

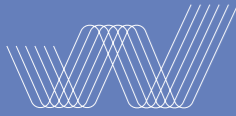


DESIGN REPORT FOR CONSULTATION

Plumpton Aquatic and Leisure Centre
Prepared for Melton City Council

17th April 2024





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Ref: 2317

Issue:	Date:
Draft A	03/04/2024
Final	11/04/2024
Final A	16/04/2024
Final B	17/04/2024

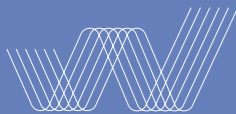
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Acknowledgment of country

WRA acknowledges the Wurundjeri people of the Kulin nations as the traditional custodians of the land on which our Melbourne office stands, and the Wadawarrung, Bunurong and Wurundjeri people as the traditional custodians of the land on which this project stands.

We acknowledge past and present injustices and seek reconciliation. We consider ourselves blessed to share this land with the oldest living human culture on this planet.

We honour Elders past, present and emerging for their wisdom and knowledge in caring for country and sustaining cultural practices. We are grateful and inspired by their leadership and guidance.



1 EXECUTIVE SUMMARY

The following key findings are based on the Master Planning and Concept Design documentation for the Plumpton Aquatic and Leisure Centre (PALC) project. Master Planning and Concept Design are early design phases and the following findings provide the basis for further investigation and detail development of the project.

The content of this report summarises the design and brief at the end of Master Planning and Concept Design. Some changes to the design and brief may occur in subsequent stages of design to deliver a high-quality, functional and operationally sound project within the budget and program.

1.1 Key findings and next steps

1.1.1 Vision and Design Principles

Key to guiding the design of the project to **reflect its place and community**, is the articulation of a Project Vision and development of Design Principles.

Both the Vision and Design Principles have been workshopped with Councillors to gain their input and guidance on these important aspects of the design framework.

The draft Vision and 5 Design Principles are below:

1.1.2 Primary Function of the Centre

The primary function of the PALC project is to provide a high-quality venue for:

- Recreational casual and social use of the aquatic and health fitness and wellness areas
- Inclusive sensory spaces for aquatic and dry activities
- Aquatic based competition / formal activities
- A range of health, fitness and recreation based activities
- Ancillary facilities including sauna, spa and steam rooms
- Flexible lounge / multi-purpose spaces
- Multi-purpose event spaces
- Allied Health tenants
- Adjoining public realm

The Centre shall also provide ancillary space, without disruption to the primary function, for:

- Food and beverage outlets (wet/dry)
- Retail area
- Change rooms (wet/dry)
- Storage and plant
- Centre management offices
- Reception areas
- On-site car parking
- Additional opportunity for Meeting / Function Space with roof deck

1.1.3 Brief Development

The facility master plan and brief has developed from the Council endorsed component schedule and feasibility study in consultation with Councillors and Council officers.

Further detailed consultation will be undertaken in the next stage of design to confirm the Functional and Technical Brief.

Life Saving Victoria provide guidelines and review of aquatic projects in design phases to provide input on safety, layout and water body design. It is anticipated an LSV design assessment will occur in the next phase.

1.1.4 Site Infrastructure & Investigations

Site investigations have commenced during the masterplan phase including:

- Authority services
- Site Feature & Level Survey
- Geotechnical brief

Confirmation of future road infrastructure serving the site is required. The PALC design will need to be designed to address short-term and long-term road and vehicle access arrangements.

1.1.5 Environmentally Sustainable Design

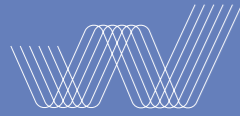
The consultant team recommendation is for PALC to be a 5 star Green Star accredited aquatic centre, with opportunities to exceed this to achieve a lower-energy aquatic centre with lower operational costs.

The objective in the next phase of design is to confirm targets are achieved, budgeted and meet operational requirements.

Plumpton Aquatic and Leisure Centre (PALC) will be focussed on **wellbeing, accessibility and inclusion** featuring Australia’s first water sensory area. It will be a destination for physical activity, participation, community connectivity and fun.

The concept for the PALC is based on our community’s needs – addressing the significant allied health service gaps and providing meaningful all-abilities access to the aquatic sensory experience.





2 INTRODUCTION

2.1 Purpose of this Report

Melton City Council (Council) is planning for the new Plumpton Aquatic & Leisure Centre (PALC). This development is to deliver a world-class inter-generational aquatic, health and well-being hub for the community.

The new facility will be designed and constructed on a greenfield in the new suburb of Plumpton. Site planning is influenced by the intent of the Plumpton Precinct Structure Plan (PSP)

This report provides a summary of the design, process, analysis and Return Brief.

Some changes to the design and brief may occur in subsequent stages of design to deliver a high-quality, functional and operationally sound project within the budget and program.

2.2 Terms of Reference

This report was prepared for the use of Melton City Council by Williams Ross Architects. No one other than Melton City Council may rely on it and Williams Ross Architects does not accept responsibility to any other user.

Analysis, brief development and design work has been undertaken to Concept Design level. Subject to these limitations Williams Ross Architects confirms that to the best of its knowledge the content and drawings provided in this report are a fair and reasonable description of proposed facility requirements and a potential development approach at the time of writing.

2.3 Abbreviations

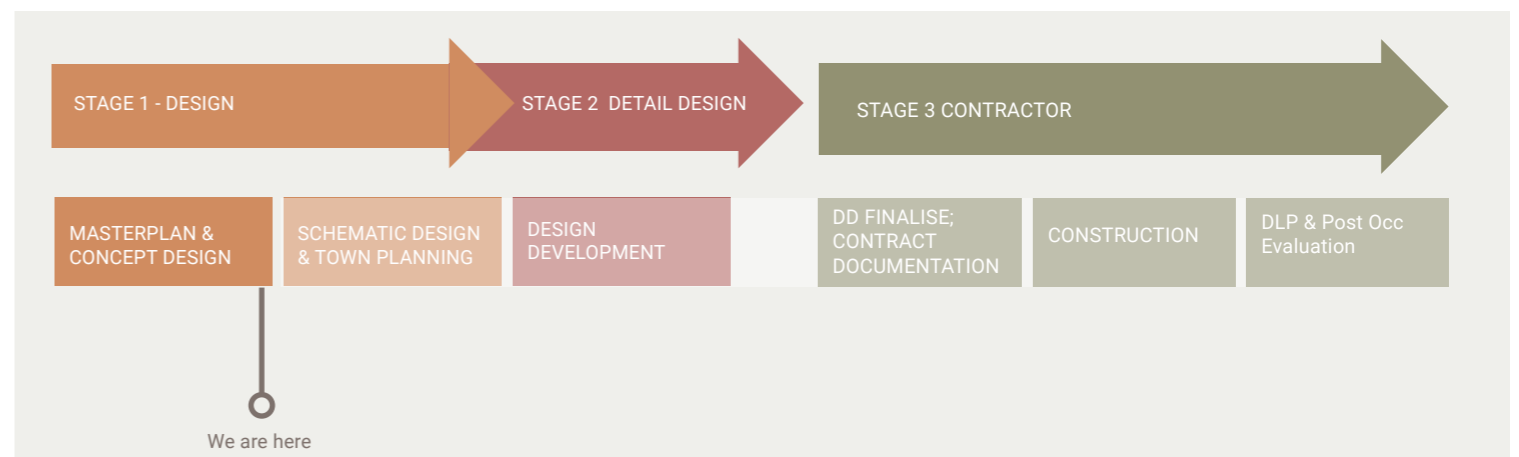
DDA	Disability Discrimination Act
ESD	Environmentally Sustainable Design
GBCA	Green Building Council Australia
LSV	Life Saving Victoria
MCC	Melton City Council
NCC	National Construction Code
PALC	Plumpton Aquatic & Leisure Centre
PSP	Precinct Structure Plan
WSUD	Water Sensitive Urban Design

2.4 Acknowledgements

We acknowledge the input of Councillors, the Project Control Group and Project Working Group in informing the project. We also acknowledge the Project Stakeholders input into the development of the project brief and design.

2.5 Project Process

The diagram below summarises the PALC project stages and progress.





3 EXISTING SITE

3.1 Existing Site Context

The site for the new PALC is located in Plumpton, 30km north-west of Melbourne within the Plumpton Precinct Structure Plan. It is currently a greenfield site with a gentle slope from the north-east down to the south-west.

A partially sealed road, Beatty's Road runs to the south providing access to the site. Beatty's Road sits in a 60m wide reserve with future landscape, pedestrian and cyclist pathways.

A future Government Primary and Secondary school site is located to the south, and a new community centre Kindergarten immediately to the south-east.

Residential development has occurred to the east of the site, with future residential development expected to the north, west and south in the coming years.

The Plumpton Town Centre will be developed to the west of the site, with a wetlands and open passive space between the Town Centre and PALC.

3.2 Plumpton Precinct Structure Plan (PSP)

The Plumpton Precinct Structure Plan (the PSP) was been prepared by the Victorian Planning Authority (VPA) in consultation with Melton City Council in 2017. The PSP nominated a site in Plumpton for a future Aquatic and Recreation facility.

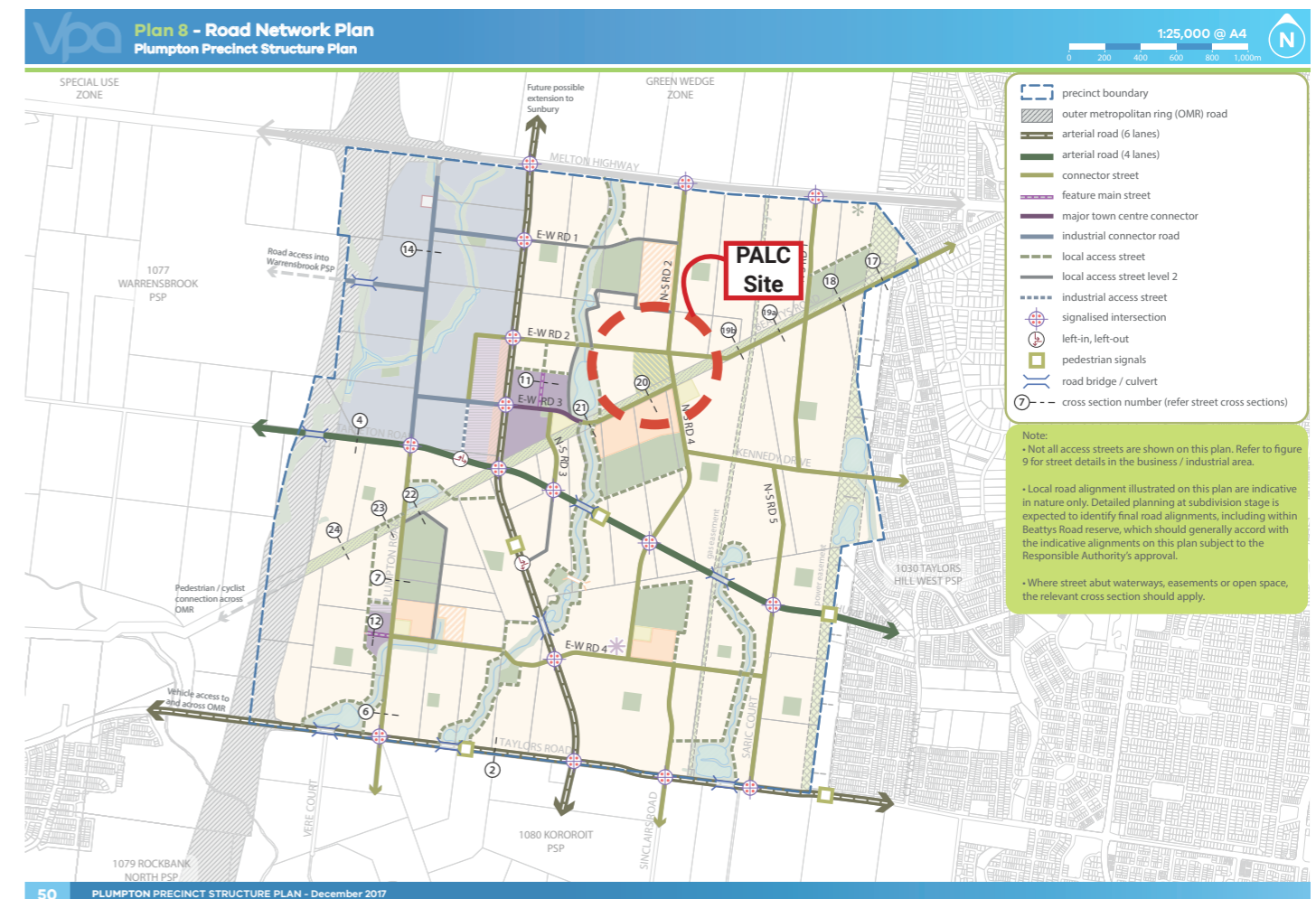
The plan opposite illustrates the future Plumpton PSP with the PALC site circled in red.

This plan shows the final road arrangement and heirarchy.

The diagrams on the following page are taken from the Plumpton PSP and illustrate the final arrangement of the Beatty's Road Reserve and frontage to PALC. The PALC site is able to consider the design for landscape and car parking 20m into the Beatty's Road Reserve.

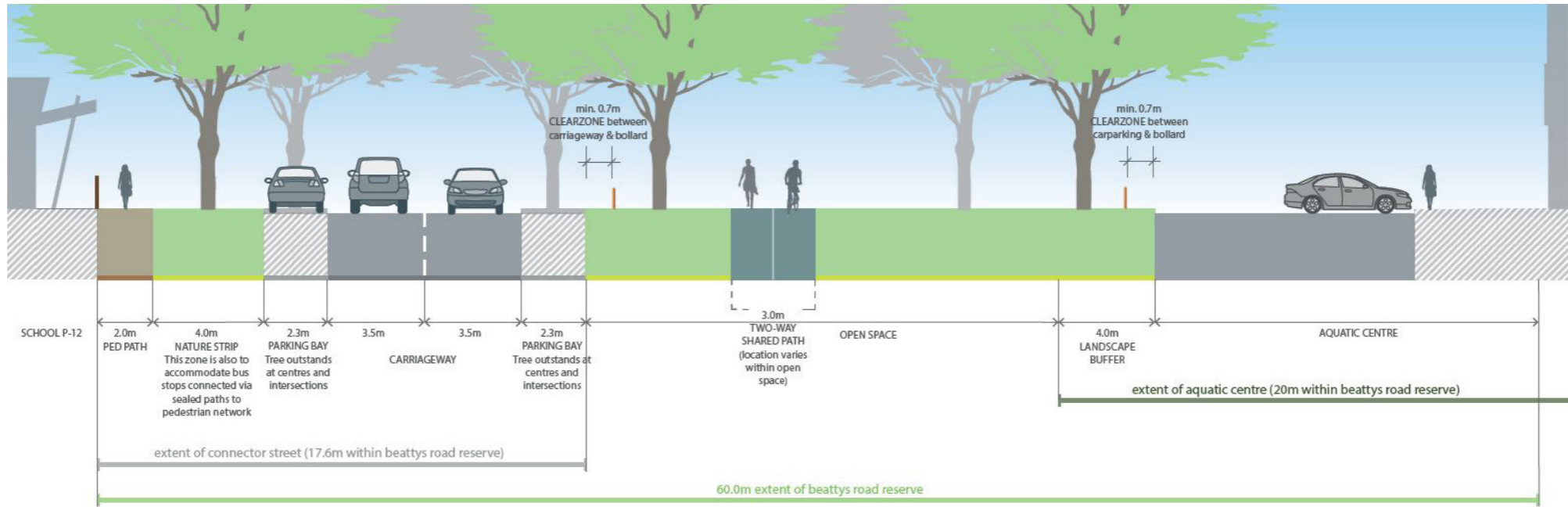


PALC - Location within the City of Melton



Plumpton PSP, from the VPA





Aquatic Centre Beatty's Road Reserve Frontage - from the Plumpton PSP, VPA

3.3 Short-Term Development

It is anticipated that PALC will open towards the end of 2027 / early 2028. By that time, it is expected the surrounding site development will include:

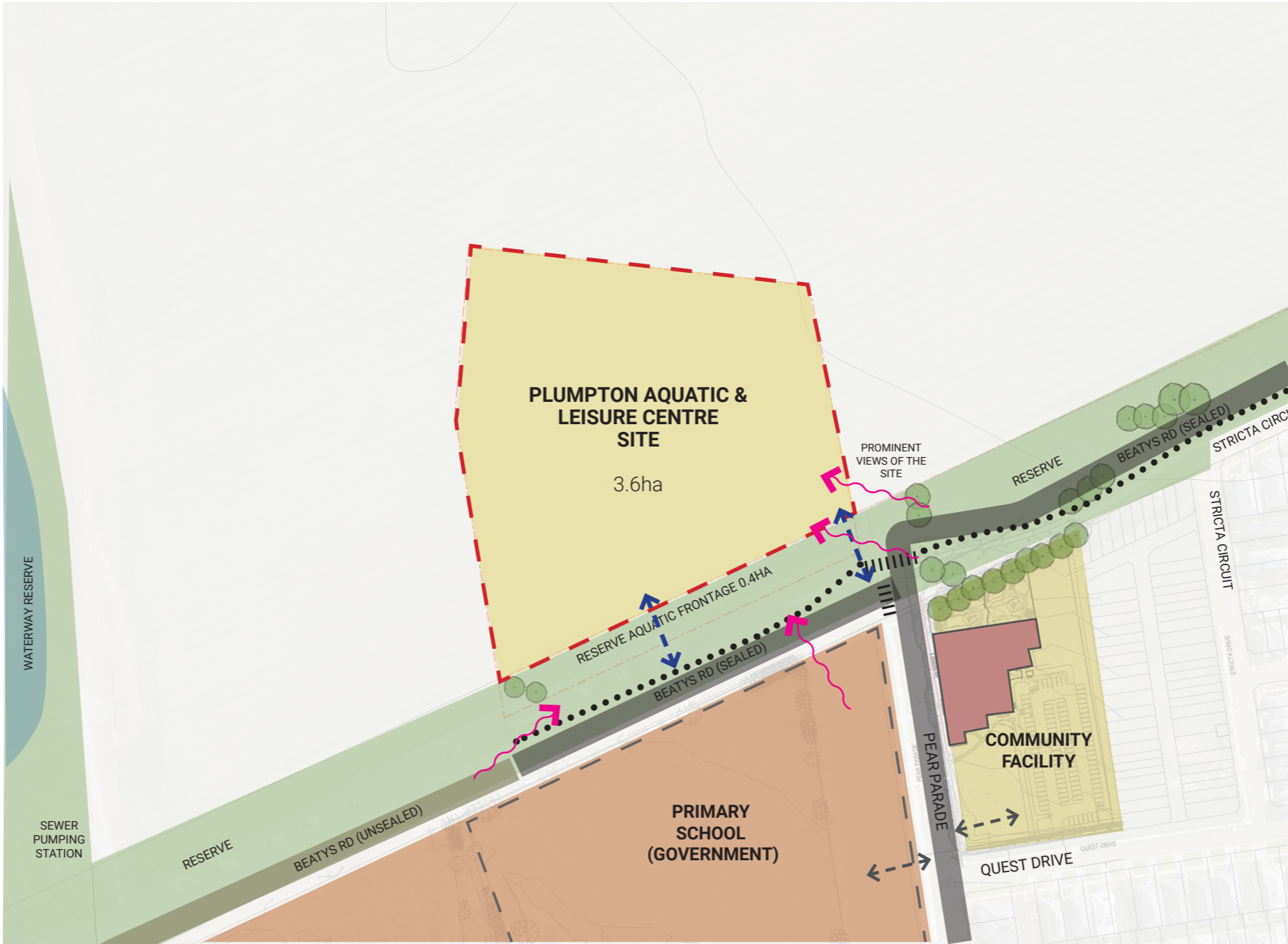
- Sealed section of Beatty's Road to the south of the site
- Pedestrian and cyclist paths to the south of the site
- Government Primary School to the south
- Community Facility & Kindergarten to the south-east

All facility site development will be within the title boundary indicated opposite by the red dashed line. In accordance with the PSP, a 20m deep section of the Beatty's Road Reserve directly infront of the PALC site can be developed for the aquatic centre for landscaping and car parking.

PALC will rely on vehicle access from Beatty's Road for patrons and maintenance / loading.

Pedestrian and cyclist access will be from the Beatty's Road Reserve.

All site infrastructure and services will serve the site from the Beatty's Road Reserve.



3.4 Long-Term Development

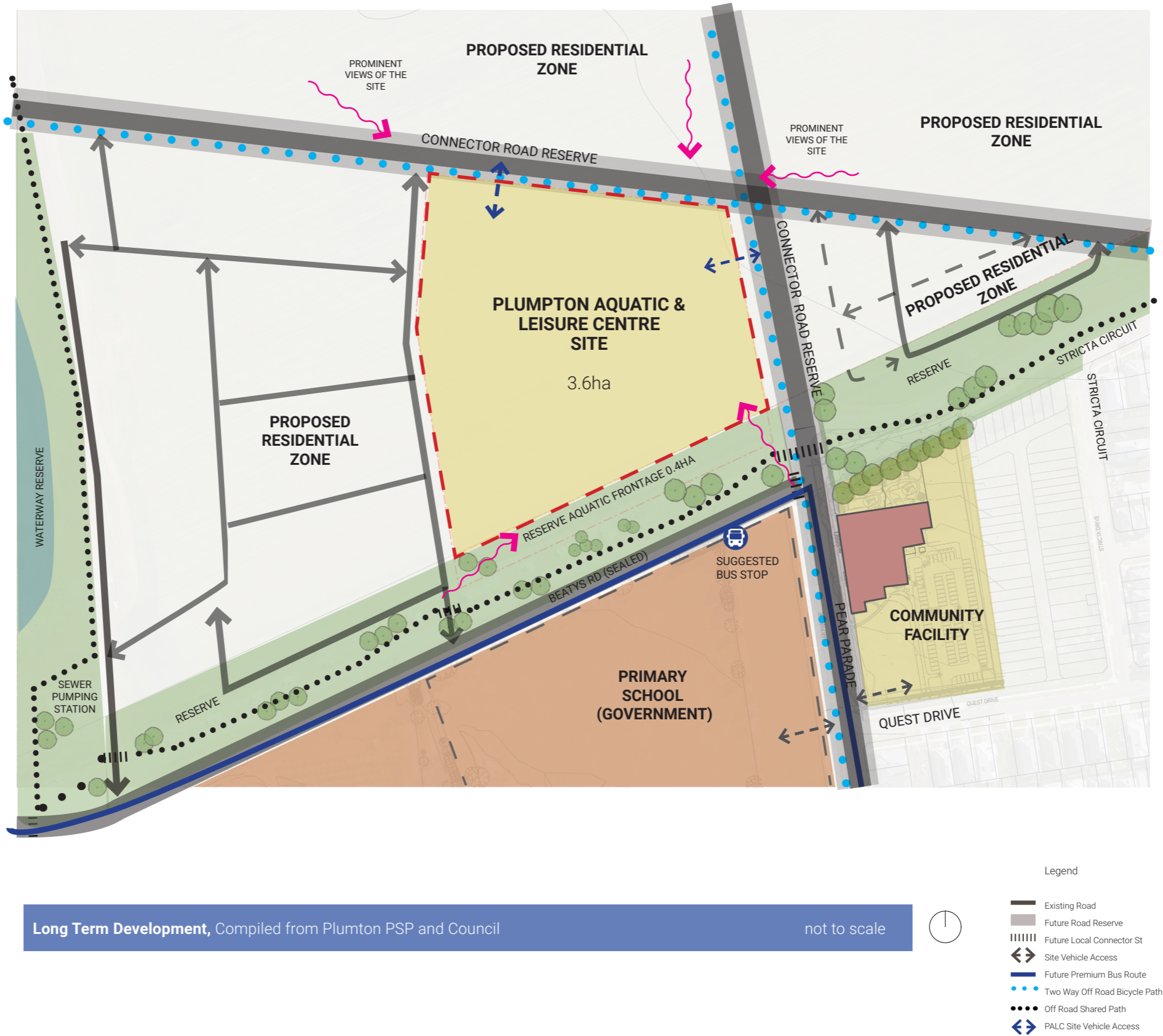
Sometime after PALC has opened the surrounding site development will reflect the final PSP arrangement as illustrated opposite.

This will require the following changes to the functions of the PALC site:

- Vehicle access from the new connector roads to the north and east
- Potential removal of the southern car park entry via Beatty's Road

The design PALC needs to respond to both the short and long term surrounding development. Some implications include:

- The long-term arrangement will provide greater street frontage and exposure of the site to the north and east
- Facility entry needs to address both the short and long terms arrangements
- The waterway reserve will function as a wetlands and detention basin for development in the long-term, but not the short-term
- The western interface of the site will provide a local street with parking. The design of PALC should allow for pedestrian access and future views / passive surveillance from the west (ie no high or obstructive fencing)
- A strong north-south pedestrian connection through the PALC site would benefit future connections of the northern residential development to PALC and the Beatty's Road reserve





4 RETURN BRIEF

4.1 Vision & Design Principles

Key to guiding the design of the project to **reflect its place and community**, is the articulation of a Project Vision and development of Design Principles.

Both the Vision and Design Principles have been workshopped with Councillors to gain their input and guidance on these important aspects of the design framework.

The PALC Project Vision will clearly articulate the aspirations for the project. A starting point for consultation with Council is:

*Plumpton Aquatic and Leisure Centre (PALC) will focus on **wellbeing, accessibility and inclusion** featuring Australia's first water sensory area. It will be a destination for physical activity, participation, community connectivity and fun.*

The concept for the PALC is based on our community's needs – addressing the significant allied health service gaps and providing meaningful all-abilities access to the aquatic sensory experience.

Design Principles

Design Principles enrich the facility brief and guide the design. Importantly, they provide an assessment framework with which to critique the design and design decisions at each stage. Design Principles are unique to each project, each site and each community.

The draft Design Principles opposite have been developed with Council. They can be used to help articulate the projects' narrative and aspirations.

INCLUSIVE & ACCESSIBLE



Safe space design - **inclusive, visible, activated**

Culturally and gender inclusive

Sensory space designed in **consultation with experts** and practitioners

Maximise participation through affordable programs and services

BUILDING A HEALTHY COMMUNITY

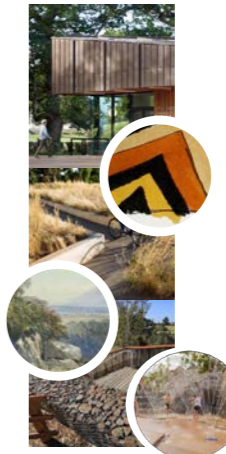


Encourage community attendance, increased use of facilities

Create **diverse pathways** for people to engage in activity for the long term

Understand '**participation**' more broadly - as a pathway where the start is just turning up!

CONNECTING TO PLACE



Caring for Country principles

Views and connection to **landscape**

Welcoming **forecourt with café**

Active public space – opportunities for **community to stay and enjoy** the outdoor spaces

Place-making through **story-telling opportunities** and public art

BUILDING A CONNECTED COMMUNITY



Community engagement to build on the will for the centre and develop Project Champions

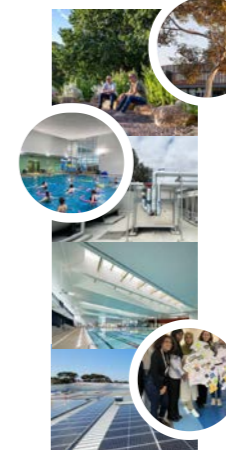
Welcoming **forecourt with café**

Entry lounge spaces for **community to stay** at the centre

Opportunities for **community events**

Collegiate staff spaces that encourage **collaboration**

SUSTAINABLE & AFFORDABLE



Target worlds best-practice for a **low-energy aquatic centre** with an accredited pathway

Facility design and layout for **operational efficiency** to reduce overheads

Longevity and material durability

4.2 Component Brief

The Plumpton Aquatic and Leisure Centre Final Business Case and Funding Strategy (June 2023) and the Components Addendum May 2023, identified the following key components for the centre:

- Indoor Aquatic Hall, including:
 - 50 x 25m, 10 lane regional competition pool with accessible ramp and swim wall
 - 400 -500 spectator seating adjacent the 50m pool
 - 12m x 22m Learn-to-Swim pool
 - Leisure and 60m² toddler’s pool with accessible beach entry
 - Water play unit and splashpad, 500m²
 - Water slides
 - 12m x 20m Warm water program pool with accessible ramp
 - Spas and sauna
 - Sensory aquatic space, 200m²
- Front of House, including shared reception and foyers
- Destination cafe serving the foyer and forecourt with wet and dry lounge
- Health and fitness spaces, including 1,400m² gym (24 hour access) and various group fitness spaces
- 2,000m² Community Allied Health areas (warm shell)
- 190m² Allied Health consulting suites with connection to the Warm water program pool
- Patron change and amenities
- Outdoor leisure water
- Onsite car spaces, drop-off and vehicle access

Some changes to the design and brief may occur in subsequent stages of design to deliver a high-quality, functional and operationally sound project within the budget and program.

4.3 Relationship Diagrams

The indicative relationship diagram below illustrates the ideal functional and operational relationships for PALC. This has been developed based on previous experience, the PALC operational component list and recent consultation with Council.

The purpose of this relationship diagram is to inform functional planning approach to the site and will be tested and modified through the master planning process.

Future Development

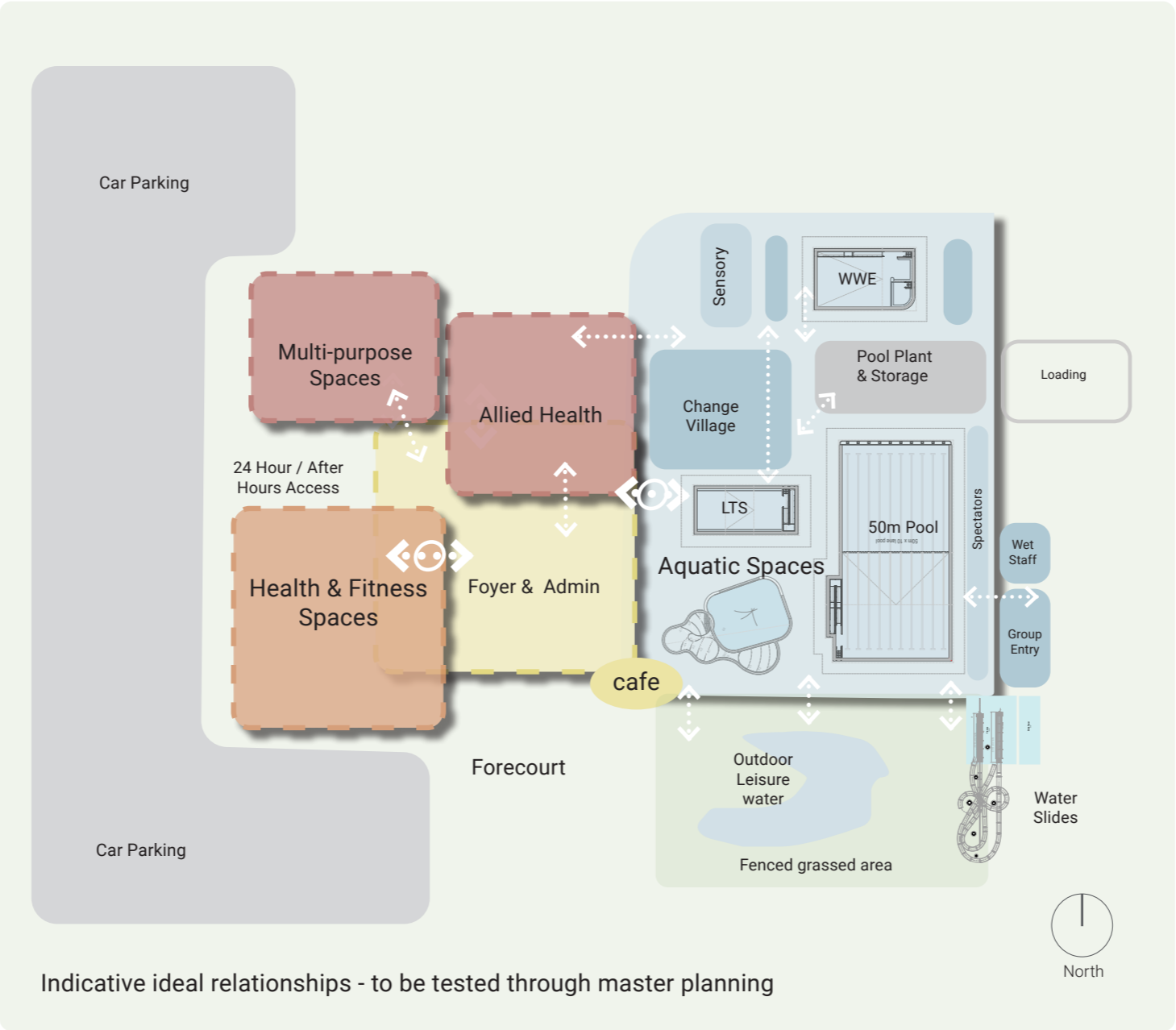
Future site development opportunities and expansion / addition of components will be explored through the master plan and business case.

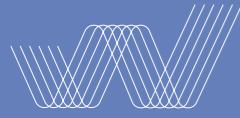
4.4 Additional Opportunity

The team are investigating an additional opportunity to provide a Meeting / Function Space with access to the roof deck within the project. the feasibility of this will be reviewed in terms of planning requirements, operations and cost.

Spaces might include:

- 2 x connected Multi-purpose Spaces, say 200m² each
- 1 x large Multi-purpose Space, say 400m²
- Amenities, storage and a plating kitchen
- Some additional car parking to be confirmed





5 DESIGN RESPONSE

5.1 Design Concept

Council and community aspirations for the design for the new Plumpton Aquatic & Leisure Centre facility has overwhelmingly been for a facility that welcomes its diverse community and creates a place for people of all abilities to feel comfortable and participate.

Words used to describe the future centre have included:

- connected
- community
- crossing-paths
- diversity
- inclusion
- all-abilities
- respectful of all sensory experiences
- multi-cultural - somewhere all community members can see themselves
- warmth

Architectural expression has the ability to add meaning to everyday experience, and using a metaphor to drive design decisions can help enrich the experience. For the design team, the emphasis on diversity, multi-culturalism and inclusion for this project has evoked ideas of patterns and textures inspired by the practice of weaving.

The practice of weaving is common across many cultures and communities. It is familiar, warm, and unifies varied expression while representing distinct patterns and pathways. This idea will help inform design choices such as form, material and texture as the project moves into detail design.



Traditional weaving practices

Infinite woven symphony
by Miles Russel-Cook



Bellbowrie Pool, QLD
Bureau Proberts



Paramatta Aquatic Centre
Grimshaw and Burgess



Metal screening



Metal screening

Translation of the concept of weaving
into material and pattern choices

5.2 Landscape

There will be range of landscaped spaces surrounding PALC. There is an opportunity to reflect the different characters and functions of these spaces.

Two key opportunities are the Forecourt and the Outdoor Aquatic spaces as described below.

5.2.1 Forecourt

A strong north-south pedestrian link through the site will connect the future residential development to the centre and Beatty Road Reserve. East-west pathways will link the forecourt through the car park to the future wetlands and town centre to the west.

The forecourt is to be a welcoming place, inviting the community to meet, sit and enjoy the environment. It will connect the centre to the linear park along Beatty's Reserve, and to the school and community centre immediately to the south.

The space will be activated by the cafe spilling out into the forecourt with seating and shade. Seating opportunities, drinking fountains, bins, bicycle parking and opportunity for future public art will all be considered in the design.

An element of water play is being considered for the forecourt. This would be a natural, minimal depth area of play close to the cafe. It would provide the community an element of cool water play that is complementary to the functions of the aquatic centre.

The forecourt will open up to the south to a large grassed area that can connect into Beattys Road Reserve providing a great space for community events, markets etc.



Habitable building edges



Ground plane treatments



Outdoor spaces for meeting and events

5.2.2 Outdoor Aquatic

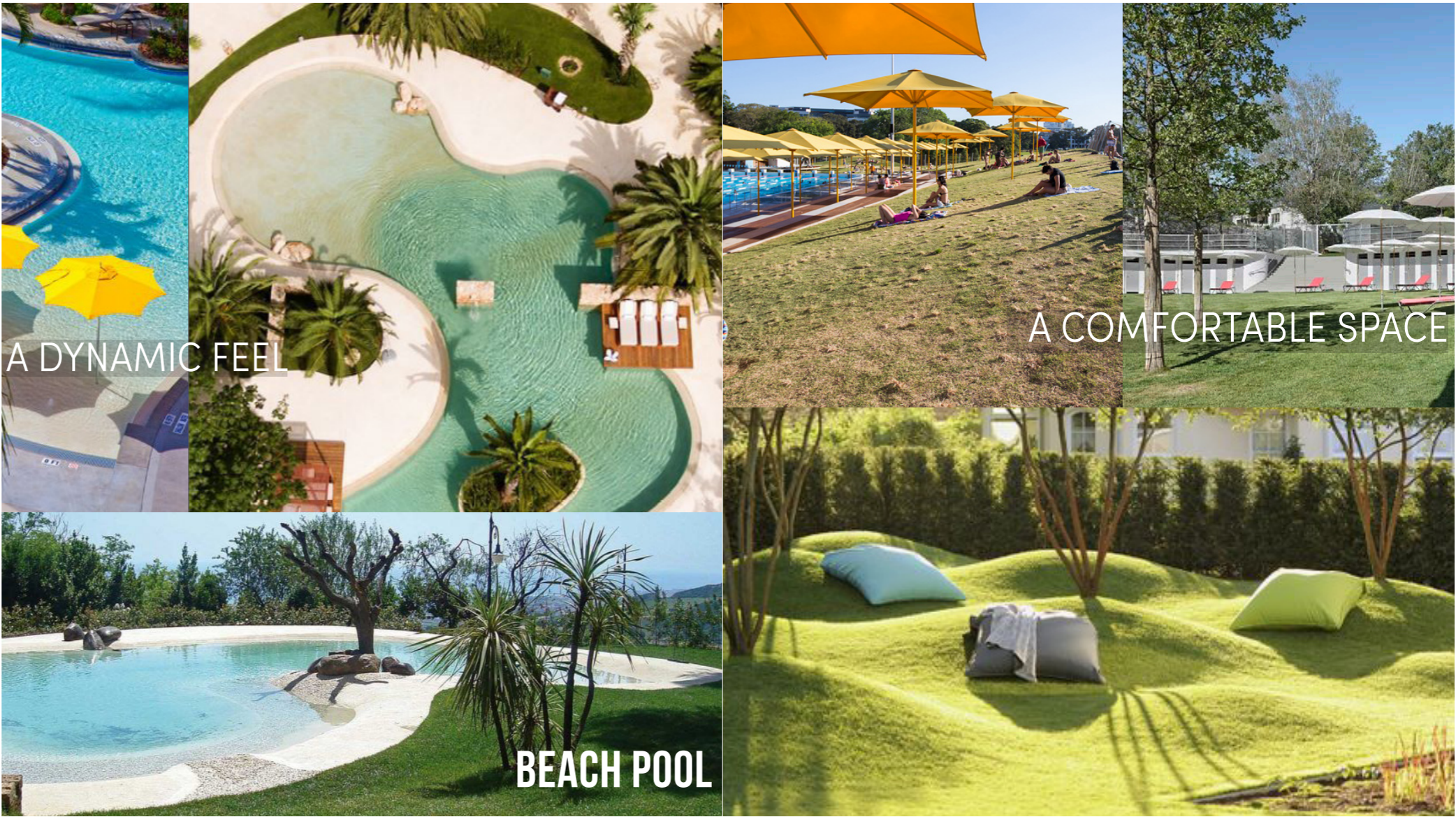
The outdoor aquatic space offers the opportunity to design a recreational space that caters for young people and families.

The concept is to provide a unique leisure experience that encourages families and young people to spend time at the centre, socialising and enjoying the activities.

A beach entry, lagoon pool with maximum depth of 1.2m could have some water play elements as well. Grassed mounds would create a sloped seating area with views across the water and a natural buffer to southerly winds.

Shade, seating and the opportunity for BBQs and picnic areas will enhance the amenity of the space.

The opportunity for an external screen can be explored on the adjacent water slide tower for movie nights and events.



WATER PLAY



BEACH POOL



GRASSED EDGES, SPACE TO RELAX



Artists impression - PALC Outdoor Leisure Pool

5.3 Aboriginal Design Principles

WSP Indigenous Specialist services are working with the design team to lead opportunities for design elements and place-based landscape interventions (architecture, infrastructure, art and the like), that can acknowledge Country and reveal the site's latent Aboriginal history. They have prepared a draft Aboriginal Design Principles document as a starting point to engage with Aboriginal people and Country. A few key opportunities are included below.

WSP have provided some insights and opportunities for the PALC project which can be explored in the next stage of design. Further consultation with local elders will be undertaken through the engagement process.

Thresholds can be celebrated
with bold pavement design
referencing Wurundjeri language,
colour and patterns.



A cultural Mapping of the area,
revealing cultural flows and stories
of the area through high quality
materials and design.



Educational landscape

Landscapes are resource
collection points for Wurundjeri
people. We can all learn from
these places about how
Wurundjeri people lived and
thrived in this place. How can we
influence the design with these
values?



Correct planting

Use of endemic species will
attract and enhance the
biodiversity of this place,
creating a unique sense of
place that belongs to this
region.





6 DRAFT MASTER PLAN

The following pages depict the draft master plan and concept design. The PALC site needs to operate in the short and long term as future development to the north, east and west is developed.

In the short-term the main site entry will be from the south, and in the long-term from the north.

The overall site response has been structured by the following gestures:

- Strong north-south pedestrian access spine that connects the future residential development to the north to the forecourt and Beattys Road Reserve to the south.
- Secondary east-west pedestrian pathways connecting the centre back to the future town centre and wetlands area.
- The main centre forecourt is located at the junction of these two pedestrian spines with a large, paved area with bench seating and canopy trees to the perimeter.
- The centre has been located to address the future higher-order roads to the north-east of the site, while presenting strongly to the south-east as the shorter term site entry
- The forecourt landscape will connect into Beattys Road Reserve to the south maximising the green landscaped aspect of the centre
- The outdoor aquatic space and waterslides will be highly visible from the south and east
- Car parking to the west of the centre will be heavily treed to the perimeter with a site-wide WSUD and stormwater detention strategy
- The centre itself will have a main entry addressing the forecourt with cafe, and a second but prominent entry to the west



draft Site Master Plan

not to scale

INDICATIVE 3D MASSING



**FUNCTION SPACES
WITH ROOF DECK***

* Subject to investigations and further consideration by Council for inclusion in the project scope.

**ALLIED HEALTH
HEALTH & FITNESS**

**FORECOURT
& CAFE**

**AQUATIC
SPACES**

**WATER
SLIDES**

**OUTDOOR
AQUATIC**

seating

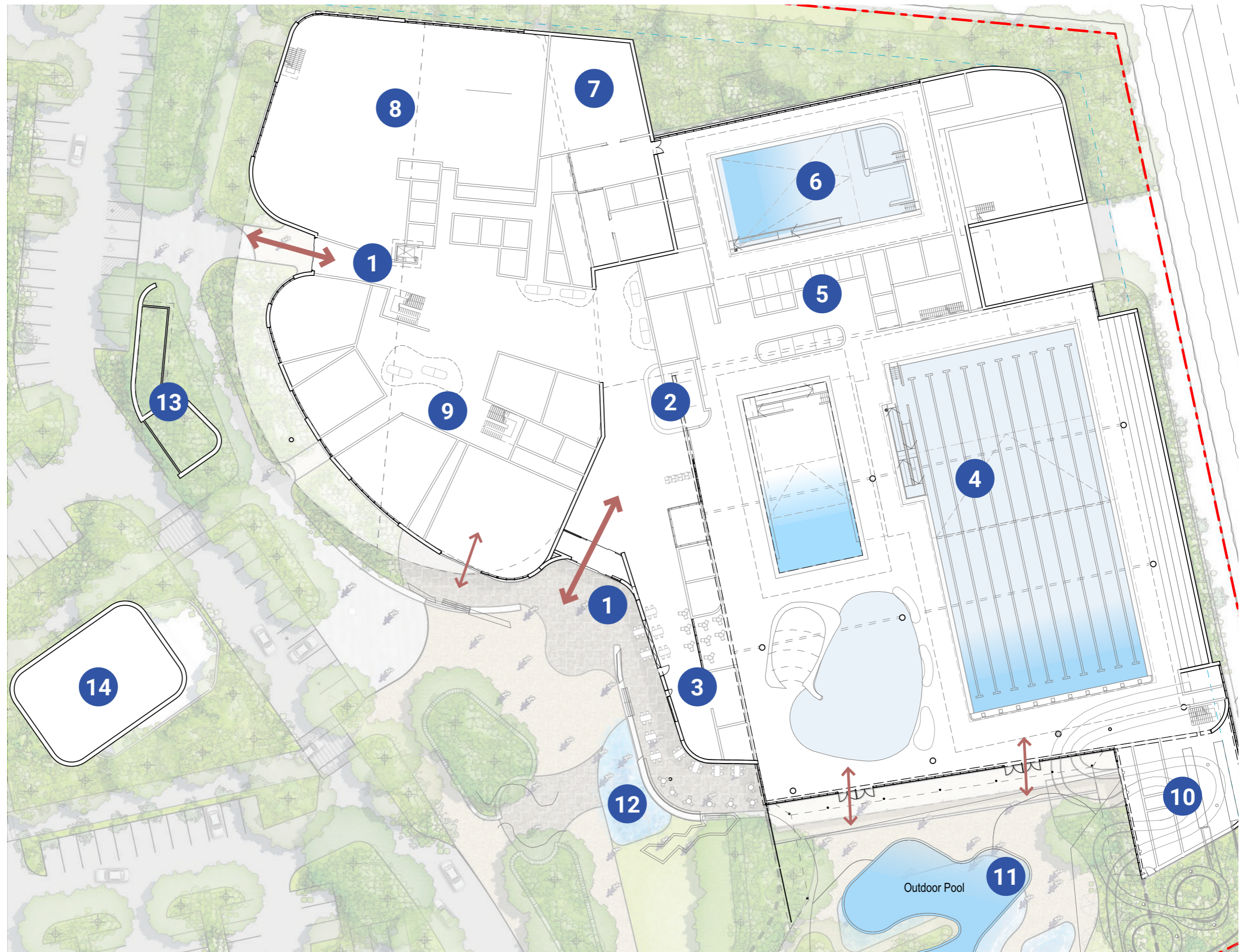
Indicative
forecourt
activities

water play

Indicative
materials

LEGEND

- 1** Entry
- 2** Reception
- 3** Cafe
- 4** Main Aquatic Hall
50m pool, learn to swim and splash park
- 5** Change Village
- 6** Warm Water Pool
- 7** Sensory Aquatic
- 8** Allied Health
- 9** Group Fitness
- 10** Water Slides
- 11** Leisure Water
- 12** Water Play
- 13** Bikes & Waste
- 14** CEP Yard



Draft Ground Floor Plan

not to scale



LEGEND

- 1 Allied Health
- 2 Gymnasium & Functional Training
- 3 Plant



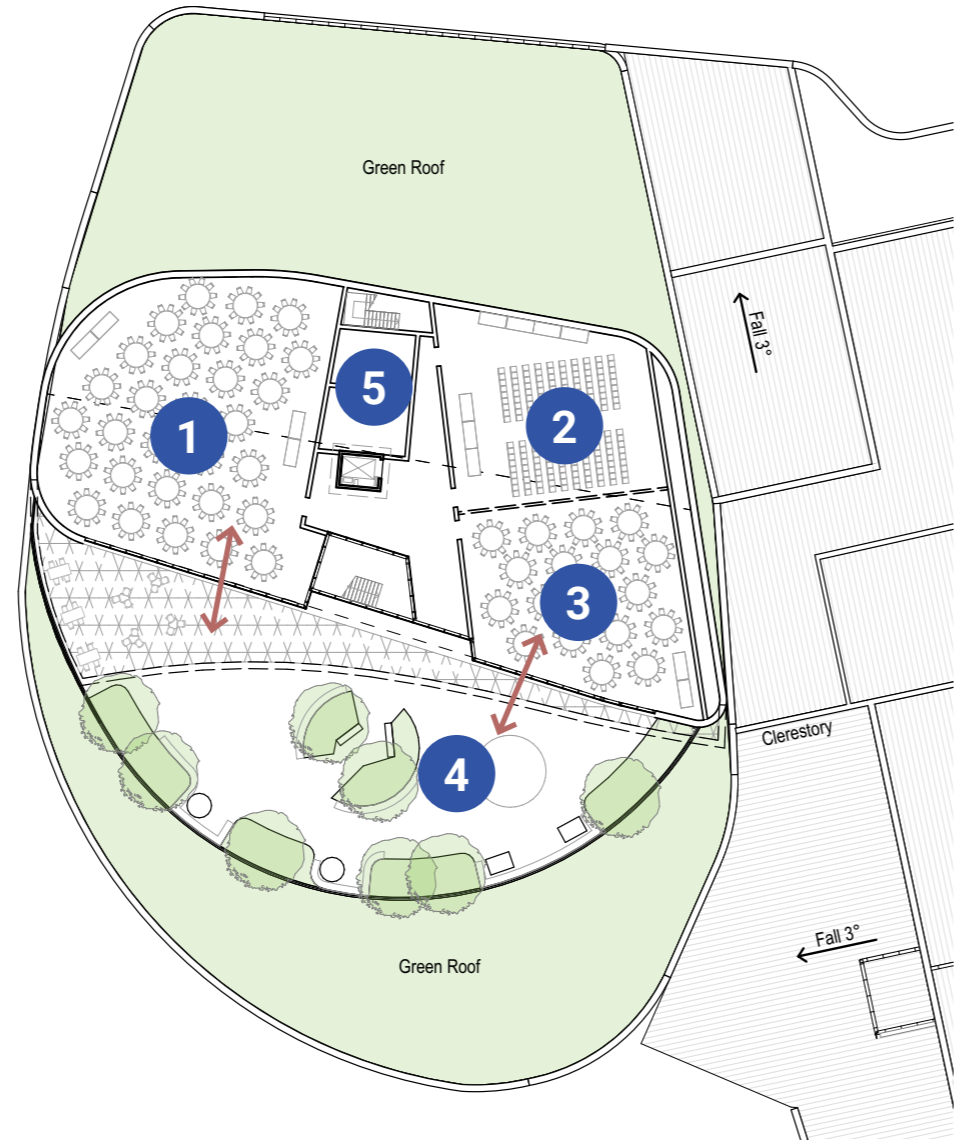
Draft First Floor Plan

not to scale



LEGEND

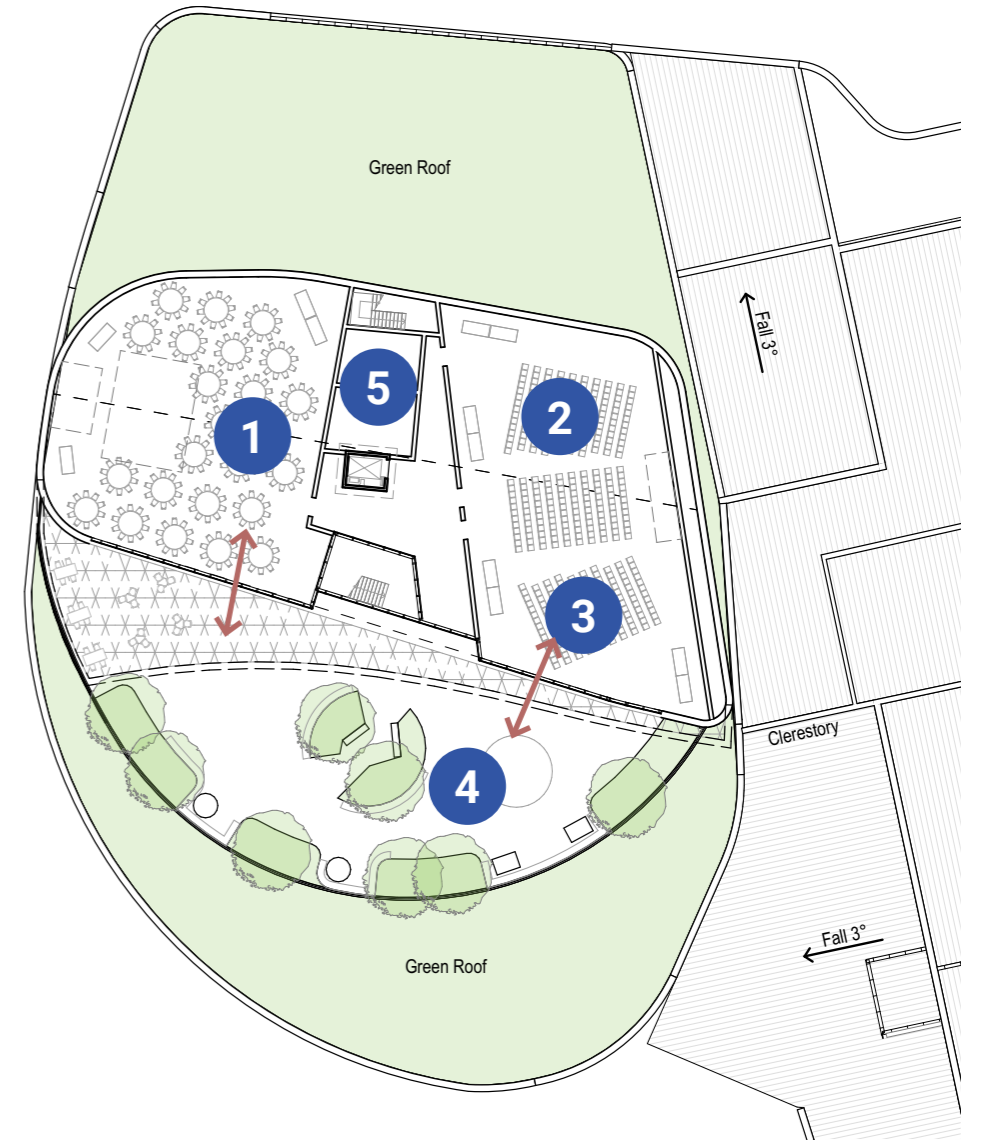
- 1 Multi-purpose Room 1
- 2 Multi-purpose Room 2
- 3 Multi-purpose Room 3
- 4 Roof Deck
- 5 Amenities, Storage & Kitchen



CONFERENCE LAYOUT

MP 1 - 300 seat sit down event
 MP 2 - 200 seat presentation
 MP 3 - 200 seat sit down event

Draft Meeting / Function space with roof deck- Layout Option 1



DINNER DANCE & PRESENTATION LAYOUTS

MP 1 - 240 seat dinner dance event
 MP 2 & MP 3 - 380 presentation

Draft Meeting / Function space with roof deck- Layout Option 2

Note - Subject to investigations and further consideration by Council for inclusion in the project scope.

