



BAGDAD COMMUNITY CLUB

MASTER PLAN REPORT

18 July 2022 Community Consultation Issue

CLIENT



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Disclaimer: This document has been prepared in accordance with the scope of services described in the contract between Lange Design and Southern Midland Council on behalf of the Bagdad Community Club, and relies upon the project brief, information provided by Council and other sources specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn upon by the client. Furthermore, this report has been prepared solely for the use of Southern Midland Council and the Bagdad Community Club. Lange Design accepts no responsibility for its use by others.

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1 INTRODUCTION

The Bagdad Community Club is located at 1661 Midland Highway, Bagdad, within the municipality of Southern Midland Council, and approximately 38 km north of Hobart, Tasmania.

The purpose of this project is to develop the foundations for the Bagdad Community Club (BCC), to act upon and develop a common business strategy for implementing various projects with the aim of future proofing their combined club facilities and grounds well beyond 2050.

This document accompanies the master plan drawing and serves to provide additional information to assist Council and the BCC in procuring additional detailed plans and sourcing of funding for implementation of projects over the coming years.

The various elements illustrated on the drawing will provide suitable information for the BCC to converse with existing / potential businesses, community groups and other relevant stakeholders, to establish a sound business plan for prioritising each project.

The following sections explore the project brief, with the remaining sections describing the current findings amongst the club grounds and detailing how opportunities can be created.



2 PROJECT BRIEF

In 2022, Southern Midland Council, on behalf of the Bagdad Community Club (BCC), engaged LANGE Design to develop a Master Plan with the intention of creating a vibrant and energetic place where people of all ages can socialise, play and engage.

The master plan will identify various implementation projects across the whole site that the committee can prioritise. These priority projects can then be progressed to more detailed designs, which can be used to source local, state and/or federal government funding. Once funding is made available, the projects can be tendered and constructed accordingly.

The master plan will also provide certainty for community members and government bodies that the club is determined to develop their existing facilities to ensure such facilities accommodate as much of the community as possible.



3 APPROACH

Representatives from Southern Midland Council, LANGE Design and LOOP Architecture met with the Bagdad Community Club committee and associated stakeholders, to discuss their needs, wants and desires. The opportunity was also taken to gain an understanding of how each constituent of the club integrates with one another. During this meeting, initial ideas amongst the group emerged regarding potential avenues for strengthening these relationships.

Information gathered during the initial meeting as well as additional comments sent through later, provided valuable input about how the existing facilities are used, what potential constraints exist, and what are the aspirations envisaged beyond 2050.

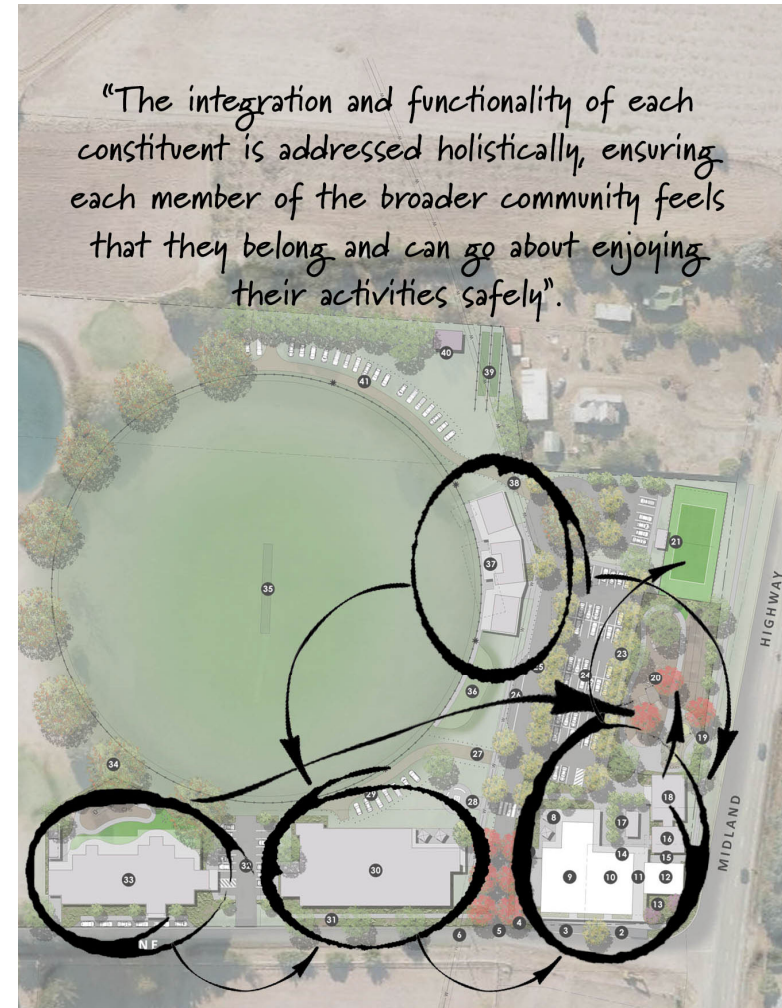
Once this information was obtained, LANGE Design and LOOP Architecture set about compiling the information and addressing each item against the site's opportunities and constraints. The integration and functionality of each constituent is addressed holistically, ensuring each member of the broader community, regardless of age, mobility, or engagement with the club facilities, feels that they belong and can go about enjoying their activities safely.

The master plan provides an overview of potential enhancements and additions for the BCC, and provides the basis for the identification, prioritisation, and implementation of projects. It also provides a tangible component when sourcing funding from local, state, and federal governments.



4 COMPONENTS OF THE MASTER PLAN

The following sections itemise each component as illustrated on the master plan. Each component will be accompanied with descriptions that will enable the club to engage external consultants to further development plans and relevant documentation required to obtain funding, planning approval and construction.



4.1 First Impressions

Point 1 on the master plan highlights the opportunity to enhance the presentation of the building's interface with Hall Lane and the Midland Highway. First impressions are of great importance when encouraging visitors to quickly decide whether to pop in and experience what the Bagdad Community Club has to offer.

It is apparent that considerable care has been taken by past and present businesses and committees to promote the facilities, however, there is great opportunity to enhance this corner to make it even more appealing for visitors through architectural forms and landscape treatments.

The master plan highlights opportunities such as restricting vehicle access to the corner, strengthening pedestrian safety with a designated pathway, and the installation of safety barriers that blend in with the built forms and the landscape.

With the proposed relocation of the existing kitchen, (refer **Point 13**), there is great opportunity to de-clutter the corner of Hall Lane and the Midland Highway and create an open space entry statement for the BCC. A simple low wall would provide welcoming identity signage whilst low planting with form, colour and texture will provide interest. Small ornamental flowering trees within the space that the current kitchen occupies will provide seasonal colour.

By formalising the corner address of Hall Lane and the Midland Highway, the focus shifts from a vehicle dominated area to a well-structured pedestrian friendly area and most importantly a vibrant welcoming statement for the Bagdad Community Club.



4.2 Hall Lane Loading Bay and Disabled Parking

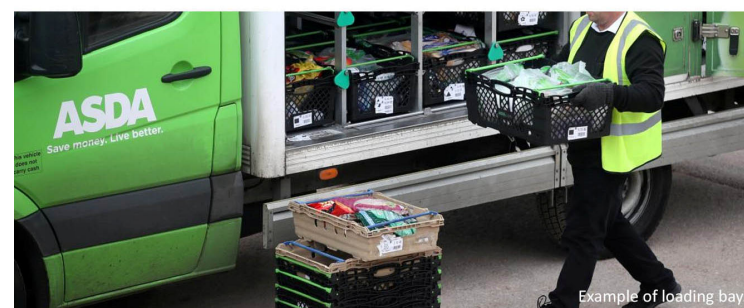
Point 2 and **Point 3** propose to reduce the amount of vehicle-based activity along Hall Lane by limiting parking to one delivery loading bay and two disabled parallel parking bays. The loading bay will not only service the restaurant and bar, but also the front hall business, community hub, and the multi-purpose community centre.

Currently, the corner and side of the BCC building presents itself as a 'back-of-house' area. The visual appeal and functionality of the space can be enhanced by designating specific uses. Leading on from **Point 1**, a concrete pedestrian pathway can run alongside the building to provide a link between the Midland Highway footpath and the proposed childcare centre further up Hall Lane.

Small garden beds along the side of the building could add colour, form, and texture, while the loading bay and the two disabled parking bays can be positioned parallel to the pathway.

To provide more user comfort, a small awning can be constructed off the building façade to match the veranda around the BCC bar area.

There is also the opportunity to add a street tree or two to this area to provide shade over the parking bays in summer.



4.3 Access Into and Out of the Grounds

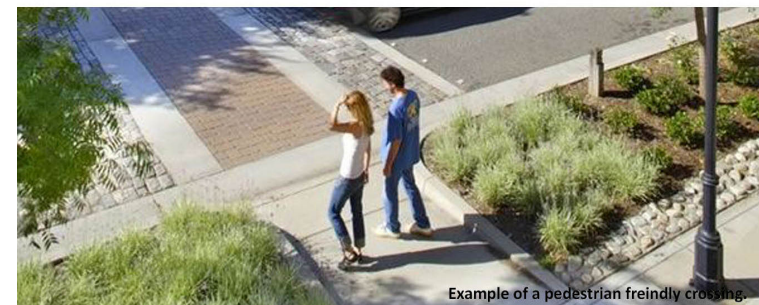
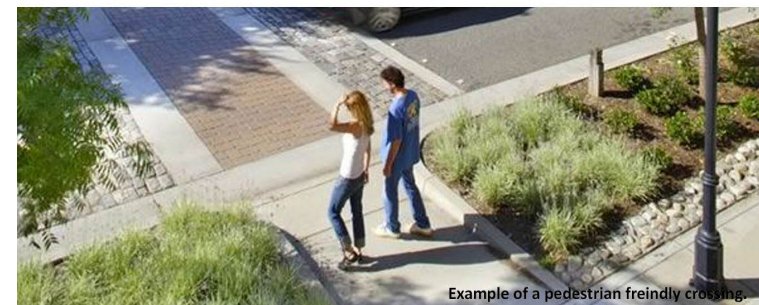
The current access into the grounds occurs across approximately 50m of frontage along Hall Lane and is considered a safety risk for drivers and pedestrians entering and exiting the grounds.

Points 4 and 5 on the master plan illustrate that this can be addressed by condensing this frontage to two access points, one for vehicles and one for pedestrians. This will allow drivers and pedestrians to navigate entering and exiting the grounds safely. The entry point will allow large vehicles such as buses, delivery trucks, RV's and caravans to also enter/exit the grounds safely.

It is envisaged that kerb and channel will formalise the edge of the entry road and to assist with site drainage. Line marking along Hall Lane and within the first 25m of the entry road will provide further clarity for drivers.

Pedestrian movement will provide a safe line of travel into the grounds from the Midland Highway pathway and from the proposed childcare centre off Hall Lane, further reducing the current vehicle dominated access.

Point 6 on the master plan identifies the TasWater 300mm diameter bulk transfer water main. This water main will require maintenance access along the entire length of the line that runs through the property, as well as specific building setbacks. The buildings illustrated on the master plan address such setbacks.



Example of a pedestrian freindly crossing.

4.4 Bagdad Community Club Main Building

With vehicle and pedestrian access being reconfigured, access into the main building will require several modifications to comply with current building codes and the Disability Discrimination Act (DDA).

Points 7 on the master plan illustrate two locations where existing access ramps do not comply with current Australian Standards, the building code, or the DDA.

The access ramp closest to Hall Lane should be removed as pedestrians and inclusive access can be made from the proposed disabled parking bays directly off Hall Lane.

The three photographs on the right illustrate the steepness of this ramp as well as how narrow the path along the edge of the current car park is. Both aspects do not cater for people in wheelchairs or with mobility restrictions.

The other non-compliant ramp is directly in front the of main access from the car park, also shown in the photograph on the right. To overcome both ramps, it is proposed to change this ramp into steps that lead directly off the main pedestrian pathway.

Point 8, over page, proposes to realign the main entry point and disabled access from the side fronting the existing Wall of Remembrance.



Point 8, identifies the existing entry point into the building that will require modification. The master plan proposes to make use of the large expanse of concrete pavement to the northeast corner of the building as the main entry into the building from the proposed community hub and car park (Refer **Point 17 and 24**). An airlock entry room will assist in keeping the cold winter weather separate from the warm cosy atmosphere inside.

By shifting the main access point to this location, people of all abilities can comfortably and safely enter/exit the building. To further enhance the entry, the Wall of Remembrance can be relocated to a larger space and feature a designated cenotaph and low memorial walls (Refer **Point 28**).

In addition to creating the main access point, the large expanse of concrete pavement can also accommodate outdoor dining with views across the main entry road towards the proposed cenotaph and cricket oval. With the addition of permanent canvas shade structures and extended all weather awning, patrons can fully enjoy fine summer days outdoors.



Point 9 recommends that the existing bar area be retained as is, as well as the associated dining area that adjoins the hall separated by a partition.

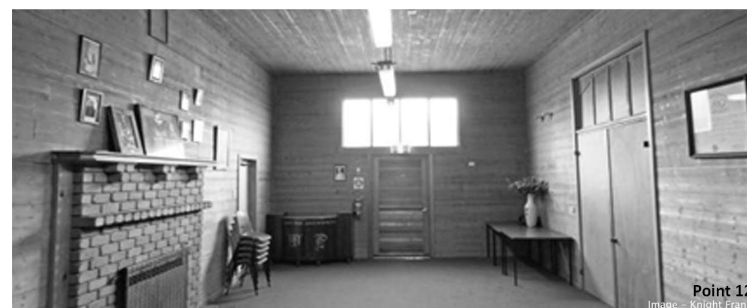
Point 10 however, also recommends that a few modifications be made to offer more catering opportunities directly associated with the proposed Community Hub (Refer **Point 14**). In addition to this, the restaurant's main entry could be off the proposed roofed open-air passageway with patrons accessing directly from the Community Hub and car park.

Point 10 also makes recommendations to carry out modifications behind the stage area to allow for the relocated kitchen space. This level of planning can be carried out by an Architect once the BCC committee has developed a strategy for the enhancement of the whole building and the proposed Community Hub.

Point 11 proposes to break up the cluster of add-on buildings and create a more open and welcoming area for patrons not only for the restaurant, but also the front hall business, and the multi-purpose community building.

By creating a roofed open-air passageway, people can access a specific business without imposing on the other businesses. It also provides clear access to the Community Hub directly off the Midland Highway pathway and Hall Lane, especially for deliveries.

Point 12 recommends that the existing front hall be retained and made available for business opportunities. Access to adjoining rooms and the proposed roofed open-air passage can be investigated in greater detail with an Architect once the BCC committee has developed a strategy for the enhancement of the whole building and the proposed Community Hub.



Point 13 describes the opportunity for relocating the kitchen from the front southeast corner of the building to the northern side fronting the proposed Community Hub.

The kitchen has recently been upgraded to cater for “Zelda’s Bar & Bistro”, however, this master plan provides a holistic approach for all proposed facilities and relocating the kitchen will be of greater value to the community in the long term.

The proposed kitchen relocation can occur within the near future or once the current lease is up for review, however, works will depend on the BCC’s strategy to proceed with the proposed adjoining works including **Point 11, 13, 15 and 17**.

The primary objective behind relocating the kitchen is to enhance the ‘first impression’ of the BCC as per Point 1, and to provide a centrally positioned kitchen and servery directly associated with the Community Hub, multi-purpose Community Centre and the playground, as well as catering for the dining hall and bar.



Point 14 describes the opportunity for relocating the kitchen from the front southeast corner of the building to the northern side fronting the proposed Community Hub.

By relocating the kitchen, opportunities for catering to a larger customer base is provided by centrally positioning the servery. More in-depth planning can be performed by an Architect where modifications and additions can be further investigated. Existing infrastructure can be realigned and covered outdoor areas incorporated with the detailed design to ensure maximum comfort and accessibility is available to both staff and customers.

Existing site infrastructure and services such as the rainwater tanks and septic system can be reconfigured into the proposed Community Hub works. Rainwater can be harvested from all buildings and stored underground for irrigation, while the existing sewerage treatment systems could become obsolete with the potential for extending the sewer main approximately 1.3km north of the Bagdad Community Club.

By combining **Point 11** with **Point 14**, all weather access can be provided for people traversing from the Midland Highway and Hall Lane pathways to the restaurant, front hall, and the Community Hub.



4.4 Community Facilities

Point 15 combined with **Point 11**, utilises the existing area between the main BCC building and the existing cottage, for direct pedestrian access off the Midland Highway, as well as DDA access into the cottage.

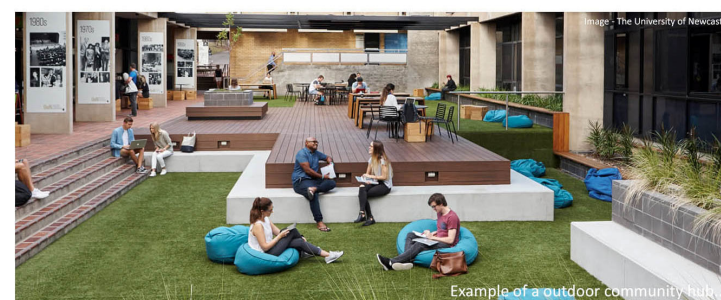
Point 16 identifies the existing cottage, currently home to the Bagdad Online Access Centre. It is understood that this cottage is listed on the Southern Midland Council heritage schedule and should therefore be retained with the opportunity to restore the building. With the proposed Multi-purpose Community Centre next door, the cottage, could be solely dedicated to local history exhibitions relevant to the Bagdad area.

Point 17 proposes a centralised pedestrian focused outdoor Community Hub is to provide a sheltered space with an active interface with the BCC building and front hall, the Cottage, Multi-purpose Community Centre and the Playground.

It is envisaged that this space will be the place to be for community members where activities and small events can be held throughout the year. The space could feature either one large shelter or a few smaller shelters with static and movable furniture, encouraging visitors to relax and enjoy the space. Smart technology such as Wi-Fi, USB, and power outlets, will be available throughout the hub.

Surrounded by opportunities, visitors and community members could use the space to catch up, purchase food and drinks from the relocated kitchen counter, spill-out from the Multi-purpose Community Centre or take a break with the kids after exploring the playground.

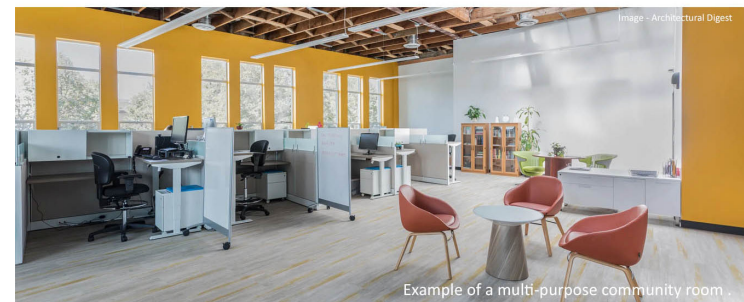
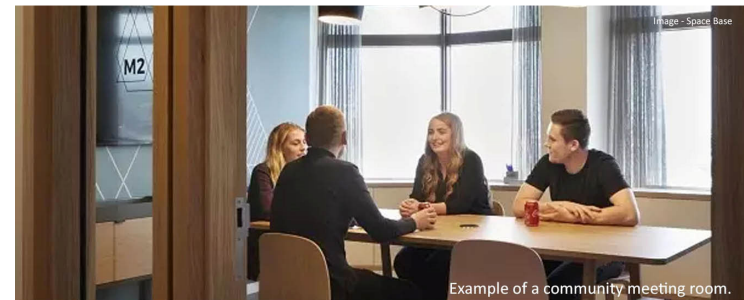
With the new car park located nearby, and connections via the pedestrian pathway network, access to the Community Hub is easily achieved.



Point 18 illustrates the ideal location for Multi-purpose Community Centre with pedestrian access from the adjoining car park and the pathway network around the BCC building. The orientation of the building allows for maximum inclusive integration with the Community Hub and the playground, and maximum exposure to the Midland Highway.

Externally, the building's main entry will be from the Community Hub, with opportunities for the multi-purpose community room to be opened with bi-fold doors during community events. Large windows around the building will provide passive surveillance over the playground and the pathway along the Midland Highway.

Internally, the building will feature the relocated Bagdad On-line Access Centre, a large indoor communal space, small meeting room, recreation room and library nook. Public toilets and a family room will be included within the building with access via the Community Hub frontage.



4.5 Playground and Tennis

Point 19 on the master plan illustrates a landscape vegetation buffer between the Midland Highway and the adjoining playground. The purpose of the buffer is to add interest to the highway frontage through living forms, colours and textures.

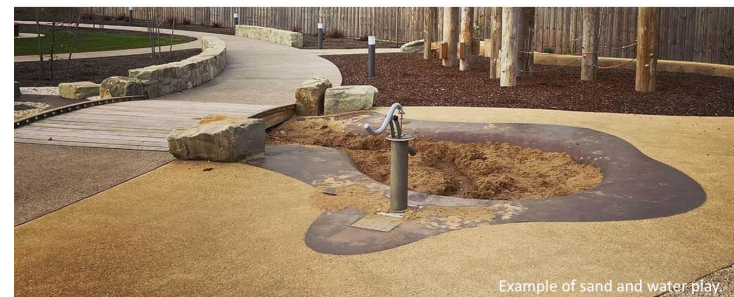
Vegetation within the landscape would provide shade over the playground in summer, solar access in winter and seasonal change in spring and autumn. The playground will be visible from the highway as plants shall be low groundcovers, and trees clear trunked. This will invite passers-by, especially with children, to turn in and explore the facilities.

Point 20 highlights the proposed playground. The playground would cater for all ages and provide inclusive access to equipment and nature play settings. Play elements would include, log and boulder scrambles, double flying fox, large cubby structure with scrambling nets, slides, climbing wall, and interactive play elements. The playground will also feature a four-bay swing, and a water/sand play area. The playground would also be fully fenced due to the proximity of the highway and the car park.

The existing maintenance shed, and associated rainwater tank will be removed to allow for the proposed playground.

Point 21 recommends that the existing tennis courts are refurbished with the inclusion of a player/spectator structure. An 8-bay car park will also be provided right next to the tennis courts with access off the adjoining proposed roundabout.

The proposed shelter and car park will occupy the area where the current childcare centre stands.



4.6 Internal Access and Parking

Point 22 proposes a large roundabout where the existing childcare centre and toilet facilities now stand. The roundabout will accommodate vehicles, buses, RV's and caravans to easily and safely turn around. The centre of the roundabout will feature a large English Oak tree with understory planting that will form a focal point at the end of the main access road through the grounds.

Point 23 shows a concrete footpath connecting the multi-sport clubhouse, tennis court and carpark to the Community Hub.

Point 24 provides a centralised and fully sealed formal car park for the whole grounds. The 56-bay car park will include traffic islands with kerb and channelling, provide protected landscape areas that include deciduous trees for shade in summer and solar access in winter. The parking bays in the middle of the car park allows for tandem parking of large vehicles, RV's and caravans.

Point 25 illustrates the fully sealed main road that provides access to every component within the grounds. The road will allow drivers to easily navigate their way through the site, and the line of travel will be defined by line marking, kerb and channelling, and bollards.

Point 26 provides a designated bus drop off/pick up bay, where passengers can access any component of the grounds via a formed concrete footpath network.

Point 27 offers access to additional parking areas and will be a compacted gravel surface with line of travel controlled by bollards.



4.7 Multi-purpose Sports facility

Point 28 is the proposed relocation of the Wall of Remembrance. The new location would feature a Cenotaph with concrete pavement for all weather access and three low memorial walls to commemorate service personnel.

Point 29 provides informal, car-based spectator parking with gravel track access for game days and overflow parking for other community events. Vehicle movement will be controlled with the placement of bollards.

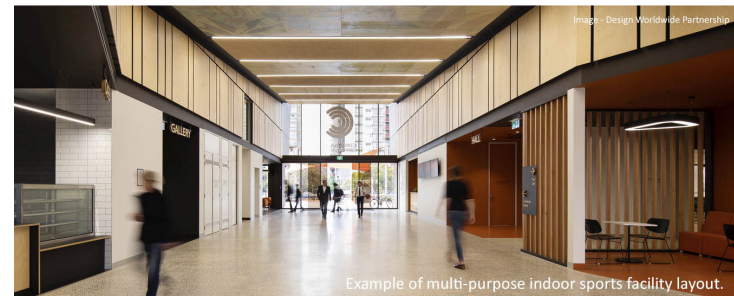
Point 30 is the proposed multi-purpose sports facility available to the whole community. The facility will provide undercover opportunities for the multi-sport clubhouse, local school, childcare centre, community groups, community members and visitors to utilise.

The facility would include typical indoor sport and recreation activities such as a multi-sport court for basketball, netball, and futsal, as well as other informal indoor recreational activities. Tiered spectator seating will also be included as well as scoreboards and timekeeping equipment.

Access into the facility will be via an entry foyer fronting the main road through the grounds. The foyer will provide entry into other areas such as a small canteen, lounge, manager's office, meeting room, changerooms, toilets, gymnasium, and storage room. An outdoor seating area with shade structures would also increase the useability the facility.

The building alignment shown capitalises on the north facing aspect and offers exposure to the winter sun, as well as views over the cricket oval.

Point 31 provides a concrete footpath to provide all weather access between the childcare centre and the main entry point.



4.8 Childcare Centre

Point 32 offers designated parking area, including a disabled parking bay, for the childcare centre as well as overflow parking for other events when the childcare centre is closed.

Point 33 identifies the proposed childcare centre. By relocating the centre, all day access for parents and carers is made safer and easier with the new building accommodating up to 62 children with proportioned indoor and outdoor space.

Internally, areas would be divided up into five main areas: birth to 18 months (10 infants), 18 months to 3 years (12 toddlers), 3 to 5 years (20 children), and after-school care (20 children). In addition to these rooms, additional space will accommodate the entry foyer, reception and manager's office, staff rooms, several storage rooms, kitchen, toilet facilities and laundry. A garage to suit a mini-bus and separate driveway will also be provided on the western side of the building. The garage can be accessed either from the outside or from inside the main building.

Externally, the centre will feature extensive undercover play areas adjoining the building, as well as open spaces on the northern side of the building to maximise exposure to the sun all year round. Extensive outdoor play opportunities will include open lawn areas, bike track circuits, play equipment, nature-based play areas, sand and dirt play areas, gardens, and deciduous and native shade trees. The outdoor areas will be fully fenced to provide security and delineation.

Six parallel parking bays on Hall Lane with a concrete pathway allows for a quick drop-off/pick-up zone for parents and carers.



4.9 Sports Oval and Facilities

Point 34 Oak trees around the oval's western perimeter provide summer shade for spectators as well as a backdrop to the oval.

Point 35 proposes the existing oval is repositioned 30m to the north to allow for new upgrades as well as accommodating the proposed expansion of the community club precinct. The oval will feature a fully refurbished playing surface, new post and rail perimeter fence, enhanced drainage around the perimeter, and an irrigation system.

Spoil from the oval's repositioning will be utilised around the site including constructing the spectator viewing mound (refer **Point 36**).

Point 37 Highlights a new multi-sport clubhouse with two separate male/female changerooms. The three buildings will be under the one roof with breezeways allowing access from the adjoining footpath network right through to the spectator area between the buildings and the perimeter fence. The central building will accommodate an elevated scorer's box, clubroom that overlooks the oval, outdoor spectator area, kitchen and bar space, storage room, male/female umpire rooms and inclusive male/female amenities. Each changeroom will include storage, shower/toilet facilities and first aid/massage rooms.

Point 38 Gravel track to access **Point 39, 40 and 41**.

Point 39 New cricket nets aligned with the oval's pitch.

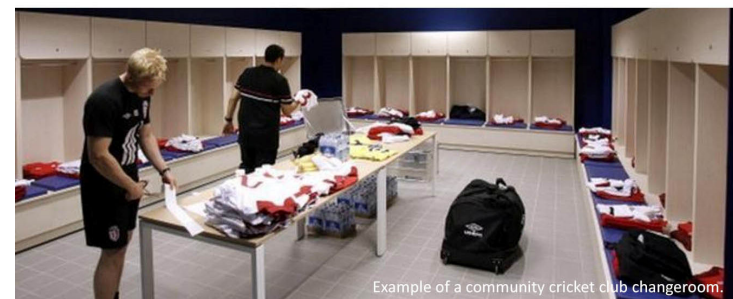
Point 40 New 6 x 12m four bay shed with power and water connections to accommodate all equipment and materials required for maintaining the oval.



Point 34, 35, 36 & 37



Example of a community cricket ground.



Example of a community cricket club changeroom.

4.10 Bagdad Golf Course

Point 42 Requires the existing overland flow drainage gully be slightly realigned to allow for the repositioned oval, but the large waterbody will be retained as is.

Point 43 identified that the existing golf course fairways where the new childcare centre is proposed, will require modification.

With the removal of the existing fairway on the northern side of the oval, and the modification the fairways in the area (point 43), there is great opportunity to refurbish and remodel all the fairways and include the existing paddock area on the eastern side of the site as per **Point 53**.

Point 44 Requires reducing the existing hedgerow to allow for the construction of the new childcare centre.

Point 45 proposes a sealed bitumen access road from Hall Lane on the eastern side of the Bagdad Fire Station hardstand area for the new golf clubhouse.

The new road will maintain an adequate car parking area for the fire station with the use of bollards to delineate the two areas.

Point 46 Existing fire station.

Point 47 Overland flow drainage up stream of the existing bridge crossing and the property boundary, to be cleared of all weeds and revegetated with local native plants. Coordination with the adjoining fire station will be required to ensure their assets are not at risk.



Point 48 proposes to remove the existing culvert crossing and construct a new vehicle bridge to accommodate the new golf clubhouse traffic. The culvert size shall be determined by peak rainfall periods to ensure access during minor flooding events.

Point 49 illustrates the provision of 25 car parking bays associated with the golf club. The car park would be fully sealed to allow for all weather access.

Point 50 With the proposed multi-sport clubhouse building and the repositioning of the oval, the opportunity arises to relocate and construct a new golf clubhouse that overlooks the golf course.

The new clubhouse will be easily accessed from the new car park and include concrete pavement all around the building, as well as an elevated north facing deck to cater for post-game celebrations with views over the fairways.

The building will include an entry foyer featuring a combined reception/ golf shop as well as a small bar and kitchen for serving snacks and beverages. A bi-fold door system would allow an indoor lounge area to spill out to the deck when weather is favourable. The building will also include male/female change rooms, toilets, and storage facilities.

Point 51 Recommends a new 6 x 12m shed to replace the existing shed (**Point 52**), to store maintenance equipment. The shed will also include power and water connections. Bulk materials such as sand, topsoil, and excess grass clippings can be stored in designated bays positioned on the adjoining bitumen pavement.

Point 53 Existing paddock area to be dedicated to new fairways as per **Point 43**.



5 NEXT STEP

As this master plan report and associated master plan drawing only provide an overview of what is possible, the Bagdad Community Club Committee (BCCC), with a common vision for developing an outstanding community activity precinct, will need to identify what the priority projects are, and then work together in developing specific goals and objectives.

Once the master plan has been endorsed, and priority projects broadly identified, the BCCC should strongly consider engaging a business strategist. Ideally, the strategist should be familiar with community-based projects and can guide the committee to advance the master plan into implementation projects. The strategist should also be familiar with what grant and funding opportunities are available. Local, state, and federal government departments, as well as non-government organisations regularly consider funding for projects that are shown to be advanced in detail.

During the business strategy process, the BCCC will need to engage specialist consultants such as Landscape Architects, Architects, Engineers, and Quantity Surveyors, and ensure the detailed needs, wants and desires from all relevant stakeholders are considered and incorporated into any detailed designs and associated reports. Funding for these engagements are also available from various government / non-government entities.

As a community, the master plan should not be considered as a daunting task. Instead, it should be embraced as today's efforts and contributions going towards building a future for tomorrow's Bagdad community.



"When a team of dedicated individuals make a commitment to act as one, the sky is the limit".

END OF DOCUMENT

NUMBER LEGEND

- Enhanced 'first impressions' of the Bagdad Community Club (BCC), with the relocation of the kitchen section of the building (refer note 13), and the establishment of a welcoming signage wall, safer pedestrian pathway, colourful low gardens and small ornamental trees.
- Existing hardstand area to be transformed into a loading zone and formalised concrete pedestrian pathway and small undercover gardens to further enhance the presentation of the facilities.
- In addition to the loading zone, two designated disabled parking bays with inclusive access to the building will be provided closer to the building.
- Formalised 2m (w) pedestrian pathway provides safer travel for pedestrians entering and traversing through the grounds.
- Formalised and safer vehicle entry/exit point into the grounds.
- Existing TasWater mains line to be retained.
- Existing non-compliant concrete ramp leading into the BCC to be replaced with steps and handrails, with additional inclusive access made available from the main car parking area.
- Existing area to be converted into the main entry and outdoor dining area with the Wall of Remembrance relocated across the main entry road.
- Main BCC bar area to be retained in general, with a new air-lock access point made available from the main car park access point.
- Restaurant hall to be retained, with access doors to the adjoining passageway modified to accommodate the new modified roofed open air walkway (refer note 11). Other modifications will be required with the kitchen being relocated to the northern side of the hall behind the stage area.
- Existing passage to be opened up to form the main roofed open air access way that connects Hall Lane with the restaurant hall, front hall, the outdoor community hub and the multi-purpose community building.
- Front entry hall to be made available for business opportunities.
- Existing kitchen section of the building to be demolished to allow for outside enhancement works.
- Relocated behind the stage area to a more centralised position, the kitchen will not only cater for the restaurant, bar and outdoor dining area, but also provide snacks, beverages and meals for the community hub and playground users.
- Pedestrian path providing direct access into the community hub.
- Existing cottage to be restored and potentially used as the local history centre with the on-line access centre relocated to new adjoining building.
- New centralised outdoor community hub with coloured concrete pavements, static and movable furniture, smart shelters and an interactive visitor information station. Tall narrow deciduous trees will provide verticality, seasonal colour and shade in summer, and solar access in winter.
- New inclusive access community centre with community on-line access facilities, multi-purpose communal space, meeting room, a recreation room and bi-fold doors that open out to the adjoining outdoor community hub. Public toilets and a family room will also be provided as part of the new community centre building.
- A landscape buffer along the Midland Highway frontage featuring low growing shrubs and clear trunked trees to allow the playground to be seen from the road.
- New fully fenced all age and inclusive playground with large cubby structure and slides, scramble nets, interactive play, nature play, double flying fox and log scramble elements. The circular path allows small children to learn to ride as well as providing inclusive access to all play elements.
- Existing tennis courts to be fully refurbished and a new player/spectator shelter and separate car park provided.
- Large turning circle with a landscaped centre to allow traffic to turn around and continue safely and in a controlled manner.
- 1.5m (w) Concrete path provides safe pedestrian access that links the multi-sport clubhouse and tennis court facilities with the main car park as well as the community hub, playground, community centre, restaurant, multi-purpose indoor sports facility and the child care centre.
- Asphalt 56 bay formalised car park with line marking and kerbed traffic islands for low planting and ornamental shade trees.
- Central two-way asphalt road providing safe and controlled vehicle access to the main car park, multi-sport clubhouse and the tennis court.
- Designated bus stop bay.
- Two-way gravel access to the southern vehicle based spectator viewing area, with bollards to restrict access to adjoining grassed areas.
- New war memorial space with low memorial walls and cenotaph.
- Southern vehicle based spectator viewing area with gravel access track for all weather access. Vehicle movement will be restricted by bollards.
- Multi-purpose sports facility featuring an indoor full size multi-sport court, spectator stands, small gymnasium, manager's office, multi-purpose activity room, storage rooms, male/female change rooms, toilet facilities, lounge area and small canteen area for facility users.
- 1.5m (w) concrete footpath connecting the child care centre and the rear of the multi-purpose indoor sports facility with the BCC.
- 17 Bay car park including two disabled bays, to accommodate the child care centre and to provide spillover parking for oval spectators and the multi-purpose indoor facility.
- Child care centre for up to 62 children from birth through to after-school care. The care rooms will consist of birth-18 months (10), 18 mths-3 years (12), 3-5 years (20), and after-school care (20). The building will also include an entry foyer, reception, manager's office, staff rooms, several storage rooms, kitchen, toilet facilities and laundry. A garage and driveway for the bus will also be provided on the western side of the building.
- Eight large English Oak trees provide a backdrop to the oval and the community club precinct, as well as providing shade in summer.
- Sports oval repositioned 30m to the north to accommodate the revised layout of the community club precinct. The oval will feature a fully refurbished playing surface, automatic irrigation system, new pitch, new post and rail perimeter fence and enhanced drainage around the perimeter.
- Grassed spectator viewing area with a mound.



- New centralised single level multi-sport clubhouse with elevated scorers box, large clubroom overlooking the oval, outdoor spectator area, kitchen and bar space, storage room, male/female umpire rooms and inclusive male/female amenities. Under the same roof, two separate male/female club and visitor change rooms are provided including storage, shower/toilet facilities and first aid/massage rooms.
- Two-way gravel access to the cricket nets, sports oval maintenance shed and the vehicle based spectator viewing area.
- New two bay cricket nets and run up areas.
- New 6 x 12m Four bay maintenance shed for oval materials and equipment. The shed will also be provided with power and water.
- Northern vehicle based spectator viewing area with gravel access track for all weather access. Vehicle movement will be restricted by bollards.
- Existing water body to be retained, with the adjoining overland flow drainage gully to be slightly realigned to allow for the repositioned sports oval and associated earthworks.
- Existing golf course fairways to be modified where required to make allowance for the new child care centre.

- Existing hedgerow to be reduced to allow for the new child care centre.
- Bitumen access road for the new golf clubhouse, whilst maintaining an adequate car parking area for the adjoining fire station.
- Existing fire station.
- Overland flow drainage to be revegetated with local native plants.
- New vehicle bridge to replace the existing bridge.
- Bitumen golf club car park with 25 spaces.
- New golf clubhouse with storage, male/female change rooms, toilets, small kitchen and bar overlooking the golf course.
- New 6 x 12m four bay maintenance shed with power and water connections. An adjoining bitumen surface allows for bulk material storage.
- Existing shed to be demolished.
- Existing vacant land to be dedicated to new fairways due to the expansion of the cricket oval and child care centre.



BAGDAD COMMUNITY CLUB

1661 Midland Highway Bagdad Tasmania

Master Plan

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Issue D

