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PLA482-L01 Contents & Existing Conditions

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P1 Preliminary Issue
Revision Description

RH 24.03.22
Initials Date

PRELIMINARY ISSUE

Notes
1. This plan is based on the Plan of Feature and Level Survey by CardnoTGM dated 14/9/21 (including historic survey information) and aerial photographs sourced from Nearmap Australia dated 23/5/2021 and 8/9/2021.

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Client / Project

City of Ballarat
Masterplan
Marty Busch Reserve, Sebastopol

Drawing Title

Contents & Existing Conditions

Drawn
RH

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AD

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24.03.2022

North

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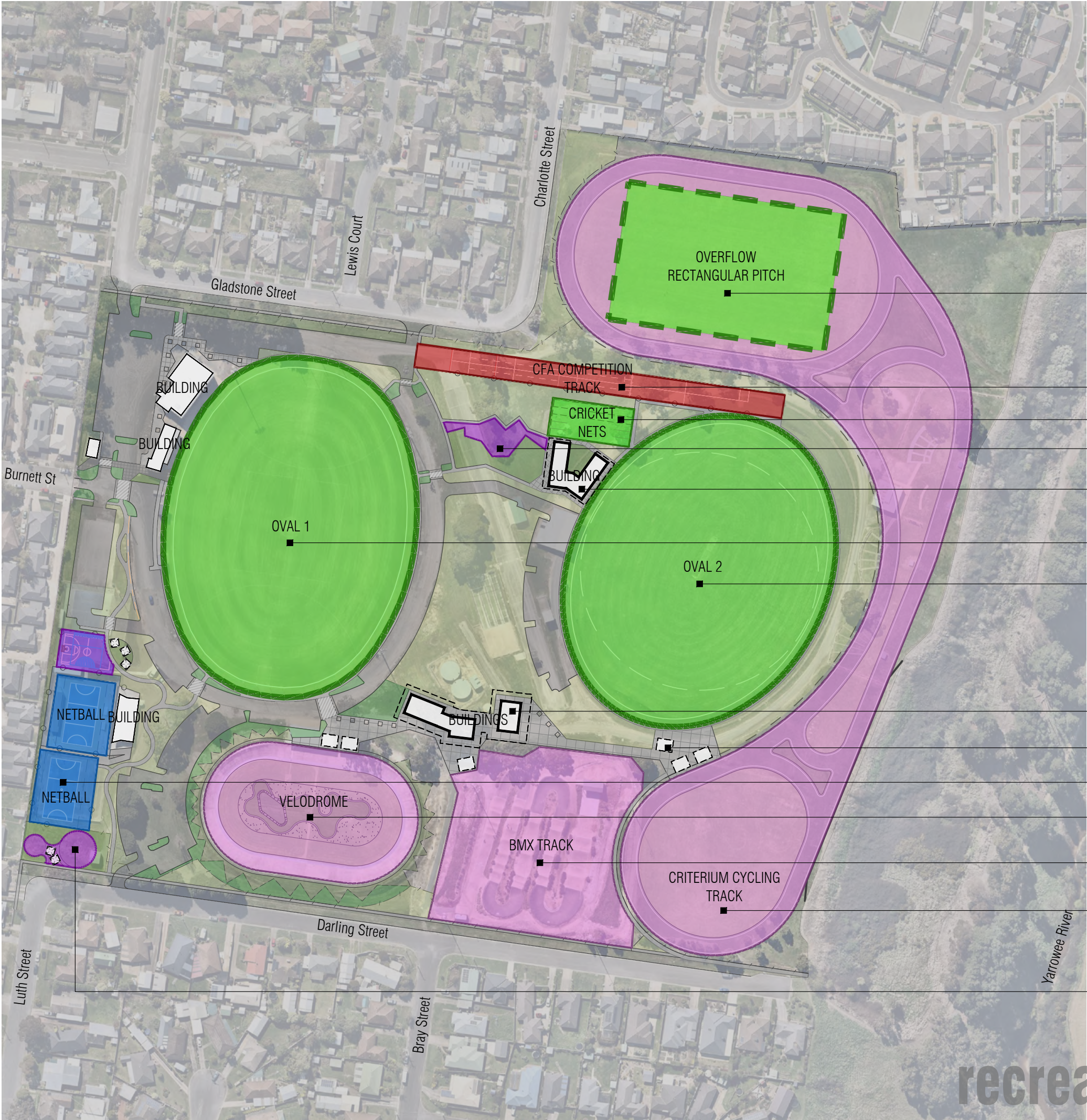
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Revision
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Overflow rectangular pitch (110 x 70m) - only used when north loop of criterium track is not in use.

CFA competition / training track (187 x 12m).

Cricket nets (42x20m) including 3 club nets + 2 community access nets.

Playspace & picnic area.

Combined changerooms, clubrooms and storage building including public toilets (cricket, football and CFA).

Oval 1 (as existing).

Oval 2 (164 x 130m).

Cycling hub building/s including changerooms, clubrooms (social) including public toilets (velodrome, BMX, criterium)

Shelters.

Second netball court south of existing netball court and changerooms.

Existing velodrome and possible pump-track inside.

Existing BMX track.

Criterium cycling track (full track 1139m) for community use, cycling, human-powered vehicles, bicycle education, traffic school and skating.

Playspace & picnic area.

P1 Preliminary Issue - for Client Review RH 24.03.22
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PRELIMINARY ISSUE

Notes

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2. CFA track in accordance with Victorian Urban Fire Brigades drawings M1 revision B dated 8/12/1988.
3. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

- Ovals - football / cricket
- Overflow rectangular pitch
- Cycling
- Netball
- CFA competition / training track
- Playspace and picnic area



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Drawing Title
FLP - Recreation Facilities

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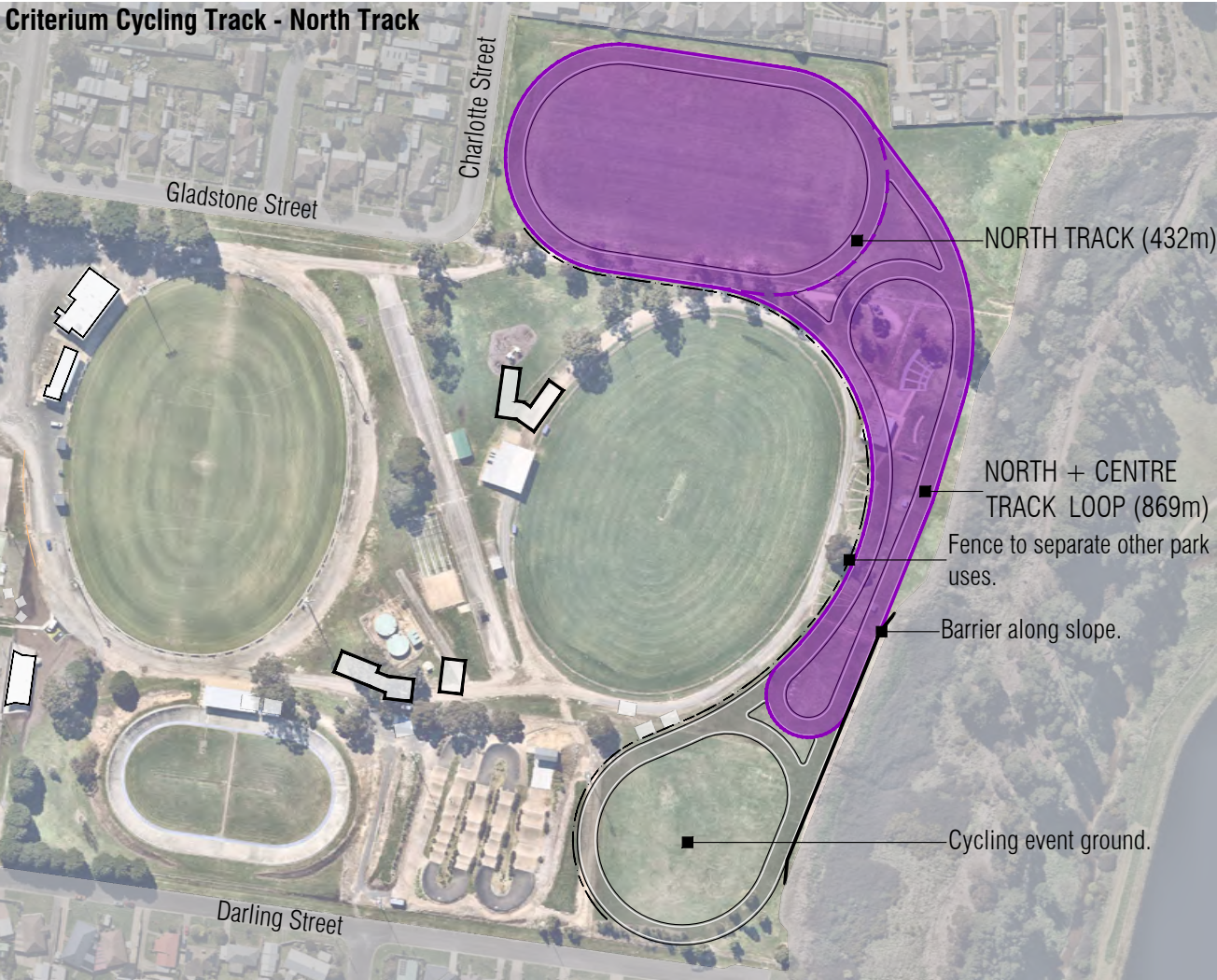
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PLA482-L02
Revision
P1

recreation facilities

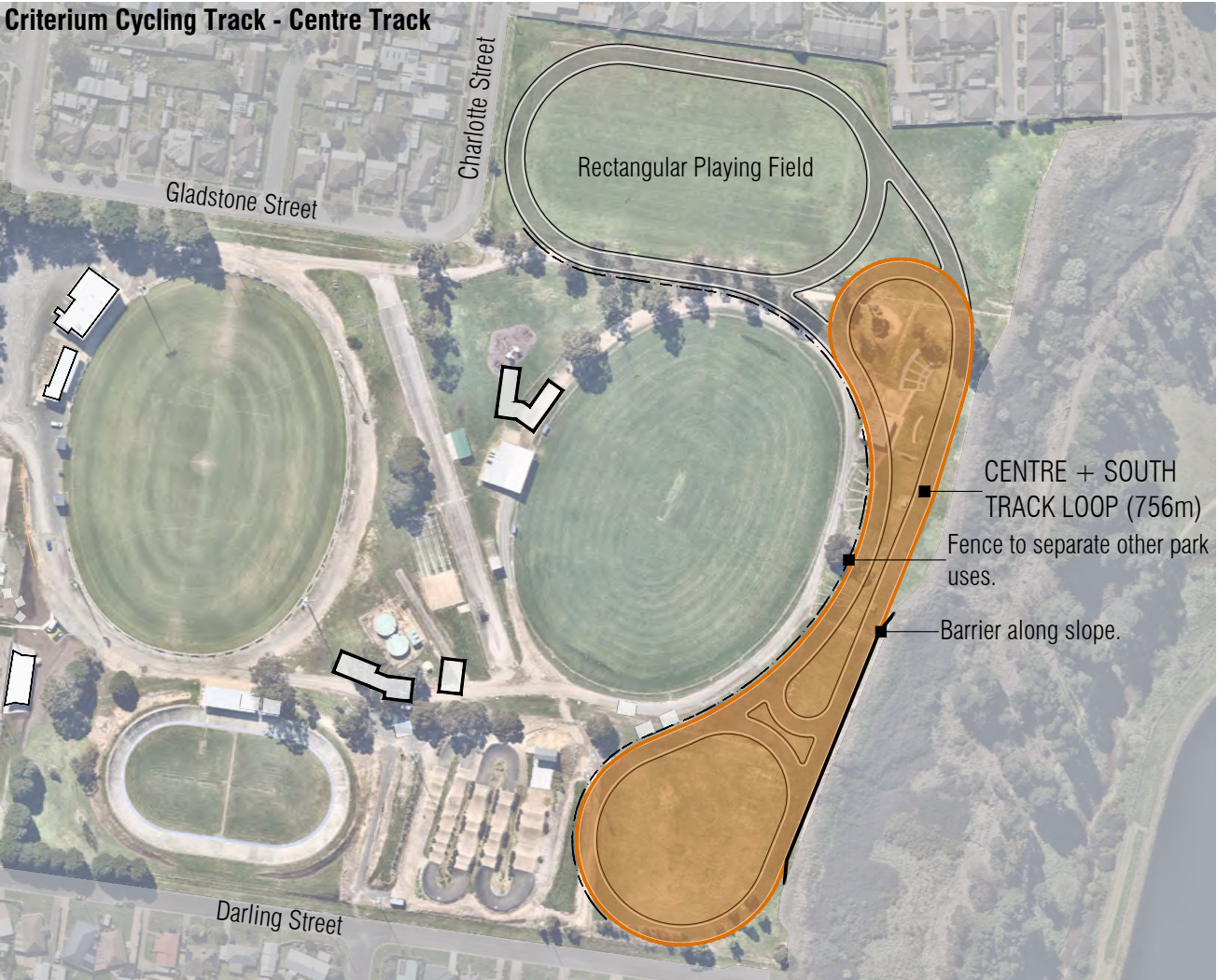
Criterion Cycling Track - Full Track



Criterion Cycling Track - North Track



Criterion Cycling Track - Centre Track



Criterion Cycling Track - South Track



P1 Preliminary Issue - for Client Review RH 24.03.22
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PRELIMINARY ISSUE

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- Criterion Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

Cycling Criterion Track - Full Track (1139m)

Cycling Criterion Track - North Loop (432m)
Cycling Criterion Track - North + Centre Loop (869m)

Cycling Criterion Track - Middle Loop (756m)
- Centre + South tracks

Cycling Criterion Track - South Loop (294m)



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Marty Busch Reserve, Sebastopol

Drawing Title

FLP - Criterion Cycling Track

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Revision
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- Upgraded reserve fence.
- Possible path connection subject to fence / gate control across criterium cycling track.
- Controlled pedestrian access / footpath connections.
- Controlled pedestrian access / footpath connections.
- Pedestrian plaza around pavilion.
- CFA track - overflow carparking when not in use.
- Carpark near oval #1 & pavilion (approx 115 spaces).
- Path access to proposed public toilets.
- Shared (pedestrian / vehicle) zone to allow safe pedestrian crossing demarcated with pavement change / raised pavement / line-marking.
- 2m path around ovals.
- Carpark near pavilion / oval #1 (approx 65 spaces).
- Carpark around oval #2 (approx 50 spaces).
- Grassed overflow carparking and flexible event space.
- Carpark around oval #1 (approx 60 spaces).
- Pedestrian plaza around cycling hub and connecting all cycling facilities. Authorised vehicles excepted.
- Carpark near netball / cycling (approx 80 spaces).
- Fence setback to allow community access to local playspace.
- Controlled pedestrian access / footpath connections.
- Closure of existing pedestrian access.
- Footpath.
- Controlled pedestrian access / footpath connections.
- Pedestrian connection to Yarrowee River trail (future project).

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PRELIMINARY ISSUE

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3. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

Controlled pedestrian access

Pedestrian path

Possible footpath connections

Shared zone (raised / pavement / line-marking)

Site access - vehicles

Vehicle access / carparking area

Proposed building

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Drawing Title

FLP - Access & Carparking

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Revision

PLA482-L04

P1

access



- Reserve boundary fence.
- Forest to provide canopy coverage, habitat and reduce mowing maintenance.
- Controlled pedestrian access point.
- Low safety fence or other barrier along criterium track.
- Neighbourhood park playspace and adjacent picnic area.
- Public toilets and drinking fountain.
- Existing public toilets.
- Low fence around oval.
- Existing low fence around oval.
- Flexible, grassed event space or overflow carparking.
- Multi-purpose (play) court and adjacent picnic area.
- Public toilets and drinking fountain.
- Tall, chainmesh fence around netball courts.
- Neighbourhood park playspace and adjacent picnic area (outside boundary fence).
- Reserve boundary fence.

park features

P1 Preliminary Issue - for Client Review RH 24.03.22

Revision Description Initials Date

Status

PRELIMINARY ISSUE

Notes

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2. CFA track in accordance with Victorian Urban Fire Brigades drawings M1 revision B dated 8/12/1988.

3. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

Controlled pedestrian access

Pedestrian path

Public playspace

Picnic area

Reserve boundary fence

Low fence around criterium cycling track

Low fence around oval or tall fence around netball

Proposed building

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Marty Busch Reserve, Sebastopol

Drawing Title

FLP - Park Features

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PLA482-L05

Revision

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Secure, upgraded reserve fence setback so that it visually recedes in some places.

Tree planting to meet 40% urban forest canopy target.

Overflow rectangular pitch (110x70m). Only usable when Criterium North Track is not in use.

Criterium Cycling Track (full track 1139m).

Competition and training CFA track (187x12m).

Cricket nets (3 club + 2 community).

Sporting Hub building (including CFA / cricket / footpath) with public toilets.

Upgraded and defined vehicle accesses, carparks and shared zones with lighting throughout.

Upgraded Oval #2 (164x130m) with turf wicket, lighting, low fence and perimeter path.

Carpark around oval #2 (approx 50 spaces). Central, grassed overflow carparking, competition staging and flexible event space.

Combined cycling hub building with pedestrian plaza connecting all cycling facilities.

New netball court #2.

Carpark near netball / cycling (approx 80 spaces).

Fence setback to allow access to local playspace.

Existing velodrome with possible pump track.

Closure of existing pedestrian access next to BMX. Controlled pedestrian access to reserve with footpath connections. Separated pedestrian paths throughout reserve.

Pedestrian connection to Yarwree River trail (future project).

P1 Preliminary Issue - for Client Review RH 24.03.22
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PRELIMINARY ISSUE

Status

Notes

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- CFA track in accordance with Victorian Urban Fire Brigades drawings M1 revision B dated 8/12/1988.
- Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

↕

Site access - vehicles (some only on event days).

▒

Vehicle access & carpark pavement

▒

Shared zone (raised / pavement / line-marking)

▒

Pedestrian path

●

Tree

■

Playspace

■

Picnic area (irrigated grass)

■

Court

■

Area of planting

■

Grass (unirrigated)

▭

Proposed building

▭

Proposed shelter

▭

Reserve boundary fence

▭

Low safety fence around criterium cycling track

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Marty Busch Reserve, Sebastopol

Drawing Title
Overall Masterplan

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overall masterplan



Controlled pedestrian access to reserve with footpath connections. Separated pedestrian paths throughout reserve.

Secure, upgraded reserve fence.

Backdrop planting (trees and groundcovers) to improve Reserve surrounds and replace ageing trees (over time subject to arborist assessment) while allowing views through.

Upgraded vehicle accesses and carparks. Staging area for CFA track.

Perimeter path around oval.

Pedestrian plaza around existing buildings to improve building address, pedestrian access and limit vehicle access.

Improved pedestrian access to public toilets.

Improved and separated pedestrian access from main entry.

Drop-off / pick-up zone.

Shared (vehicle / pedestrian) zone with change of pavement, line-marking and signage to prioritise pedestrian access and improve safety.

Backdrop planting.
Upgraded vehicle access and carparks close to entry, buildings and facilities associated with Oval #1 & netball including pavement, line-marking, kerbs and lighting.

Improved and separated pedestrian access to / from netball facilities.

Existing power easement.

Bus drop-off and pick-up and parking zone.

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PRELIMINARY ISSUE

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4. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

- Site access - vehicles (some only on event days).
- Vehicle access & carpark pavement
- Shared zone (raised / pavement / line-marking)
- Pedestrian path
- Tree
- Playspace
- Picnic area (irrigated grass)
- Court
- Area of planting
- Grass
- Proposed building
- Proposed (park) shelter



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Client / Project
City of Ballarat
Masterplan
Marty Busch Reserve, Sebastopol

Drawing Title
Enlargement - Main Entry & Pavilion

Drawn: RH Approved: AD Date:
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PLA482-L07
Revision
P1

masterplan enlargement



- Existing power easement.
- Improved and separated pedestrian access with shared (vehicle / pedestrian) zones to prioritise pedestrian access and improve safety.
- Multi-purpose (play) court with line-marking for netball / basketball / soccer / tennis / downball and adjacent picnic area with seating, drinking fountain and shelters.
- Shared (vehicle / pedestrian) zone with change of pavement, line-marking and signage to prioritise pedestrian access and improve safety.
- Perimeter path around oval.
- Improved and separated pedestrian access connecting Darling Street, netball facilities, main entry and pavilion and oval perimeter path. Tree planting for shade and lighting for safety.
- Low maintenance, backdrop planting.
- Direct ramp access from netball changerooms & netball #1 court and concrete tiered seating between courts to take up level difference.
- Planting on velodrome slope to improve presentation and reduce maintenance.
- New netball #2 court with tall chainmesh fence and gated, public access.
- Carparks providing convenient and safe access to netball facilities and cycling hub. Vehicle exit to Darling Street may only be used during competitions / events.
- Reserve fence setback from Darling Street so that playspace is open to the community.
- Neighbourhood-standard playspace with associated picnic and grass areas for community use.
- Controlled pedestrian access to reserve with footpath connections.

P1 Preliminary Issue - for Client Review RH 24.03.22
Revision Description Initials Date

PRELIMINARY ISSUE

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- CFA track in accordance with Victorian Urban Fire Brigades drawings M1 revision B dated 8/12/1988.
- Criterion Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

- Site access - vehicles (some only on event days).
- Vehicle access & carpark pavement
- Shared zone (raised / pavement / line-marking)
- Pedestrian path
- Tree
- Playspace
- Picnic area (irrigated grass)
- Court
- Area of planting
- Grass
- Proposed building
- Proposed (park) shelter

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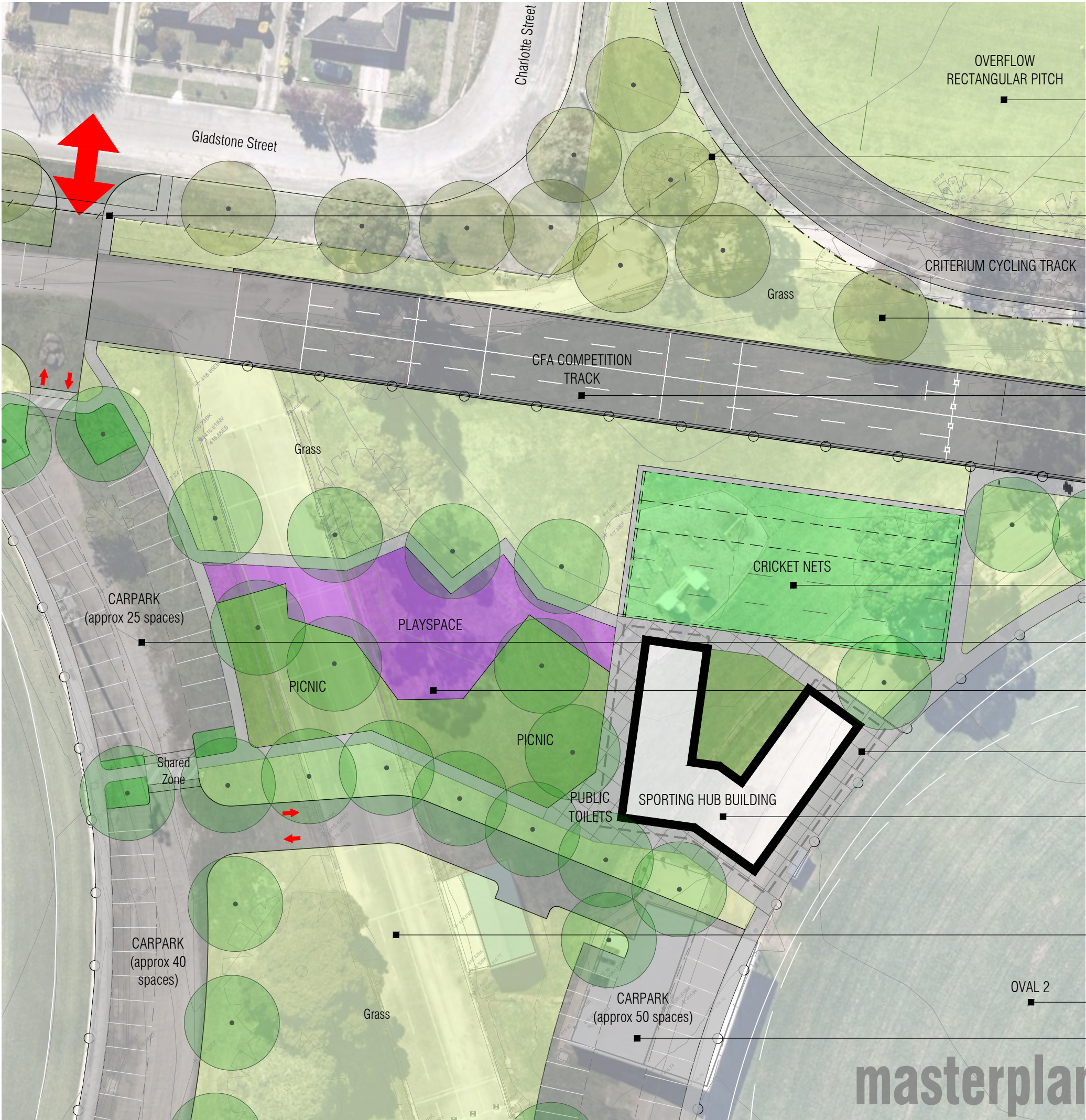
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Masterplan
Marty Busch Reserve, Sebastopol

Drawing Title **Enlargement - Netball**

Drawn RH	Approved AD	Date 24.03.2022	North
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Drawing Number PLA482-L08	Revision P1		

masterplan enlargement



Overflow rectangular pitch (110x70m). Only usable when Criterium North Track is not in use.

Secure, upgraded reserve fence.

Controlled pedestrian access to reserve with footpath connections. Separated pedestrian paths throughout reserve.

Retained and new tree planting to meet 40% urban forest canopy target. Trees to be selected and pruned to allow views under. Plant street trees in nature strips.

Competition and training CFA track (187x12m) - overflow carparking when not in use. Low fence along south side of track. Space along track allows for spectators and marshalling.

New cricket nets (3 club + 2 community).

Upgraded and defined vehicle accesses, carparks and shared zones with lighting and trees throughout.

Neighbourhood-standard playspace with associated picnic and grass areas for community use.

Pedestrian plaza around pavilion with covered areas.

Sports Hub building including changerooms and clubrooms building (including CFA / cricket / football) with storage and public toilets. *Building shape and size is indicative.*

Central, grassed overflow carparking, competition staging and flexible event space.

Upgraded Oval #2 (164x130m) with turf wicket, lighting, low fence and perimeter path.

Carpark around oval #2 (approx 50 spaces).

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- 4. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

- Site access - vehicles (some only on event days).
- Vehicle access & carpark pavement
- Shared zone (raised / pavement / line-marking)
- Pedestrian path
- Tree
- Playspace
- Picnic area (irrigated grass)
- Court
- Area of planting
- Grass
- Proposed building
- Proposed (park) shelter



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Drawing Title

Enlargement - Central Sports Hub

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masterplan enlargement



Sports Hub building including public toilets.

Carpark around oval #1 (approx 40 spaces).
Upgraded Oval #2 (164x130m) with turf wicket, lighting, low fence and perimeter path. 60m radius shown dashed.

Carpark around oval #2 (approx 50 spaces).

Central, grassed overflow carparking, competition staging and flexible event space.

Cycling hub building/s including changerooms, clubrooms and storage with pedestrian plaza connecting all cycling facilities. *Building/s shape and size is indicative.*
Pedestrian plaza around pavilion with covered areas for weather protection.
Fixed park shelters at each cycling discipline.

Closure of existing pedestrian access between BMX and velodrome to allow BMX facility to be secured.

Possible pump track or similar bike play feature within velodrome. Maintain views across track.

Criterium Cycling Track (full track 1139m). Refer to Functional Layout Plans for track / loop arrangements. Central grassed area to be used for bicycle education and event staging / marshalling.

Low fence along criterium cycling track for safety of cyclists and Reserve users. Alteration to existing mound and BMX fencing to allow path access.

Planting on velodrome slope and frontage to improve presentation and reduce maintenance.

Controlled pedestrian access to reserve with footpath connections. Secure, upgraded reserve fence setback so that it visually recedes in some places.

Pedestrian path connection to Yarowee River trail (future project). Footpath and street trees along Darling Street.

masterplan enlargement

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4. Criterium Cycling Track Design by RMIT (drawing 2020-v5) dated 24/9/2020.

Legend

↕

Site access - vehicles (some only on event days).

Vehicle access & carpark pavement

Shared zone (raised / pavement / line-marking)

Pedestrian path

●

Tree

Playspace

Picnic area (irrigated grass)

Area of planting

Grass

Proposed building

Proposed (park) shelter

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Marty Busch Reserve, Sebastopol

Drawing Title

Enlargement - Cycling Hub

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