Deloraine Recreation Precinct Masterplan
Meander Valley Council

inspiring place

JMG

WT

Meander Valley Council
Working Together

PHILP LIGHTON ARCHITECTS

PLA was engaged by the Meander Valley Council to provide a detailed masterplan for the development of the Deloraine Recreation Precinct. PLA worked with subconsultants JMG Engineers, Inspiring Place Landscape Architects and WT Partnership to develop the brief, masterplan theme and concept.

Consultations took place with the Meander Valley Council, Linda Butler, Dino De Paoli, Lauren Houston and Glen Rowlands from Project Portfolio Management.

Thank you to the various stakeholders for the participation in developing this masterplan.

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PHILP
LIGHTON
ARCHITECTS

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Executive Summary

The Deloraine Racecourse, a historically prominent piece of community infrastructure, is being encouraged by community members for urban renewal with hopes that the precinct will become a recreation hub for everyone to enjoy and bring new life back, revitalising a currently under-utilised area. The Community Development Grants Program (CDGP), funded by the Australian Government has made available funding for the development of the historic Deloraine Racecourse. On behalf of the Meander Valley Council (MVC), Philp Lighton Architects (PLA) has worked to develop a detailed precinct masterplan, that clearly defines the scope and staging of this urban renewal project.

PLA, supported by Project Portfolio Management (PPM) and consultants inspiring place, JMG Engineers and WT Partnership, have worked to provide an in-depth outline of the differing precinct components and breakdown for the stages of the work packages. The master planning process took place over 7 phases, which began with an inception meeting.

PHASE A: The design team formally met with the MVC, and spent time developing and understanding the project scope, expectations, and framework that the master plan was to respond to.

PHASE B: The consultant team met with the varying user groups, mainly Heritage Tasmania and the Deloraine FC, to understand the specific needs and desires of the precinct.

PHASE C: JMG services engineers undertook a high-level assessment to identify and assess the viability of retaining existing onsite infrastructure. The engineers investigated power supply, communications reticulation, sanitary and sewer conditions, and supply water pressure.

PHASE D: Multiple masterplan themes were explored and shared with the client, eventually establishing a look and feel that was to create an active and inclusive space for the community. The concept was to engage with the site's heritage, nature, as well as, enhancing the local ecology to foster the growth of living systems.

PHASE E: PLA carefully reviewed the previous masterplan phases to collate the information into a working concept for the site. The design team spatially organised the site into zones that reflected the agreed themes. Key areas were identified, as possible nodal points, which could be prominent community wayfinding or gathering areas.

PHASE F: JMG services engineers provided estimations on power reticulation loads, sanitary / water reticulation and requirements to service new load demands onsite. Provisions were also stated to ensure new builds were above flood inundation levels, and proposed services fulfilled regulatory obligations to deliver a contemporary design solution.

PHASE G: The design team consolidated all information uncovered into one master plan that looked toward the long-term vision of the site. PPM used the consolidated plan to provide a staged work methodology that was tailored to suit the grants program offered by the Government, while still achieving the overarching long-term vision for the precinct. Parallel with PPM's staged work methodology, Quantity Surveyors WT Partnership provided overall costings, along with a breakdown cost associated with the works involved to complete each stage.

PLA, working with the design team has worked to deliver a master plan that revitilises the existing Deloraine Racecourse Precinct, offering new and exciting community spaces that can be used simultaneously by a multifaceted user group. Design measures have been incorporated to ensure that existing historic features of significance are carefully respected, and that critical site infrastructure is designed to be resilient to future possible flood events. Through a staged work approach, care has been taken to allow the master plan to obtain its long-term vision, however, not encumber community use along the way, with hopes that the site will see increased community use from Phase 1.

Image: Site Entry Precinct

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PHASE A

INCEPTION MEETING

Phase A - Inception Meeting

The inception meeting was used as an opportunity for key client representatives to formally meet with the consultant team and develop upon the functional brief outlined within the RFT. Prior to the inception meeting, the design team undertook a desktop site analysis and investigation, which helped to inform the agenda of the inception meeting and subsequently steer conversations in the direction where the design team required greater understanding.

This helped to develop and refine the functional brief into a document that clearly articulated the project's scope, expectations and establish a framework for the masterplan to respond to. The client representatives expressed the need for a staged masterplan development over several years that created areas for passive and active recreation throughout.

It was agreed that due to the Precinct's multifaceted user group, the consultants would hold workshops with project stakeholders to further inform the design and gain greater understanding of the required masterplan components.

The consultant team walking the access road towards the existing clubrooms. Existing sheds and other infrastructure are forecast for demolition. Refer to site diagram.

The existing grandstand is at the end of life and beyond repair. It was decided to keep the grandstand as a heritage feature.

Given the state of dilapidation and the inherently low-quality building stock, much of the heritage precinct needs to be demolished.

It was hoped to keep the facade of this particular building but due to the state of the dilapidation it will have to be demolished.

Additional flood inundation consultant services are required for each project undertaken onsite. It is recommended that the design of the clubrooms be undertaken ahead of the other detailed design tasks.

The arrivals precinct is dominated by high value heritage trees.

The entry gates are rated highly in the H.I.A document. However, due to vandalism and partial removal, this should be updated.

The delineation of the track is via a mixture of rails and fences in various stages of dilapidation.

Some features of the historic racetrack are considered relics and could be left in situ.

Some historic operable equipment like the starting gates could be relocated to a suitable area once the detailed design and construction of the arrival's precinct is completed.

The origins and purpose of the lake are unclear. It has not been geologically or environmentally tested.

PHASE B

USER GROUP MEETING

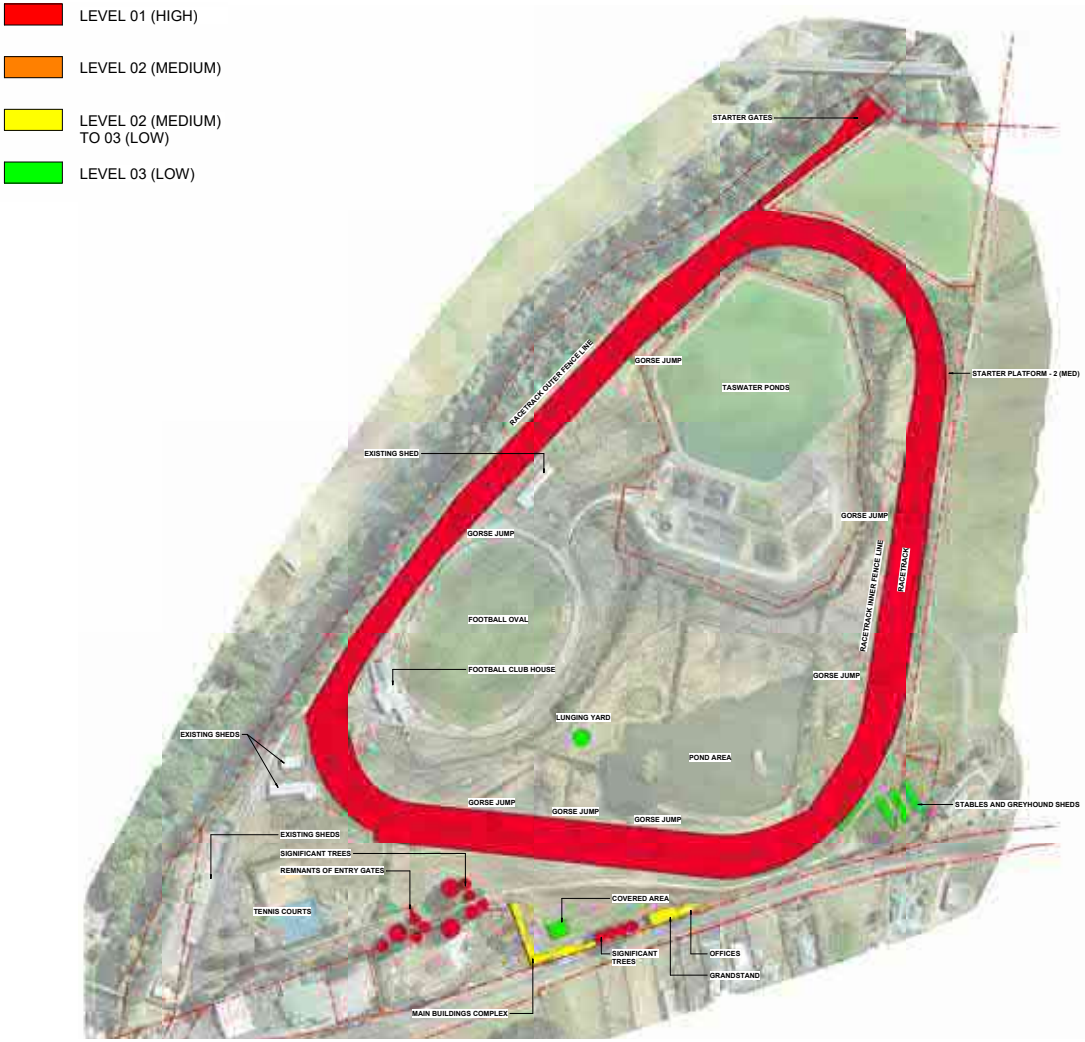
Phase B - User Group Meetings

The consultant team met separately with the Deloraine Historic Society members and the Deloraine Football Club to extract the best possible information for the precinct's development. Conversations with these stakeholders added detail and resolution to the masterplan's brief and allowed the design team to expand on the required components.

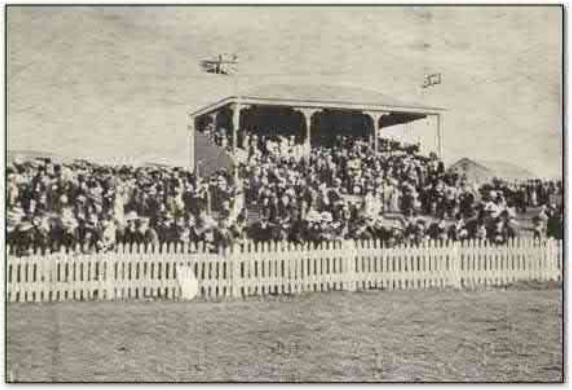
The following documents were tabled for stakeholders:

The historic steeples are considered level 01, high in the HIA.

The historic buildings overlook the racecourse which is considered level 01 high in the HIA (footprint).

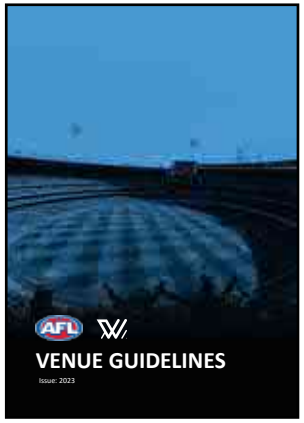


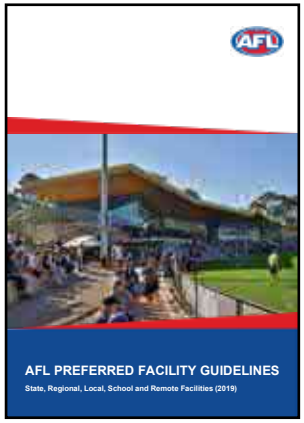
Heritage Heat Map: Prepared by PLA based on the Heritage Impact Assessment for the site.



Deloraine Racecourse
6 Racecourse Drive
Deloraine. Tas. 7304

Proposed Development
Heritage Impact Review/Assessment
March 2023





Key Points from Consultation with Heritage Tasmania:

- 150 years of horse racing in Deloraine, which has had a significant impact on the development of the township. 'horse racing put Deloraine on the map';
- Some of the existing heritage buildings are dilapidated, however it would be preference to retain some of the original fabric and showcase elsewhere;
- Some of the original buildings have been demolished / relocated and burnt down, it would be preference that some of the existing heritage buildings be retained and re-purposed.
- Future spaces are required to showcase heritage items;
- Retain significant historic elements throughout the site (starter gates/cast iron stove/steeples/shade structure;
- Regaining the site as a place for community gatherings, important as the existing building fabric found onsite.

Key Points from Consultation with the Deloraine Football Club:

- Club established 1894;
- 12-13 teams across 300 players;
- 8 junior games in a single day, seniors play away;
- 2000 people per game, upwards of 200 cars;
- Club rooms to be positioned centre of wing on the western side of site;
- Fully enclosed playground;
- Baby change rooms and facilities for both male and female teams;
- A review of the AFL facility guidelines has placed the development in the category of local / regional.
- Function spaces for 250 ppl;
- Season 2015-2016 recorded 72 registered players, since then the Deloraine Football Club has seen an annual 10% increase in numbers;
- Storage for balls / tables / chairs / catering /merchandise, currently senior teams utilise a 40ft container;

PHASE C

EXISTING SERVICES

PHASE C - EXISTING SERVICES

Phase C of the masterplan consisted of the design consultants undertaking a site visit and identifying the viability of retaining and / or relocating existing services and site infrastructure. Key pathways, critical site access points and possible locations for future building developments were reviewed in full. This information coupled with previous site reports, such as the flood modelling review were tabled and discussed against client and user group aspirations.

Following the physical site visit the design team provided a consolidated site infrastructure matrix, which reviewed in detail all existing site components. The design team providing advice against each item, regarding the advantages and disadvantages of retaining or relocating certain elements. The matrix had the aim to identify critical masterplan elements, reduce the chance of abortive works and ensure that value for money outcomes were being pursued.

The below are findings from the JMG report:

COMMUNICATIONS RETICULATION

Communication services are currently supplied to the site via an underground connection installed on the southern side of Racecourse Crescent to the existing football clubrooms. We assume that the council workshop and the tennis club are connected to the NBN via Racecourse Crescent. The historic buildings and stables on the southern side of the site are currently not connected to the site communications system, nor the NBN network.

It was noted that a historic Telstra line was installed through the historic site, as noted by a location peg on site. We believe this to be abandoned.

SANITARY /SEWER

There are predominantly three TasWater sewer lines that traverse the Deloraine Recreation Precinct. All lines converge at the TasWater treatment facility on the northern side of the site. Any future development of the Deloraine Recreation Precinct must consider the locations of the existing subterranean sewer network and associated easements. Given the proximity of the treatment plant any disruptions to this network may have significant impacts to the wider Deloraine sewer network. Meander Valley Council to seek layout from Taswater.

A 225 mm diameter asbestos cement gravity reticulation sewer main enters the precinct from the south and services the tennis court area and the dump point for the overnight stay park. This line A295680 travels under Racecourse Drive and joins a further network between the Meander River and the Meander Valley Council's Depot. According to TasWater asset information, this line was constructed in 1971. Between the Racecourse Drive Sewage pumping station and the TasWater treatment facility, a 150 mm asbestos cement sewer pressure main over 348 metres completes the connection.

A 300 mm diameter high density polyethylene sewer pressurised main crosses the Meander River and enters the Deloraine Recreation Precinct at East Westbury Place on the southern side of the Meander Valley Council's Depot. The pressurised main then reduces to a 225 mm diameter Oriented Polyvinylchloride main as it follows East Westbury Place. Between the Meander River and the Deloraine Recreation Precinct club house, the pressurised sewer main predominantly follows the southern bank of the Meander River until it joins the TasWater treatment facility.

There appears to be adequate sewer capacity to accommodate the existing Deloraine Precinct infrastructure. Future sewer assets must ensure an outlet level of at least 224.37 metres, the invert level of the pit adjacent to the Racecourse Drive Sewage pumping station. Also, as previously stated, any future development of the Deloraine Recreation Precinct must consider the locations of the existing subterranean sewer network and associated easements.

Image: Onsite open drain.

STORMWATER RETICULATION

Most of the stormwater within the catchment of the existing Deloraine Recreation Precinct either traverses grassed areas, flows through open roadside depressions, or follows the existing surface topography to the nearby Meander River. There is a side entry pit in the kerb of the industrial area at the entrance to the precinct. This network would flow directly to the Meander River and be of no consequence to the Deloraine Recreation Precinct.

The carpark drainage at the club house and the building stormwater connection follows a subterranean pipe system that would outflow to the Meander River. A raised earth mound between the club house building and the Meander River would have an obvious effect to the overland waterflows.

There are areas of ponding in depressions within the existing Deloraine Recreation Precinct that detain portions of the surface

flow and dissipate the contained water through ground infiltration or evaporation. One of these areas is located on a watercourse on the inside of the southeast corner of the racetrack where noticeable ponding occurs.The Australian Government's Bureau of Meteorology's Design Rainfall Data System (2016) has published data regarding rainfall intensity, frequency and duration. For a 6-minute design storm with an Average Exceedance Probability of 20% at Deloraine, the rainfall intensity would be 72 mm/hr. Given the lack of existing formed stormwater drainage for the Deloraine Recreation Precinct, existing ponding and surface water would be an obvious inconvenience.

WATER RETICULATION

The existing TasWater reticulated water network for the Deloraine Recreation Precinct enters the area in a 100 mm diameter polyvinylchloride reticulated main. This water main predominantly follows East Westbury Place, crosses under the racecourse at the road entrance to the club house and terminates on the western side of the football oval. Numerous water connection points service the Meander Valley Council's Depot and the club house. There are three fire plugs on this line, one outside the Meander Valley Council's Depot, one on the northern side of some horse racing buildings and one on the northern side of the club house. The water connection point to the existing club house is a 40 mm diameter line.

POWER RETICULATION

The existing site power supply is derived from TasNetworks (TN) 315kVA pole mounted transformer No. T56 591, installed on pole No. 137164. The pole and transformer are located on Racecourse Drive, east of the existing tennis court No.1. Mains cabling are installed down the TN pole to a site main switchboard, located at the base of the pole.The existing TasNetworks site infrastructure is rated to supply 438Amps/phase. Based on the current connected loads, we estimate the current site maximum demand to be in the order of 280Amps. This should be verified by the client via load data logging on the incoming supply.

The main switchboard has a number of existing feeds connected, listed below:

Supply Description	Circuit Breaker Rating (Setting / Max Rating)	Sub-Mains Cable
Main Circuit Breaker	- / 400 Amp	4 x 1C, 240mm^2 Cu
Football Club	160 / 250 Amp	4 x 1C, 240mm^2 Al
Tennis Courts	70 / 100 Amp	4 x 1C, 25mm^2 Al
Works Depot	70 / 100 Amp	4 x 1C, 35mm^2 Al
Communal Power	63 / 63 Amp	-

There are two other overhead supplies on the site, as below;

- Supply to TasWater pump station located adjacent to football ground interchange shelters, connected to Tas Networks Pole No.140988 via overhead supply from norther side of Meander River.
- Supply to Existing shed located on the eastern side of the football ground. Power via an overhead supply, installed on a series of private poles around the northern side of the football oval and connected to a Tas Networks pole on the southern side of the Meander River.
- The TasWater treatment plant also has a separate TasNetworks supply. This supply crosses the Meander River immediately west of the treatment plant and passes under the racecourse.
- The existing historical building, old grandstand, pergola and stables do not currently have a connected power supply.

Flow Test Report

☐ New System ☐ Addition ☐ Minor Alterations/Repairs ☒ Flow Test

Customer Name:	Meander Valley Council
Customer Address:	
Site of Flow Test:	East Westbury Place - DFC Entrance
Date of Flow Test:	12-3-2024
Class of Building (please circle):	2 3 4 5 6 7a 7b 8 9a 9b 9c
Test carried out on: (please circle):	Hydrant (Fire Plug) "L" Type Hose Reel Connection
Size of Reticulation Pipework:	100mm
Reticulation pipe material:	Unknown
Outlets tested simultaneously (please circle)	(1) 2 3 4 5
Size of Hydrant / Hose Reel: (mm):	—
Hydrant Stand / Hose Reel material:	—
Fire Plug type:	☒ Spring Loaded ☐ Rubber Coated Ball
General condition of item being tested:	☒ Good ☐ Average ☐ Poor
Item needs attention : (noted below)	☐ Yes ☒ No
Size of connection: (mm)	—
Connection material:	—
Static Pressure: (Kpa)	700 kPa
Flow Rate at 100% open L/S	32 L/S
Flow Rate at 200 KPA L/S	21 L/S
Flow Rate at 350 KPA L/S	16 L/S
Test Result - Pass / Fail	(Pass)
Photos of site provided:	—
Plans of site provided:	☐ Yes ☒ No
Date of next test due	/ /

Summary

Lid was buried beneath nature strip. Needs raising as well as road and post markers.

Signed: Print Name: Sam Roach Date: 12-3-24

Image: Flow Test of Existing Fire Plug Located East Westbury Place at the Deloraine FC Entrance.

Flow Test Report

☐ New System ☐ Addition ☐ Minor Alterations/Repairs ☒ Flow Test

Customer Name:	Meander Valley Council
Customer Address:	—
Site of Flow Test:	Deloraine Football Club - Left side of Entrance
Date of Flow Test:	12-3-2024
Class of Building (please circle):	~~2 3 4 5 6 7a 7b 8 9a 9b 9c~~
Test carried out on: (please circle):	Hydrant (Fire Plug) "L" Type Hose Reel Connection
Size of Reticulation Pipework:	NA
Reticulation pipe material:	NA
Outlets tested simultaneously (please circle)	(1) 2 3 4 5
Size of Hydrant / Hose Reel: (mm):	—
Hydrant Stand / Hose Reel material:	—
Fire Plug type:	☒ Spring Loaded ☐ Rubber Coated Ball
General condition of item being tested:	☐ Good ☐ Average ☒ Poor
Item needs attention : (noted below)	☒ Yes ☐ No
Size of connection: (mm)	—
Connection material:	—
Static Pressure: (Kpa)	—
Flow Rate at 100% open L/S	—
Flow Rate at 200 KPA L/S	—
Flow Rate at 350 KPA L/S	—
Test Result - Pass / Fail	~~Pass~~
Photos of site provided:	—
Plans of site provided:	☐ Yes ☒ No
Date of next test due	/ /

Summary

Rubber seal around ball head was split so this will need replacing/repairing prior to testing.

Signed: Print Name: Sam Roach Date: 12-3-2024

Image: Flow Test of Existing Fire Plug Located East Westbury Place at the Deloraine FC Left Side of Entrance.

the list

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
165648	1
EDITION	**DATE OF ISSUE**
1	29-Apr-2013

SEARCH DATE : 01-Jun-2023
SEARCH TIME : 02.16 PM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND
Lot 1 on Plan 165648
Being the land described in Conveyance No.10/8969
Excepting thereout Lot 8 P25123 1858m2, Lot 9 P25123 9012m2,
Lot 1 D29073 573m2, Lot 1 D30615, 313m2, Lots 1 & 2 P165343 6.
374ha
Derivation : Part of Lot 277, 510 Acres Gtd. to Pearson Foote
Derived from A24548
Prior CT 132548/1

SCHEDULE 1

MEANDER VALLEY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D4502 BURDENING EASEMENT: A Pump Station Easement (appurtenant to Lot 1 on P165343) over the Pump Station Easement shown on P165648
D4502 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lots 1 & 2 on P165343) over the Right of Way 6.00 wide shown on P165648

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

Image: Certificate of Title Sheet 1.

the list

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Search Date: 01 Jun 2023 Search Time: 02:17 PM Volume Number: 165648 Revision Number: 01 Page 1 of 1

Department of Natural Resources and Environment Tasmania www.thelist.tas.gov.au

Image: Certificate of Title Sheet 2.

PHASE D

MASTERPLAN THEMES

Phase D - Masterplan Themes

Multiple consultations were undertaken with the client, stakeholders, and differing user groups to develop the initial Master Planning Themes and Concepts. Popular themes emerged throughout the consultancy, directing the project to respond to:

- The significance of place;
- History of place;
- Reconciliation;
- Accessibility;
- Sustainability;
- Life cycle analysis;
- Costing.

These conversations helped to further crystalise the design strategies and communicate the level of site intervention that was to be had. This directing the master plan to produce concepts for:

- Retaining significant trees
- Re-purpose heritage buildings to support community use
- Development of a central activity node that offered facility sharing and justify walking trail locations throughout the site.

The existing site ecology provided design opportunities to engage with the lakes, reclaim underutilised utility areas and educate users through restoration and site remediation projects that provide a narrative for the trails to traverse along.

It was understood from numerous stakeholder feedback that the masterplan should encompass an active and vibrant landscape, supportive of community recreation for all users of differing abilities. Understanding the key aspirations for the sites look and feel was imperative to producing a cohesive masterplan that coupled the design strategies with the intended aesthetic.

Image: Courtesy of the Meander Valley Gazette

Image: Courtesy of the Deloraine Historic Society

NATURE TRAILS

RACE TRACK

WETLANDS RAISED WALKWAYS

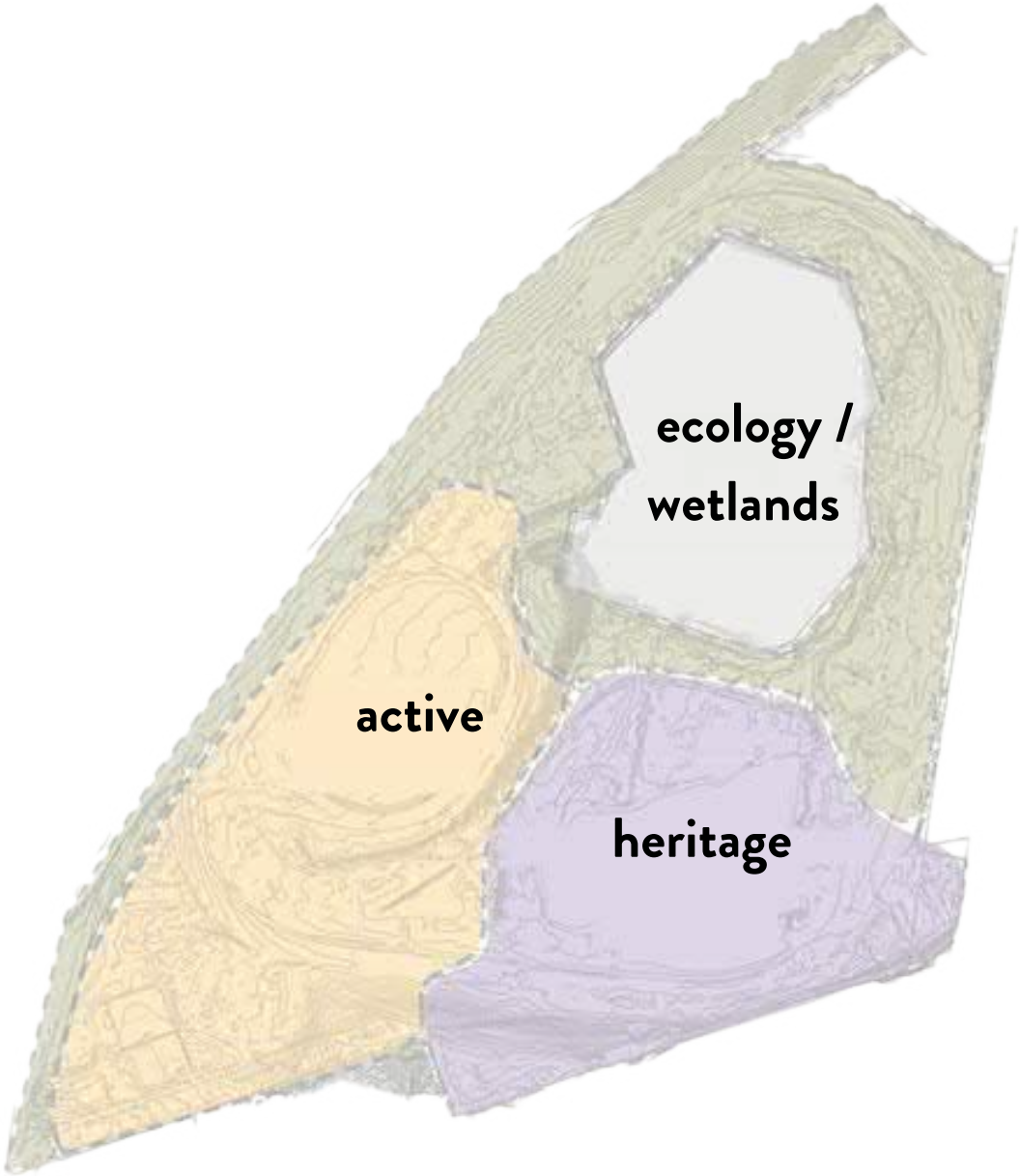
PHASE E

CONCEPT

Phase E - Masterplan Concept

PLA and the design consultancy team methodically reviewed and carefully considered the factors raised by each of the stakeholders and differing user groups in phases A-D. The Meander Valley Council priorities and requirements, along with existing infrastructure and historical overlays, assisted to strategically plan and spatially organise the masterplan concepts. Multiple concepts were produced and shared that identified spatial relationships between existing and proposed facilities, along with identifying zones that could create spaces for new onsite precincts. These concepts were investigated with council in a collaborative manner to select the most suitable masterplan for the precinct, which was to be further developed.

Working through the existing site conditions and understanding the constraints and limitations, the concept was refined to overcome flood inundation and venue requirements. A new shared clubroom facility proposed as a central node between the sporting fields is to sit above the site flood inundation levels. This providing the protection from future flood inundation, along with opportunities for terraced seating down to ground level. Generous drop off zones for players and spectators, located close to key nodal areas were designed for, with parking at level access. Passive recreation trails meander through historic racetracks and currently dilapidated heritage buildings could be repurposed. Opportunities were found to maximise the sites relationships with water were found, with recreation trails along the banks of the meander river, and platforms into the lakes to promote for water activities.



active recreation precinct
heritage + passive recreation precinct
ecological restoration precinct

Masterplan Overview

Existing Asset Retain / Restore

Existing Asset Salvage

DEMOLISH BETTING BOOTHS
REMOVE AND RETAIN INTERNAL TIMBER LINING FOR FUTURE RE-USE

Existing Asset Demolish

Vehicle Movement

Parking Concentrated to Areas Closest to Entrance to Minimise Vehicular Disturbance

Vehicle Movement

Major & Minor Vehicle Access Routes & Parking

Active Recreation

Proximity to Parking Catering for Participation by All.

Active Recreation
Football Game Day Parking

200 CAR PARKING SPACES IN CLOSE PROXIMITY TO MAIN FOOTBALL OVAL WITHOUT ENCROUCHING ON PARKING OTHER USES WITHIN THE PRECINCT

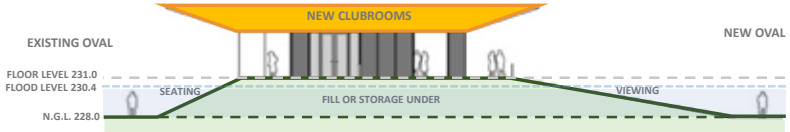
Passive Recreation
Seperation from Vehicles

Passive Response
Connecting with Township and Utilising Every Corner of the Site

Heritage Response
Celebrating History

Clubhouse Floor Response

Floor Level Strategy

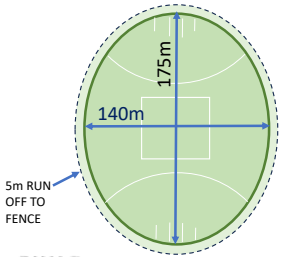


*Levels based on 1:100 year flood events. All levels to be confirmed by project specific flood.

Design Process - Clubroom Positioning

Future Proofing:

- Full size oval including space to grow, maintain and circulate without restriction;
- Maintain the delineation of the race track - easier path to approval and nice justification for precinct boundaries;
- Deloraine FC: Regional Standard - AFL Guidelines



Usergroup Feedback:

Deloraine Football Club

- Enlarge training surface so that it is suitable for training
- Pedestrian link between the Racecourse Precinct and Aviation Drive
- Happy with the proposed position of new clubrooms
- Would like to see another playground closer to the new clubrooms

Deloraine Tennis Club

- Main concern around future flood events and the impact to the tennis court
- How to future proof the tennis courts?
- Consideration to be given to move tennis grounds to higher ground

Deloraine Historic Society

- That the word "Racecourse" be included in the branding and signage for the Deloraine Recreation Precinct
- The 3 steeples and connecting racetrack be preserved with inclusion of the starting gates
- Heritage Garden next to the Racing Clubroom in the heritage area

PHASE F

PROPOSED SERVICES

Phase F - Proposed Services

Exerpts from JMG's services report:

POWER RETICULATION

The existing site main switchboard is rated at 400Amps. A maximum of 438Amps is available at the point of supply via the existing 315kVA pole mounted transformer. JMG have estimated the current site maximum demand to be in the order of 280Amps/phase. The site master plans include the construction of a new football grandstand / function space, restoration of some of the historic buildings, installation of road and landscape lighting and supply of various minor power connections to picnic shelters.

It is noted that the existing council workshop will be demolished, as will the existing sheds adjacent to the tennis courts and to the east of the football oval. We have estimated the power demand for the proposed new developments on the site to be as below;

Supply Description	Estimated Load
New Football Grandstand / Function space	160 Amps
Road and Landscape Lighting	20 Amps
Pinic Shelters / Misc. Supplies	40 Amps
Total New Estimated Load	**220 Amps**

With the removal of the existing workshop from the site, JMG estimate the total new maximum demand for the site will be as follows;

Supply Description	Estimated Load
Tennis Centre	63 Amps
Communal Power	20 Amps
New Football Grandstand / Function Space	160 Amps
Road and Landscape Lighting	20 Amps
Pinic Shelters / Misc. Supplies	40 Amps
Total Site Estimated Load	**303 Amps**

Based on the estimate site maximum demand to cater for the proposed master plan, the existing site power supply will require an upgrade, including the following;

- New 500 kVA pole mounted transformer
- New mains cabling to allow future loads (existing mains rated at 560 Amp/phase)
- Alterations to the existing site main switchboard, including new main circuit breaker and installation of new circuit breakers for new supplies to grandstand, communal kitchen and ancillary supplies

The existing mains, rated at 560 Amps will be suitable for the supply of the current and proposed loads as noted in the master plan. If any further development on the site is proposed, the mains will need to be upgraded. It may be prudent to manage the site power demand during the redevelopment to ensure that loads don't exceed capacity.

The new power supplies will be required to the proposed new buildings and site services, including the following;

- New football grandstand supply
- Car park, road and landscape lighting supplies
- Picnic shelters and misc. building supplies

It is proposed that the new football grandstand will be derived from the site main switchboard via new understand sub-mains cabling.

The area lighting and miscellaneous building supplies can either be supplied from the site main switchboard, or the nearest distribution boards (i.e. grandstand building) to limit the cable route lengths and voltage drop throughout the site.

It is proposed that the second power supply derived from pole mounted transformer T56 678 located on Grigg Street and an overhead three phase supply installed through 22 Grigg Street be disconnected and removed as part of the master planning works, although this supply may be utilised for a connection to the historical building if works on this building are staged to be completed prior to the main site.

COMMUNICATIONS RETICULATION

Site communication reticulation is currently limited to an NBN connection to the football clubroom and potential connection to the tennis centre (MVC to confirm). The proposed new football grandstand will require new communications connections.

We would recommend the installation of a new data rack at the existing footing clubroom and the installation of new fibre optic communications cabling installed from this point to the new grandstand and communal kitchen building. This will allow full connectivity throughout the site for current and future needs.

Image: Football Ground Existing Lighting

WATER RETICULATION

There is an existing TasWater reticulation main running within the site to the existing football field. There appears to be adequate water capacity to accommodate the existing Deloraine Precinct infrastructure. Future water

supply assets must ensure adequate static head between the asset and the supply reservoir. Also, a water supply for fire protection must be consider for the future infrastructure. The theoretical static head available to the site is approximately 600 kPa with the reservoir tank at elevation RL:293.8m and proposed site levels at RL:231.0m. The Site Master Plans include the construction of a new football grandstand / function space and installation of several picnic shelters. The proposed new water supply would involve one new connections and meter assemblies to the TasWater reticulation main. There could be potential to upsize the existing connection and meter assembly to the existing changerooms to service both the existing changerooms and proposed grandstand/function space. This would also be able to accommodate small take-off feeds to provide a water supply to several picnic shelters and the dog off leash area. Option selection would be based on site serviceability and stakeholder requirements.

There would also be a high probability that a new fire service to the proposed grandstand/function space will be needed. An allowance should be in place to allow for a booster assembly to be installed as part of the fire service.

An allowance should be made to extend the new fire service from grandstand/function space to provide appropriate coverage.

SANITARY / SEWER DRAINAGE

The existing TasWater gravity reticulation main continues to run through the proposed development site down past the existing football changerooms with existing connection to the building.

A proposed new DN150 private sewer pipeline with suitable trade waste and new connection to the TasWater main is to be provided to service the proposed grandstand/function space.

STORMWATER RETICULATION

The existing stormwater system is very limited to small areas within the Deloraine Recreation Precinct. Mainly the existing changerooms and the existing southwest access roadway by kerb and channel and side entry pits.

The site master plans include the construction of a new road network and carparks for various new facilities within Deloraine Recreation Precinct.

A proposed new stormwater drainage system utilising a new piped network, roadside drains and utilising any natural surface depressions to provide adequate site drainage for the proposed development.

PHASE G

DOCUMENTATION

Phase G - Documentation

The design team worked collaboratively with the stakeholders to document one masterplan that looked toward the long-term vision of the site. A staged work methodology was tailored to suit the short-term cost implications, while still achieving the overarching long-term vision. The masterplan consolidated shared facilities, investing in passive recreation space, and maintaining a focus for user accessibility.

Services consultants have provided extensive information to support the proposed masterplan concept design. Reports issued inform on upgrades that are needed to existing infrastructure and demonstrate what the requirement is for new services to permit the masterplan in being fulfilled. Cost estimates have been provided to supplement this information and further assist with the proposed staging methodology.

Image: Site Entrance Suggestions by PPM.

The site entrance configuration suggested by PPM is to accommodate an 8.9m wide road without any tree removal. The position of the dual lane road has been located to be respectful to the high heritage value trees and entry gateway at the site entry.

Image: Site Drainage Diagram and text provided by PPM.

Southern Side Drainage

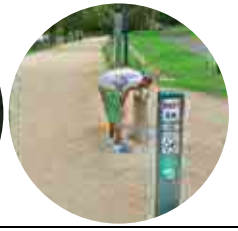
- An open drain along front straight it continues under outer track fence and appears to increase in depth as it progresses west.
- An open drain from the site entrance extends down towards race track.
- An open drain between southern stables and race track fence.
- Confirmed culvert under Racecourse Drive near football ground entrance.

Inside Race Track Drainage

- An open drain from front straight north past the football ground.
- Confirmed two piped discharges from football ground into open drain.
- Open drain is deep past eastern side of football ground.
- Open drain is very deep adjacent to TasWater entrance.
- Open drain is heavily overgrown, but appears to drain to north east of site.
- Visible open drains on either side of race track at far north east. Culvert cant be confirmed.

TRAIL HIERARCHY

LOOK & FEEL

HIERARCHY	TRAIL TYPE	TRAIL WIDTH	TRAIL SURFACE	EXAMPLES
PRIMARY	KEY ACCESS PATHS WITHIN ACTIVE / HERITAGE ZONES I.E. PRECINCT ENTRY / PLAY SPACE / COMMUNITY PRECINCT / CLUBROOM PATHWAYS	2.5 metre (min.)	General Purpose Concrete with exposed aggregate feature pavement at key thresholds / path junctures.	
SECONDARY	HERITAGE RACE TRACK - KEY SHARED TRAIL	2.5 metre (min.) shared trail with access for maintenance vehicles.	Compacted Gravel with hardened surfaces for offset infrastructure such as water points / seating / drainage.	
SECONDARY	HERITAGE RACE TRACK - SOFT SURFACE TRAIL	1.8 metres to accommodate two passing people..	Meandering soft fall material (trial short length with local community) to provide footfall cushioning for running / walking. (Refer City of Hobart 'Maxs Infinity Loop' Park Run trail on the Domain in Hobart). Soft fall bark / double cut mulch material - recommend to trial surface with local mulch supplies.	
TERTIARY	EDUCATIONAL NATURE TRAILS - I.E., MEANDERING TRAILS THROUGH REVEGETATION AREAS	1.5 metres	Compacted gravel flush adjacent surfaces.	
TERTIARY	WETLAND BOARD WALK / VIEWING DECKS	1.5 metres	Timber / recycled plastic raised board sections for wetland areas	

PRIMARY

KEY ACCESS PATHS PROFILE

Key Elements

1. Concrete shared pathway through key site access points, shaded by trees where achievable and flanked by low vegetation or parkland grass.
2. Proposed typical profile key access G.P. concrete path accommodates cyclists passing dog walkers / prams.
3. Exposed aggregate feature concrete can be located at path junctions / seating areas.

1.

2.

3.

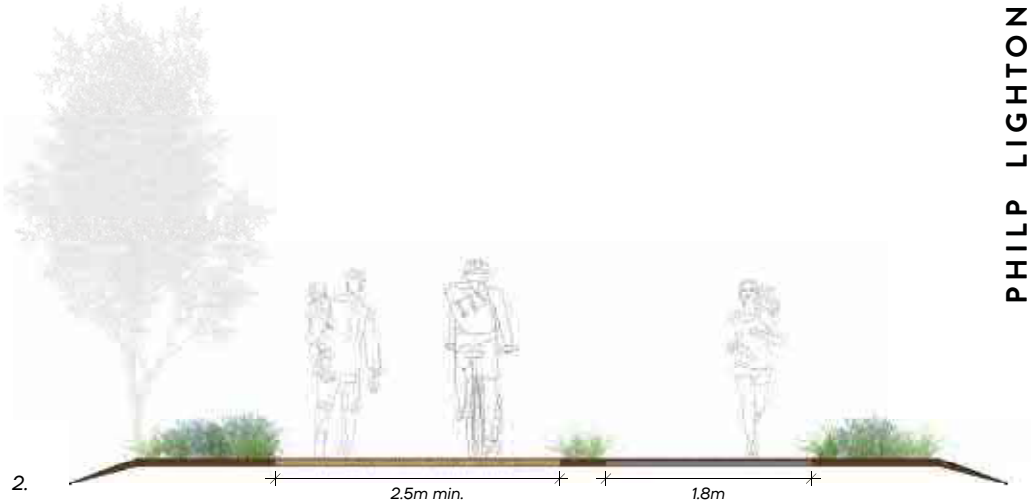
SECONDARY

RACE TRACK PROFILE

Key Elements

1. Meandering shared trail of compacted gravel shaded by trees and flanked by low vegetation.
2. Proposed typical profile of heritage racecourse with shared gravel trail and potential meandering mulched surface similar to the Domain park run surface in Hobart. Edges of original racetrack highlighted by edge of vegetation.
3. Path width to accommodate passing people or groups.
4. Opportunity to setback potential infrastructure such as distance markers and water points off the main thoroughfare as demonstrated at the Melbourne Tan track.
5. Mulched surface alternative path along Park Run course at the Domain in Hobart known as 'Maxs Infinity Loop'.

1.



2.

3.

4.

5.

TERTIARY

NATURE TRAILS PROFILE

1.

2.

3.

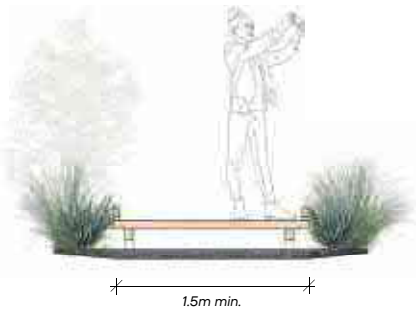
Key Elements

1. Compacted gravel path weaving through revegetated areas.
2. Proposed typical gravel path profile accommodating group / family walking and individual passing.
3. Tertiary compacted gravel path within Domain park run revegetation precinct.

TERTIARY

WETLANDS RAISED WALKWAYS

1.



2.

3.

Key Elements

1. Raised boardwalk example, proposed could be either timber or recycled plastic for low maintenance with splays for viewing wetlands and transparent balustrade.
2. Proposed typical boardwalk example with raised edging, width to allow individual passing.
3. Alternative boardwalk and viewing platform with shuttered balustrade.

THEMES

Active and inclusive community: supporting safe participation for all ages, genders and abilities

Engaging heritage: sharing the site's layered narrative

Growing ecology: fostering living systems

KEY:

1. Existing oval retained with surrounding pockets of parking bays to support range of spectators, accessed by a speed limiting shared use lane **(Theme 1).**
2. Proposed location for future oval, subject to further studies, to support a broader range of participation **(Theme 1).**
3. Proposed location for new clubrooms on new raised ground profile, along with associated on-grade drop off / bus and all abilities parking supporting broader community access **(Theme 1)**. Location central to existing oval and for future oval, with opportunity to overlook existing wetland and communication of growing ecology **(Theme 3).**
4. Potential for existing water body to reshaped, pending further investigations of future oval location. Opportunities for viewing decks to provide recreational connection to water and wetland ecology interpretation opportunities **(Theme 3)**.
5. Turfed training area to reduce wear and tear on oval and to allow concurrent community recreation / sporting activities **(Theme 1).**
6. Central sport and recreation precinct carpark with access to recreational trails. Bays separated with run-off water filtering garden beds and spreading canopy shade trees (**Theme 3**).
7. Ticket booth to allow for game-day parking charging to support fundraising for sport club/s **(Theme 1)**.
8. Proposed horse racing memorial reflection garden between steeples with retention of original race track for recreational uses, such as 'Park Run' **(Theme 2).**
9. Riverside walk trailhead park, with restored river revegetation **(Theme 3).** Proposed R.V. camping allotments to the south replacing current depot hard stand.
10. Proposed location of multi-aged plays paces and exercise equipment, positioned between river, sport grounds and community recreation area **(Theme 1).**
11. Community recreation area, re-imagined as a terraced amphitheatre for events and performances (Theme 2). Incorporation of heritage features.
12. Off-leash dog exercise area, with two separate fenced areas for small / large dogs. Surrounded by revegetation to provide screening, shade and to support living systems **(Theme 3).**
13. Opportunity to improve exercise area adjacent to bridge and improve pedestrian links to and along Racecourse Drive **(Theme 01).**
14. Investigate opportunity to split access road lanes to allow avenue of trees either side. Further investigate southern gate post location to accommodate vehicles whilst re-orientating eastern access road to reduce potential impact to existing heritage trees. **(Theme 02).**

PHILP LIGHTON ARCHITECTS

inspiring place

Deloraine Recreation Precinct
Master Plan

NORTH

Date 18.04.2024
Scale 1:3250 @ A3

STAGING

Staging

Summary:
Project stages have been created in collaboration with each stakeholder's recommendation and with the available funding timelines. The priorities for the site have been considered within each phase to allow for maximum benefits to be achieved within both the short and long term.

Phase 1	Land Management	
		General site slashing/clearing
		Drain maintenance/improvement
		Fence clearing/construction - south & east
		Bulk purchase, grow-out of feature trees
	Race Track Maintenance	
		Inner running rail clearing
		Outer rail restoration/Remove modern additions to outer rail
	Club House area	
		Identify future use/maintenance/management of buildings
		Develop Strategic Upgrade/Maintenance Plan

Phase 2a	Roads & Tracks	
		New site entrance road, gates & signage
		New 'football club' road
		New minor (temp) carpark adjacent to football ground
		Construction of initial tracks/pathways. Length TBA
		Construction of pond decks (2 of)
	Services	Temporary relocation of RV area
		Relocation of RV dump point
	Demolition	Southern stables
		Eastern stables etc
	Heritage	Initial batch of interpretation panels - 10/12 of
		Steeplechase jump maintenance plan/Approval

Phase 2b	Roads & Tracks	
		Racecourse Drive turning circle/Reconfiguration of existing football entrance

Phase 2c	Playground and associated shelters etc	
	Heritage	Steeplechase jump maintenance/renovation

Phase 3	Roads & Tracks	
		Club House access road and carpark
		Additional construction of tracks/pathways. Length TBA
	Demolition	Jockey room
	Heritage	Club House area upgrade/conversion
		Monument Garden/Interpretation at Club House
		Artwork/Additional interpretation panels

Phase 4	Miscellaneous
	Water, sewage & power services
	Off-leash dog area & road

Phase 5	New football club rooms
	Main car park (adjacant to new club rooms)
	Additional construction of initial tracks/pathways. Length TBA
	Construction of football training area
	Demolition of existing club rooms
	Demolition of northern stables
	Construction of additional football ground
	Depot demolition/conversion

PHILIP LIGHTON ARCHITECTS

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