDSCAPE ARCHITECT DRAWINGS
 - NEW PAVED AREA
 - AREA TO BE DEMOLISHED
 - EXISTING N/S LEVELS
 - DESIGN FFL
 - TREE TO BE REMOVED
- CRICKET LEGEND**
- SYNTHETIC SURFACE
 - TURF SURFACE

- NOTE**
- INTERFACE BETWEEN FOOTBALL OVAL EASTERN CARPARK AND OVAL FENCE TO BE LOW MAINTENANCE ALL WEATHER SURFACE.
 - STORMWATER DRAINAGE IMPROVEMENTS TO OVAL ADJACENT NEW BUILDINGS TO BE CONSTRUCTED.
 - NEW LANDSCAPING AROUND BUILDINGS & CAR PARK (INCLUDING WSUD) TO BE PROVIDED.

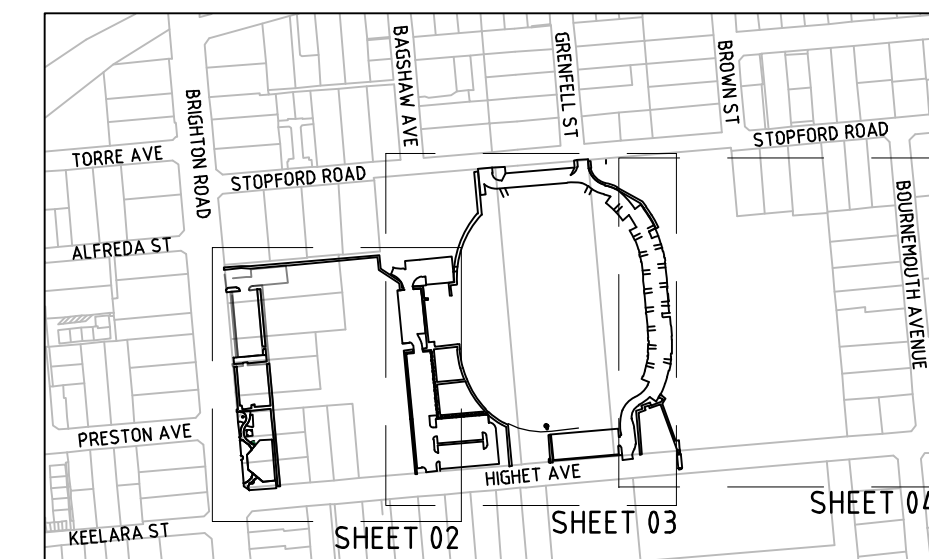
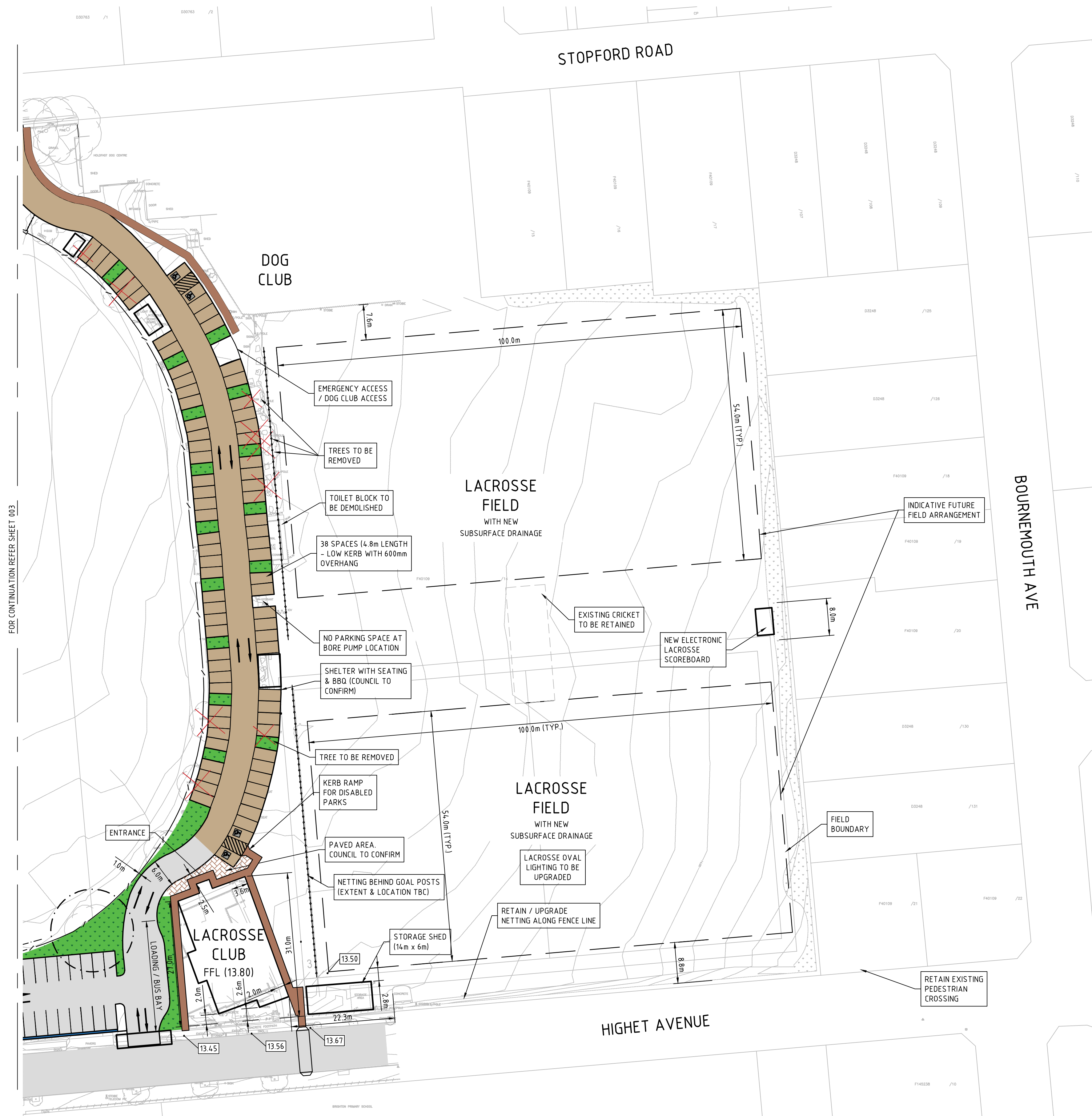
0 5 10 20 30 1:500 (A1), 1:1000 (A3) 100mm ON ORIGINAL DRAWING - DO NOT SCALE DRAWING		SCALE:1:500 SURVEYED:A.C.S SURVEY DATE:28/06/18		COORDS & DATUM MGA94 ZONE 54 ALL LEVELS TO A.H.D.		SHEET SIZE A1	
G	AMENDED AS PER LANDSCAPE ARCHITECT DRAWINGS	01/11/19	JJ				SP
F	MASTERPLAN FINAL ISSUE	13/09/19		JJ			MD
E	MASTERPLAN FINAL ISSUE	08/09/19	JJ				MD
D	Masterplan Final Issue	26/07/19	JJ				MD
C	PRELIMINARY INFORMATION ISSUE	24/07/19	JJ				MD
B	Revised Following Comments	17/06/19	JJ				MD
A	PRELIMINARY INFORMATION ISSUE	06/12/19	JJ				MD
REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK.	VERIFIED	APPROVED

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CITY OF HOLDFAST BAY
BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT 2 OF 3 - FOOTBALL / CRICKET

FILENAME: 20191625_BRIGHTON PARKING MASTER.DWG	JOB NUMBER 20180691	SHEET NUMBER 003	REVISION G
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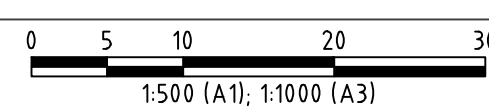
LOCALITY GUIDE

LEGEND

- NEW CARPARK BITUMEN AREA, INCLUDING CARPARK LIGHTING
- NEW SPORT / RECREATIONAL AREA
- NEW PERMEABLE PAVING. REFER LANDSCAPE ARCHITECT DRAWINGS
- HIGHET AVENUE UPGRADE
- NEW LANDSCAPING AND TREES. REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW WATER SENSITIVE URBAN DESIGN SOAKAGE TRENCH (WSUD). REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW EXPOSED AGGREGATE CONCRETE PATH/PAVED AREA. REFER LANDSCAPE ARCHITECT DRAWINGS
- NEW PAVED AREA
- AREA TO BE DEMOLISHED
- EXISTING N/S LEVELS
- DESIGN FFL
- TREE TO BE REMOVED

NOTE

- INTERFACE BETWEEN FOOTBALL OVAL EASTERN CARPARK AND OVAL FENCE TO BE LOW MAINTENANCE ALL WEATHER SURFACE.
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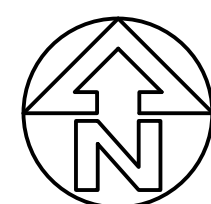
SURVEYED:A.C.S
SURVEY DATE:28/06/18

COORDS & DATUM
MGA94 ZONE 54
ALL LEVELS TO A.H.D.

SHEET SIZE

A1

REV	AMENDMENT / REASON FOR ISSUE	DATE	DES.	DWN.	DWGCHK.	VERIFIED	APPROVED
G	AMENDED AS PER LANDSCAPE ARCHITECT DRAWINGS	01/11/19	JJ				SP
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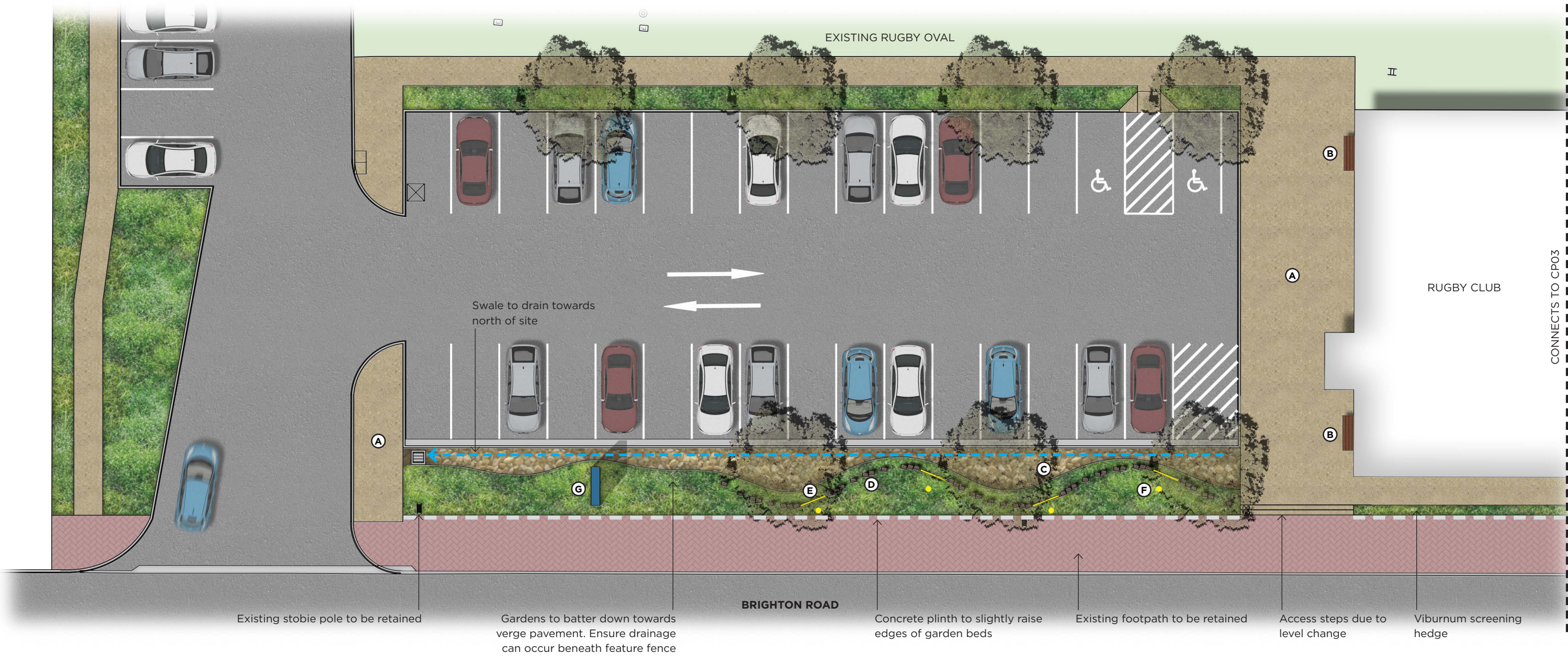
CITY OF HOLDFAST BAY

BRIGHTON OVAL COMPLEX
REDEVELOPMENT MASTERPLAN
CONCEPT LAYOUT 3 OF 3 - LACROSSE

FILENAME:	JOB NUMBER	SHEET NUMBER	REVISION
20191625_BRIGHTON PARKING MASTER.DWG	20180691	004	G

Attachment 3





A
Exposed Aggregate Footpaths
This would be the primary surface material used through the precinct



B
Seating
Used in key locations providing a place to relax for visitors



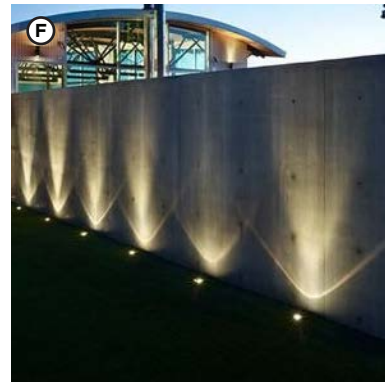
C
WSUD
Rocky Swale to capture storm water run-off from new car park



D
'Wharf Pylon' Entry Feature
Entry feature which reflects materiality of Brighton area



E
Perforated Artwork
Bespoke artworks could be used as an additional entry feature



F
Uplighting
Artworks could be illuminated to create a special night time ambience



G
Entry Signage
2-Way digital signage installed near entrance into precinct



TREE OPTIONS



Eucalyptus lansdowneana
Port Lincoln Gum
H: 6m W: 4m



Eucalyptus leucoxylon 'Euky Dwarf' Euky Dwarf
H: 6m W: 5m



Eucalyptus mannifera 'Little Spotty' Little Spotty Gum
H: 7m W: 4m



Tristaniopsis laurina 'Luscious'
Water Gum
H: 9m W: 4m



Acer negando 'Sensation'
Sensation
H: 9m W: 6m



Pyrus calleryana 'Capital'
Ornamental Pear
H: 11m W: 3m

HEDGE



Viburnum odoratissimum 'Dense Fence' Sweet Viburnum
H: 4m W: 2.5m

PLANTING



Lomandra 'Lime Tuff'
Lime Tuff
H: 0.3m W: 0.5m



Dianella tasmanica 'Tassie red'
Tasman Flax Lily
H: 0.4m W: 0.4m



Dianella caerulea
Casa Blue
H: 0.5m W: 0.4m

LOW LEVEL PLANTING



Correa reflexa 'Bellissimo'
Bellissimo
H: 0.5m, W: 1m



Westringia 'Low Horizon'
Low Horizon
H: 0.3m W: 0.7m

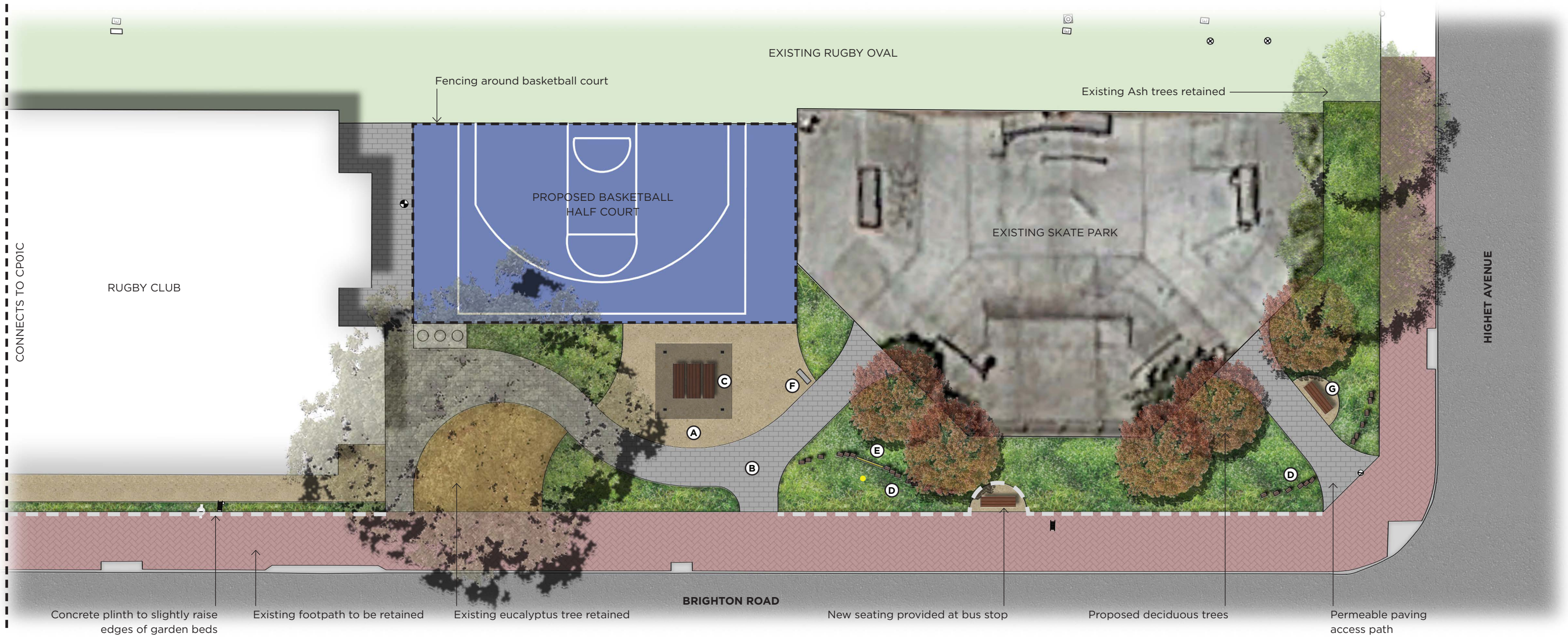
WSUD PLANTING



Ficinia nodosa
Knobby Club Rush
H: 1m W: 0.8m



Carex appressa
Tall Sedge
H: 0.5m W: 0.5m



A
Exposed Aggregate Footpaths
This would be the primary surface material used through the precinct



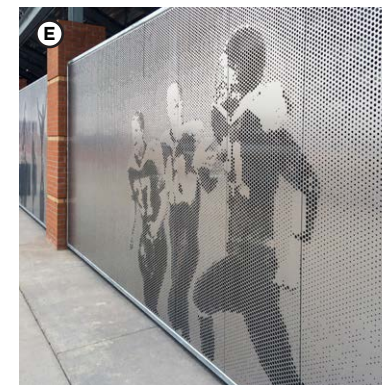
B
Permeable Paving
This could be used in key locations to protect existing trees



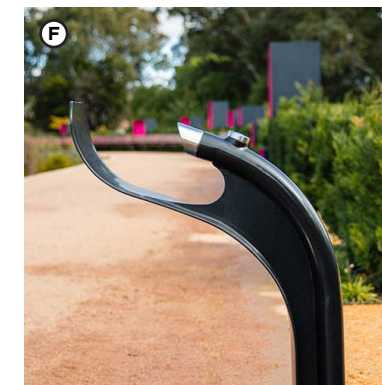
C
Small Shelter
A small shelter would provide visitors with a place to relax



D
'Wharf Pylon' Entry Feature
Entry feature which reflects materiality of Brighton area



E
Perforated Artwork
Bespoke artworks could be used as an additional entry feature



F
Drinking fountain
A drinking fountain could be provided with dog bowl



G
Seating
Used in key locations, including near existing bus stop





ENVIRONMENTAL VISION & PRINCIPLES



Permeable Paving
This could be used in key locations to protect existing trees throughout the precinct



WSUD
Water Sensitive Urban Design could be used in key areas to utilise storm water run-off



Tree Canopy Cover
Precinct to include a significant increase in tree canopy coverage, in particular around car parks



Significant Trees Retained
Large significant trees within the precinct to be retained and protected.



Landscape Planting
Large areas of planting could be used to 'soften' the landscape



Solar Lighting
Key areas could be illuminated with solar lighting

FEATURES & MATERIALITY



Nature Play Space
Bespoke nature play could be used as an environmentally friendly alternative to regular play equipment



'Wharf Pylon' Entry Feature
An entry feature along Brighton Road would create an iconic entrance into the precinct



Perforated Artwork
Artworks could be used within the precinct in key locations



Uplighting
Artworks could be illuminated to create a special night time ambience



Exposed Aggregate Footpaths
This would be the primary surface material used through the precinct



Shelters
Small shelters would provide visitors with a place to relax



Basketball Court
Former basketball half court to be replaced



Seating
As per City of Holdfast Bay Public Realm Style Guide



Drinking Fountains
As per City of Holdfast Bay Public Realm Style Guide with dog bowl



Bin Surrounds
As per City of Holdfast Bay Public Realm Style Guide



Entry Signage
Entry signage to follow existing City of Holdfast Bay palette