

CABINET - SUBJECTS FOR CONSIDERATION, 14 AUGUST 2006 8:30 AM

Not relevant



1 **New Initiatives/Policy Matters**

101 TF06/064CS Victoria Park Redevelopment (Kevin Foley)
DEFERRED UNTIL MONDAY, 21/8/2006

Not relevant



101

CABINET COVER SHEET

1. **TITLE:** Victoria Park Redevelopment
2. **MINISTER:** Kevin Foley MP
DEPUTY PREMIER
TREASURER
3. **PURPOSE:** To seek Cabinet approval for the redevelopment of the Victoria Park Racecourse as a multi-purpose venue with new facilities designed for both the SA Jockey Club and the SA Motor Sport Board and to maximise the return of additional land to the parklands.
4. **IDENTIFY THE RELEVANT GOVERNMENT POLICY AND/OR SOUTH AUSTRALIA'S STRATEGIC PLAN TARGET:** South Australia's Strategic Plan targets, that the proposal will progress are:
Objective T1.13 – Increase visitor numbers and length of stay.
Objective T1.16 – Investment in strategic infrastructure.
5. **ICT COMPONENT:** Does the submission have a material ICT Component?
 Yes No
6. **RESOURCES REQUIRED FOR IMPLEMENTATION:** Section 49 Development Act, 1993, - "Crown Development and Public Infrastructure".
- New Multi-Purpose Building**
- Total cost \$31.812 million
 - Financial Year 06/07 - \$8 million
 - Financial Year 07/08 - \$23.812 million
- Note :- The cost of the building will be partly offset by contributions from SAJC and ACC (to be negotiated).
- Relocation and building of motor sport track and associated facilities**
- Total cost \$8.240 million
 - Financial Year 06/07 - \$1million
 - Financial Year 07/08 - \$7.240 million
- Annual expenditure by the Motor Sport Board can be reduced by \$1million as a result of this initiative.
- Net Operating Balance and Net Lending Budget impacts as follows:

-\$9.0 million (2006-07)
 -\$20.052 million (2007-08)
 +\$1.0 million (annual from 2008-09)

Treasury and Finance agrees with the basis of the assessment of costs contained in this submission.

7. COMMUNITY AND ENVIRONMENTAL IMPACT:

The proposed redevelopment plan will:

- Remove the unsightly SAJC facilities on Fullarton Road and Wakefield Road
- Return over 14,000 m² of hardstand in Victoria Park to parklands
- Reduce the buildings in Victoria Park from 7,250 m² to 3,930 m² footprint
- Open up the vista of parklands from Fullarton Road and Wakefield Road
- Allow for the planting of up to 1,000 new trees in the parklands
- Allow for the creation of new sporting facilities for the public
- Restore and provide a use for the Heritage Grandstand
- Create a new sporting and event precinct for Adelaide

This submission does not have an impact on business

8. RISKS:

This development will create significant public interest and comment.

Public Works Committee approval will be required.

Procedures under Section 49 of the Development Act will be followed.

9. CONSULTATION:

- South Australian Motor Sport Board
- South Australian Jockey Club
- Adelaide City Council

Further consultation to be carried out as part of the development process.

10. COMMUNICATION STRATEGY:

Proposal to remain confidential while the detailed design development plan is finalised. Public announcement likely in November 2006.

11. URGENCY:

10 day rule

12. RECOMMENDATIONS:

It is recommended that Cabinet:

- 12.1 Approve the South Australian Motor Sport Board (SAMSB) undertaking redevelopment works at Victoria Park Racecourse to provide: (1) a new Multi-Purpose Building for both the SA Jockey Club and the SA Motor Sport Board and (2) Relocation and rebuilding of the motor sport track and associated facilities with the associated benefit of the return of additional land to the parklands.
- 12.2 Note that the redevelopment will be undertaken pursuant to Section 49 of the Development Act, 1993.
- 12.3 Approve a total project component cost of \$31.812 million for the New Multi-Purpose Building (\$8 million in 2006-07 and \$23.812 million in 2007-08).
- 12.4 Approve a total project component cost of \$8.240 million for the relocation and rebuilding of the motor sport track and associated facilities (\$1 million in 2006-07 and \$7.240 million in 2007-08).
- 12.5 Approve SAMSB undertaking negotiations with the SA Jockey Club and the Adelaide City Council toward securing a minimum total contribution of \$10 million from these bodies toward the cost of the redevelopment works.
- 12.6 Note that details of control and ownership of the New Multi Purpose Building are yet to be resolved and will be the subject of a future submission to Cabinet.
- 12.7 Approve additional appropriation from Governor's Appropriation to the Administered Items of the Department of Treasury and Finance of \$9.0 million in 2006-07 and an additional appropriation of \$20.05 million in 2007-08 for the purpose of providing capital grant funding to SAMSB for the redevelopment works.
- 12.8 Approve recognition of a revenue receipt to Government of \$10 million in 2007-08, as an external party contribution to the cost of the new building.
- 12.9 Approve additional expenditure authority to the Administered Items of the Department of

Treasury and Finance of \$9 million in 2006-07 and \$30.05 million in 2007-08 for the purpose of providing capital grant funding to SAMSB for the redevelopment works.

- 12.10 Approve a reduction in ongoing annual appropriation and expenditure authority to the Administered Items of the Department of Treasury and Finance of \$1.0 million, commencing in 2008-09, as a result of reduced operating grant funding to SAMSB.
- 12.11 Approve Net Operating Balance and Net Lending impacts of -\$9.0 million in 2006-07, -\$20.05 million in 2007-08 and \$1.0 million per annum from 2008-09 resulting from the project.
- 12.12 Note that I will return to Cabinet with a further submission should the proposed \$10 million project contribution level from the SAJC and the ACC not be achieved.

I declare that I have no actual or potential conflict of interest in relation to the proposals contained in this submission.



Kevin Foley MP
DEPUTY PREMIER
TREASURER

1 / 18 / 2006

MINUTE

MINUTES forming ENCLOSURE to

T&F06/064CS

To The Premier For Cabinet

Re VICTORIA PARK REDEVELOPMENT

1. PROPOSAL

To seek Cabinet approval for the redevelopment of the Victoria Park Racecourse as a multi-purpose venue with new facilities designed for both the SA Jockey Club and the SA Motor Sport Board and to maximise the return of additional land to the parklands.

2. BACKGROUND

- 2.1 Horse racing has taken place at Victoria Park Racecourse for over 100 years.
- 2.2 Motor sport commenced in Victoria Park, with the staging of the Australian Formula 1 Grand Prix in 1985.
- 2.3 Since 1999, the Clipsal 500, Adelaide – recognised as the world's greatest touring car event, has been staged using the Adelaide Street circuit based in Victoria Park.
- 2.4 Since 1986, numerous options have been considered to create significant improvements to the facilities in Victoria Park for both the SAJC and SAMSB, generate cost savings, reduce construction times for motor racing events and reduce the impact of both operations on the parklands.
- 2.5 In 2004, the Government entered into a new contract with the owners of the Australian Touring Car series – V8 Supercars Australia Ltd – to stage the Clipsal 500 event in Adelaide up to and including 2015.
- 2.6 Major events such as the Clipsal 500 Adelaide generate significant media and economic benefits for Adelaide and South Australia.
- 2.7 Since 1999 the Clipsal 500 has consistently grown in size and stature.

The growth in the event can be seen from the following table:

Clipsal 500 Adelaide	1999	2000	2001	2002	2003	2004	2005	2006
Economic Benefit	\$13.7m	\$16.9m	\$14.3m	\$16.2m	\$19.7m	23.1m	\$26.0m	\$26.9m
Job Creation (Full time equivalents)	250	275	290	260	320	340	360	380

Visitor Bed Nights	30,600	39,500	43,400	47,100	65,000	69,000	69,400	81,400
Interstate/International Visitors	7,300	13,100	6,400	8,500	10,800	11,500	15,600	14,000
Media Benefit	\$24.7m	\$30.47m	\$32.5m	\$35m	\$48.9m	\$54.3m	\$71.1m	\$80m
Event Attendance	162,000	164,000	166,800	171,200	213,600	237,400	255,600	270,300

- 2.8** The SAMSB is charged with the responsibility of continuing to improve the returns to South Australia from the staging of the Clipsal 500 event.
- 2.9** In 2004 the SAMSB, SAJC and the Adelaide City Council (ACC) worked on a proposal for a multi-purpose facility which could be constructed in Victoria Park Racecourse to provide upgraded facilities for horse racing, and with potential for this facility to be utilised as the Pit Building for the Clipsal 500.
- 2.10** This proposal, prepared and funded by the ACC, resulted in the design of a multi-purpose building located towards the centre of Victoria Park; the realignment of the existing motor sport track towards Fullarton Road; the realignment of the horse racing track towards the centre of Victoria Park and the demolition of SAJC facilities on Fullarton Road.
- 2.11** The multi-purpose building was designed to face in two directions, covering both the horse racing track and the motor racing track.
- 2.12** Broad consensus was achieved by the SAJC, ACC and the SAMSB that the proposed new facilities would be appropriate for all purposes.
- 2.13** Further meetings with the ACC have indicated that they now consider the original design too large and imposing for Victoria Park. In addition, the proposed new structure was very expensive (in excess of \$50 million).
- 2.14** In 2006, the SAMSB has undertaken the following actions at its own cost:
- 2.14.1** The ACC scheme has been reviewed in detail to minimise its size, reduce its visible presence and cost while still retaining its functionality as a unique "two-way" facility.
- 2.14.2** SAMSB engineers have reviewed the sporting and crowd movement aspects of the proposed new racecourse layout, and confirm that the revised proposal is appropriate.
- 2.14.3** Significant further consideration has been given to maximising the reduction in the alienated and hardstand areas of Victoria Park, re-

vegetating those areas and returning them to Parklands and opening up the vistas from both Fullarton and Wakefield Roads.

3. DISCUSSION

3.1 Revised Development Proposal

3.1.1 SAMSB has negotiated with the SAJC in relation to their area and other requirements for the new facility necessary for horse racing.

3.1.2 Utilising these requirements, and based on the criteria outlined in paragraph 2.14, a new plan has been prepared which will provide for a multi-purpose building suitable for both SAJC and Clipsal 500 Adelaide use.

3.1.3 Key improvements in design outcomes are as follows:

Category	Existing	ACC 2004 Proposal	SAMSB 2006 Proposal	Reduction From Existing
AREAS:				
• Buildings	7 250 m ²	5 000 m ²	3 930 m ²	-46%
• Concrete Hardstand	18 000 m ²	2 800 m ²	3 930 m ²	-78%
• Horse Racing Track	3 400 linear metres	2 190 linear metres	2 190 m ²	-36%
• Car Racing Track	1 230 linear metres	1 250 linear metres	1 250 linear metres	+2%
HEIGHT:	15 metres	18 metres	12 metres	-20%
COST (in 2008 dollars):				
• Total building including fit out, fees and contingency	N/A	\$50.635 m	\$31.85 m	-\$18.79 m

Attachment 1 to this submission provides drawings showing:

- A. The current layout of Victoria Park Racecourse
- B. The proposed revised layout of Victoria Park Racecourse in horse racing mode
- C. The proposed revised layout of Victoria Park Racecourse in Clipsal 500 mode.

Note

A presentation will be made to Cabinet by the Chief Executive of the SAMSB on the proposed Victoria Park redevelopment.

3.2 Financial Issues

3.2.1 Cost of Building

Rider Hunt has estimated the total cost of construction of the multi-use building, excluding SAJC fit out, to be \$31.85m.

This cost includes escalation to 2008, all preliminaries and supervision, all professional fees and charges, all statutory fees and charges and relevant project contingency allowances.

A minimum total contribution of \$10 million will be sought from the SAJC and the ACC towards the cost of this building. This will require negotiation, however in principle support for a contribution has been given by SAJC. The actual amount of contribution will depend on the final selling price of Cheltenham Racecourse by the SAJC.

In addition to any contribution negotiated towards the building cost, the following components of the proposed redevelopment of Victoria Park will be undertaken by, and paid for by, third parties as follows:

3.2.1.1 Adelaide City Council:

- Demolition of existing facilities such as the fencing; Members Stand; Betting Ring; Offices; Bars; Jockeys Rooms; Horse Stalls; Storage Sheds and Maintenance Workshop.
- Re-grassing and new tree planting;
- Renovation of the Heritage Grandstand; and
- The establishment of new ovals, soccer pitches and other sporting facilities inside Victoria Park.
- Total estimated cost to ACC - \$ 6 million

3.2.1.2 South Australian Jockey Club:

- Demolition of and rebuilding the horse track; and
- Fit out of the new building.
- Total estimated cost to SAJC - \$10 million to \$15 million.

3.3 Motor Sport Construction

3.3.1 As part of this redevelopment it will be necessary to shift the location of the motor sport track in Victoria Park so it does not cut across the horse racing track.

The entrance and exit points of the track from Wakefield Road do not change.

No trees will be tampered with.

The new location of the track will bring it in front of the restored Heritage Grandstand, allowing it to be used during the Clipsal 500. The current location of this important facility means it does not serve any useful purpose for either horse racing or motor sport in Victoria Park.

KBR, the SAMSB's Engineering Consultants, have estimated the cost to:

- Remove the existing motor sport track and concrete slab and rehabilitate that area of the parklands;

- Re-lay a new track and construct all associated motor sport facilities (including new tunnel, power, water, communications, television requirements, fibre optic cables etc);

to be \$8.25 million in 2008 dollars (including all project, management and statutory fees and contingency).

- 3.3.2** If this proposed redevelopment proceeds then the utilization of a multi-purpose building as its pit facility will save the SAMSB approximately \$750,000 per year in construction costs.
- 3.3.3** This redevelopment will reduce the annual construction period for the Clipsal 500 event by approximately 4 weeks.
- 3.3.4** Based on the existing level of Government sponsorship for the Clipsal 500 (which is included in Forward Estimates up to 2015 as per the August 2004 Cabinet Submission) then the Board will re-pay to Treasury the amount of \$8,250,000 over the period of eight years from 2008 to 2015 inclusive.
- 3.3.5** This repayment will take the form of a reduction in annual funding of the SAMSB by \$1 million per year from the financial year 2007/2008 (assuming the redevelopment is complete in time for the 2008 Clipsal 500 event).
- 3.3.6** The existing temporary pit building utilised by the SAMSB is the largest fully demountable building in the world. The pit building, initially constructed in 1990, no longer complies with relevant motor sport standards, and is in need of significant repair.
- 3.3.7** If this proposed redevelopment of Victoria Park does not proceed, then in 2008 the SAMSB will be required to spend approximately \$5 million to repair and upgrade its existing ageing pit building, and to make it comply with current regulations.
- 3.4** Greening Victoria Park Racecourse

This proposal will:

- Allow for the return of approximately 14,000 m² of additional land to parklands in Victoria Park;
- Allow for the planting of around 1,000 new trees in Victoria Park Racecourse;
- Open up the vista from Fullarton Road, Wakefield Road and Britannia Roundabout;
- The angle and location of the proposed new facility will minimise its visual impact from Fullarton Road and Wakefield Road;
- The sleek, low and transparent design will further minimise the visual impact of the new facility which, at 12 metres, will be lower than the surrounding tree line (the significant trees on the site are in excess of 15 metres in height).

3.5 Benefits

3.5.1 The revised design prepared by the SAMSB is:

- \$19 million cheaper than the earlier option prepared by the ACC;
- Occupies a 46% smaller footprint in the parklands than the current structures;
- Is 20% lower than the existing Member's stand in Victoria Park.

3.5.2 The redevelopment will:

- Remove the current unsightly structures associated with Victoria Park Racecourse;
- Revitalise horse racing in the City of Adelaide;
- Provide associated spin-off benefits of activity in the City of Adelaide due to increased horse racing activity at Victoria Park;
- Require the demolition of all existing SAJC infrastructure on Fullarton Road and will open up the vista across Victoria Park;
- Reduce the Clipsal 500 build time by approximately four weeks;
- Allow savings from the Clipsal 500 annual expenditure to repay the cost of moving the motor sport track and other motor sport elements;
- Provide a use/life for the Heritage Grandstand through relocation of the motor sport track;
- Create a new event and sporting precinct for Adelaide.

3.6 Timing

3.6.1 Timing of this development is affected by the following key issues:

3.6.1.1 The proposed sale of Cheltenham Racecourse.

The proposed redevelopment will require Victoria Park Racecourse to be out of action for 12 months.

Given the potential sale of Cheltenham racecourse, undertaking the necessary demolition and construction work in 2007 will best fit the Cheltenham timetable.

3.6.1.2 The date of the 2007 Clipsal 500 (being 4 March 2007) and the date of the 2008 Clipsal 500 (being March 2008).

3.6.1.3 The estimated construction time for this redevelopment is 1 year.

3.6.1.4 Therefore construction must commence immediately after the staging of a Clipsal 500 event in 2007 to ensure that facilities are ready for the subsequent race.

3.6.2 If construction does not commence in March 2007, then the entire project will be delayed for 1 year.

3.6.3 As a result, construction costs will increase; the savings of \$750,000 per annum by the SAMSB will not be realised for that year; the rationalisation of SAJC activities to 2 racetracks will be impeded.

3.6.4 Given the approval requirements necessary under Section 49 of the Development Act, and the requirement to submit this proposal to the Public Works Committee, along with the significant amount of work required in the detailed design and documentation process, approval to commence this proposal is required urgently.

3.7 Information and Communication Technology Requirements

Nil

3.8 Staffing implications

Nil

3.9 Impact on the community and the environment

The proposed redevelopment plan will create a significant improvement to the amenity and environment of Victoria Park Racecourse.

In particular, the proposal will:

- Remove the dilapidated, illegal and unsightly SAJC facilities on Fullarton Road and Wakefield Road;
- Return over 14,000 m² of hardstand in Victoria Park to parklands;
- Reduce the buildings in Victoria Park from 7,250 m² to 3,930 m² footprint;
- Open up the vista of parklands from Fullarton Road and Wakefield Road;
- Allow for the planting of up to 1,000 new trees in the parklands;
- Allow for the creation of new sporting facilities for the public;
- Restore, and provide a use for, the Heritage Grandstand;
- Create a new sporting and event precinct for Adelaide.

The proposed redevelopment will be subject to significant community comment and debate due to the highly sensitive nature of Victoria Park Racecourse and the Adelaide Parklands.

3.10 Alternative Strategies

If this redevelopment is not undertaken, then either:

- A) The SAJC will construct a second track at Morphettville Racecourse and abandon Victoria Park.

As such the SAMSB will still be required to construct its temporary pit facilities in Victoria Park each year.

This process takes approximately 4 months from mobilisation to demobilisation.

Cost savings will not be realised and the reduction in build period for the event of 4 weeks will not be realised.

Further, an amount of \$5 million will be required to be spent to upgrade the SAMSB's ageing infrastructure.

Or:

- B) The SAJC will renovate their existing facilities at Victoria Park and the building process, which has taken place since 1985, for the motor sport facilities, will continue.

As such the SAMSB will still be required to construct its temporary pit facilities in Victoria Park each year.

This process takes approximately 4 months from mobilisation to demobilisation.

Cost savings will not be realised and the reduction in build period for the event of 4 weeks will not be realised.

An amount of \$5 million will be required to be spent to upgrade the SAMSB's ageing infrastructure.

Further, the environmental benefits of returning a significant land area to parklands, planting large numbers of trees and opening up the vista will not be realised.

3.11 Risk Management Strategy

The services of the SAMSB, DAIS and the Office of Major Projects and Infrastructure, will be utilised throughout the project to ensure delivery on time and on budget.

3.12 Consultation

Extensive consultation has taken place with the SAMSB and the SAJC, as well as consultation with the Chief Executive of the Adelaide City Council.

Further extensive consultation will be carried out with these parties to finalise the design of the proposed redevelopment and negotiate the various financial arrangements and contributions.

3.13 Implementation Plan

Attached as Attachment 2 is the implementation plan for the proposed redevelopment

3.14 Communication Strategy

This proposed redevelopment will be subject to significant community discussion and comment.

It is recommended that the Capital City Committee consider the redevelopment with the ACC.

Further, a comprehensive media relations plan and strategy will be developed in conjunction with the Government Media Unit and the SAMSB media unit.

3.15 Executive Council

N/A

4. RECOMMENDATIONS

It is recommended that Cabinet:

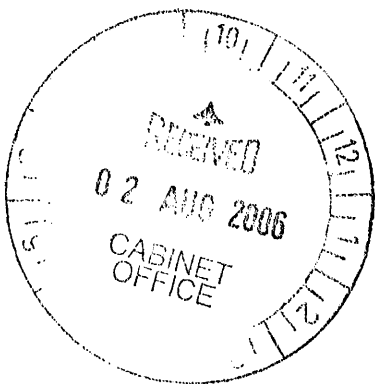
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 Kevin Foley MP
DEPUTY PREMIER
TREASURER

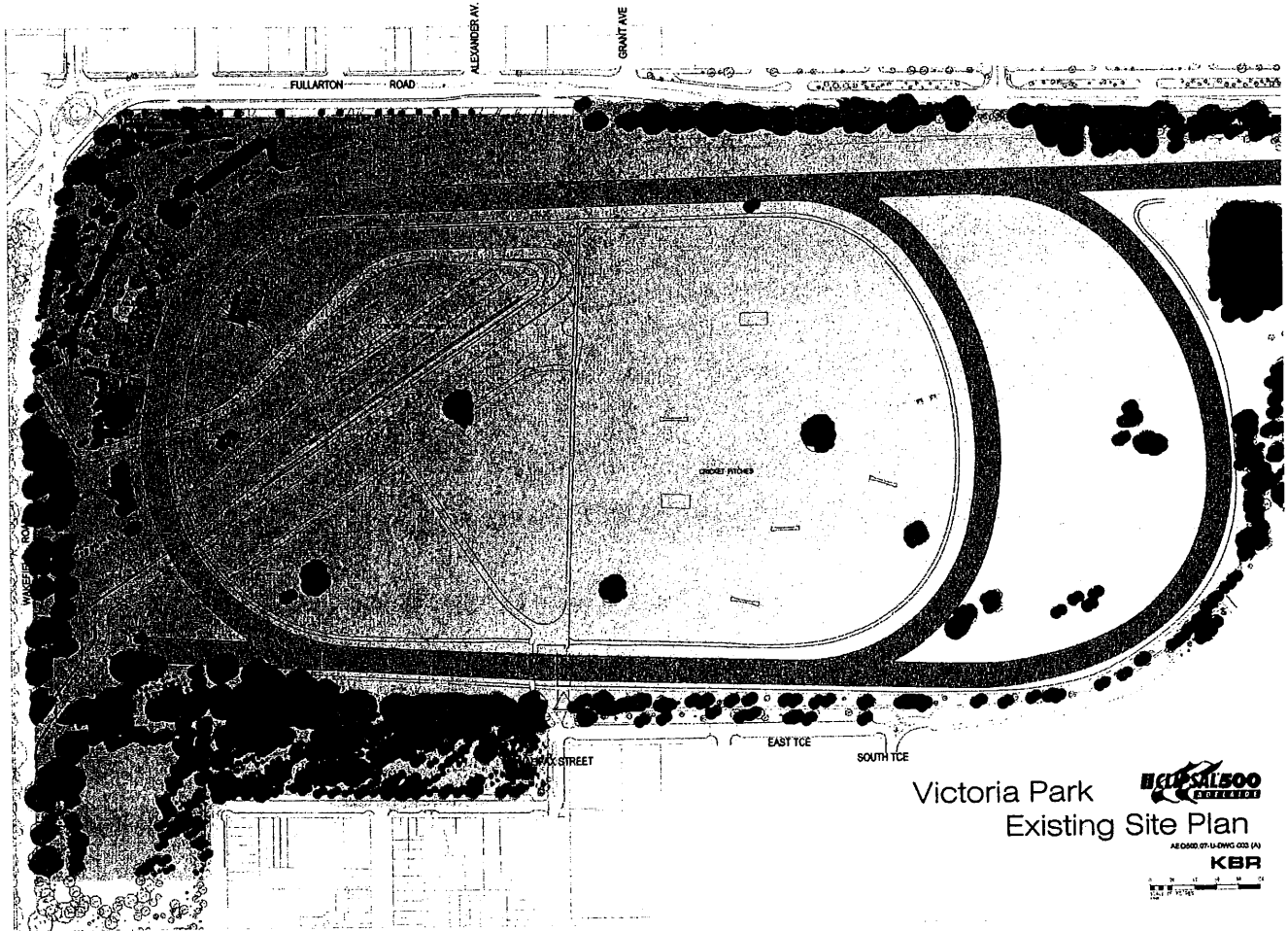
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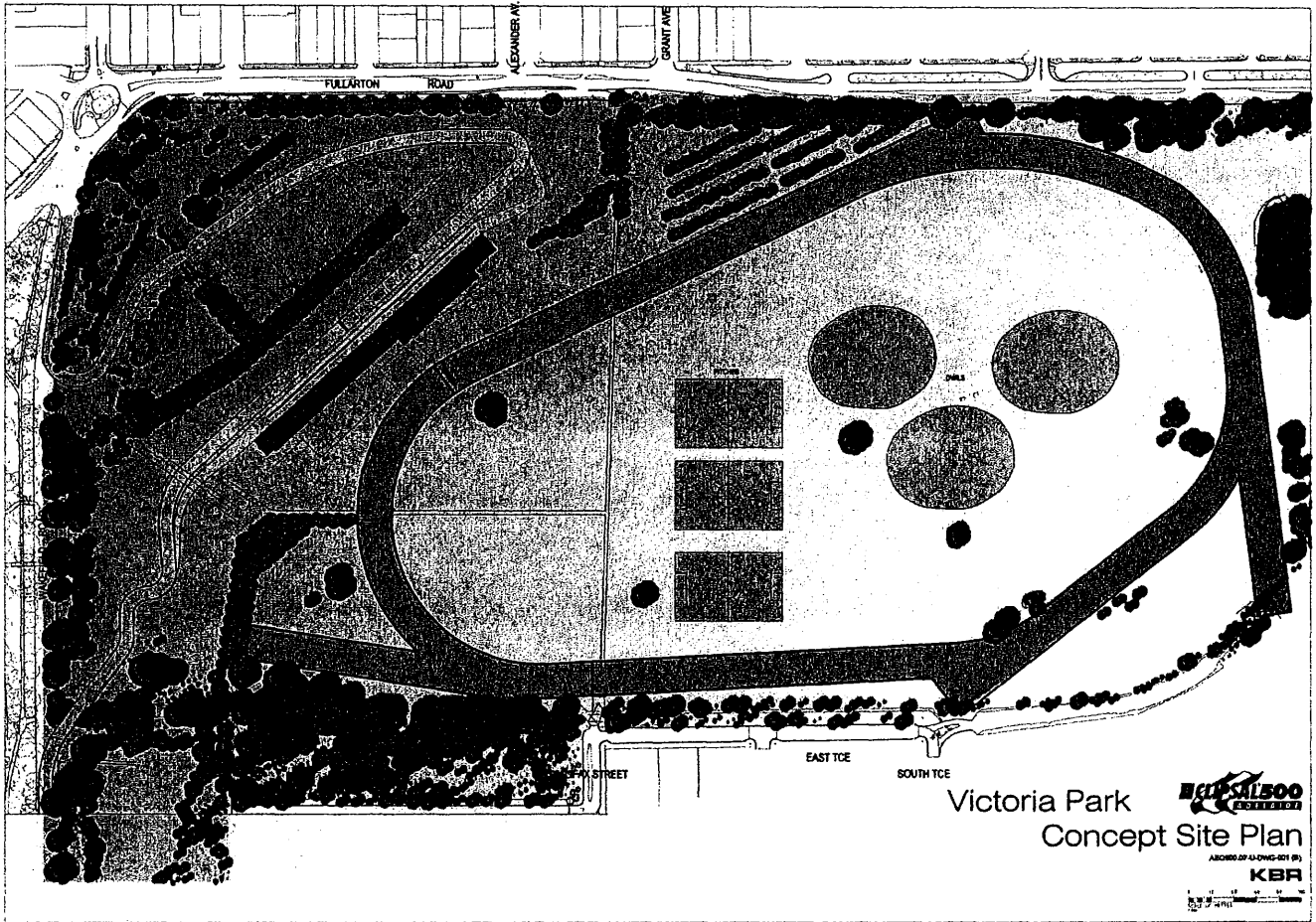


ATTACHMENT 1

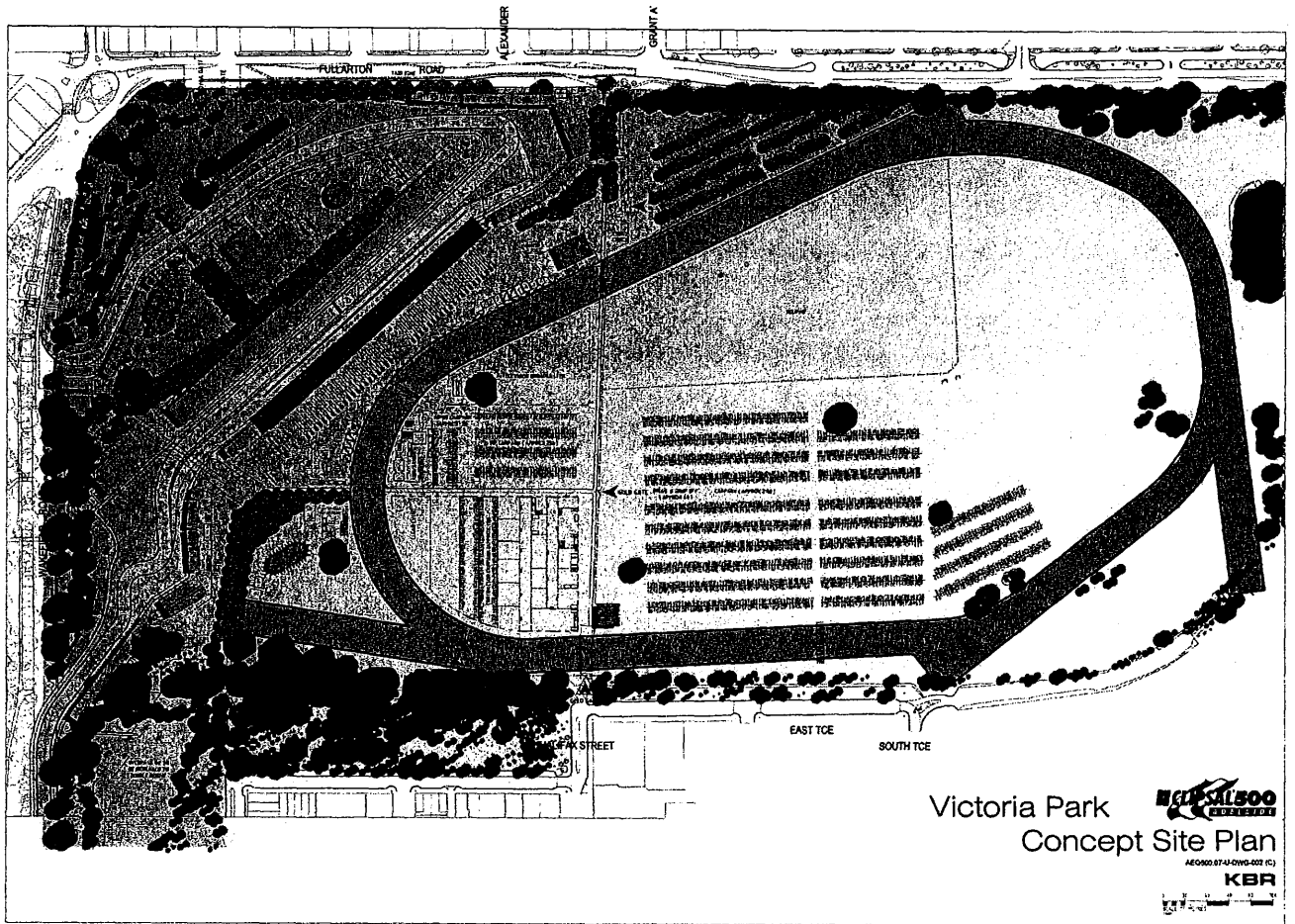
A) EXISTING VICTORIA PARK LAYOUT



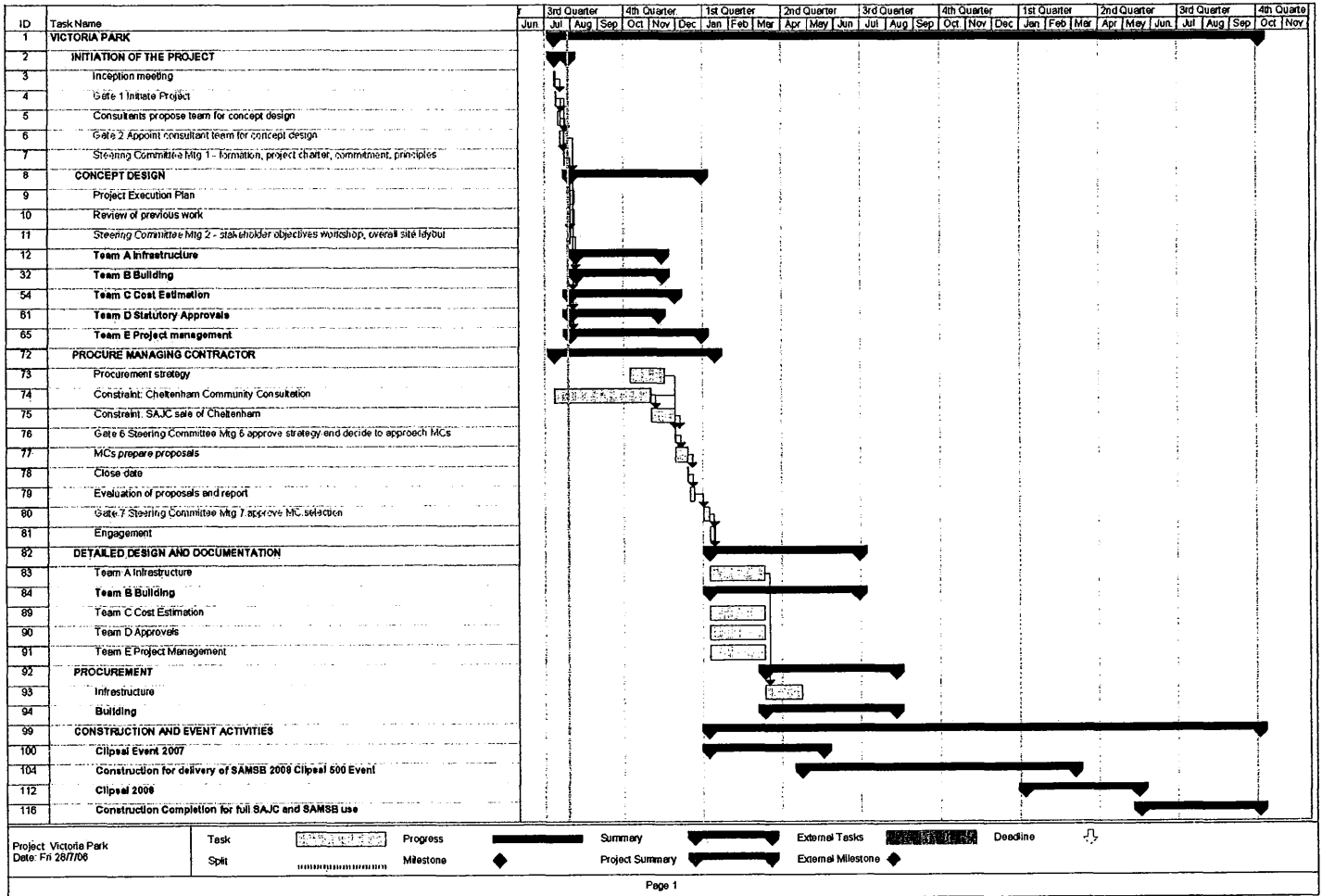
B) PROPOSED REVISED LAYOUT IN 'HORSE RACING' MODE



C) PROPOSED REVISED LAYOUT IN "MOTOR SPORT" MODE



ATTACHMENT 2 – IMPLEMENTATION PLAN



VICTORIA PARK RACECOURSE REDEVELOPMENT
PRESENTATION TO CABINET BY CEO SAMSB
14 AUGUST 2006

- 1. BACKGROUND
 - a. CURRENT LAYOUT OF VIC PARK PIC 1
 - b. CURRENT STATUS OF SAJC PIC 2
 - c. SAMSB ACTIONS
 - i. REVIEW OF PREVIOUS PROPOSALS
 - ii. REDUCE IMPACT, COST, HEIGHT

- 2. AIMS
 - a. MAXIMISE RETURN TO PARKLANDS
 - b. MINIMISE COST
 - c. MINIMISE VISUAL IMPACT

- 3. EXISTING ALIENATED AREAS
 - a. SAJC PRECINCT & SAMSB HARDSTAND PIC 3
 - b. PROPOSED RELAYOUT OF VIC PARK PIC 4

- 4. COMPARATIVE RETURNS TO PARKLANDS PIC 5
 - a. CURRENT
 - b. SAJC RENOVATION OF EXISTING
 - c. 2004 ACC PROPOSAL
 - d. 2006 SAMSB PROPOSAL

- 5. PROPOSED MULTI PURPOSE BUILDING PIC 6
 - a. ESD DESIGN PRINCIPLES
 - b. OVERALL DESIGN PRINCIPLES
 - i. SLEEK
 - ii. LOW
 - iii. TRANSPARENT

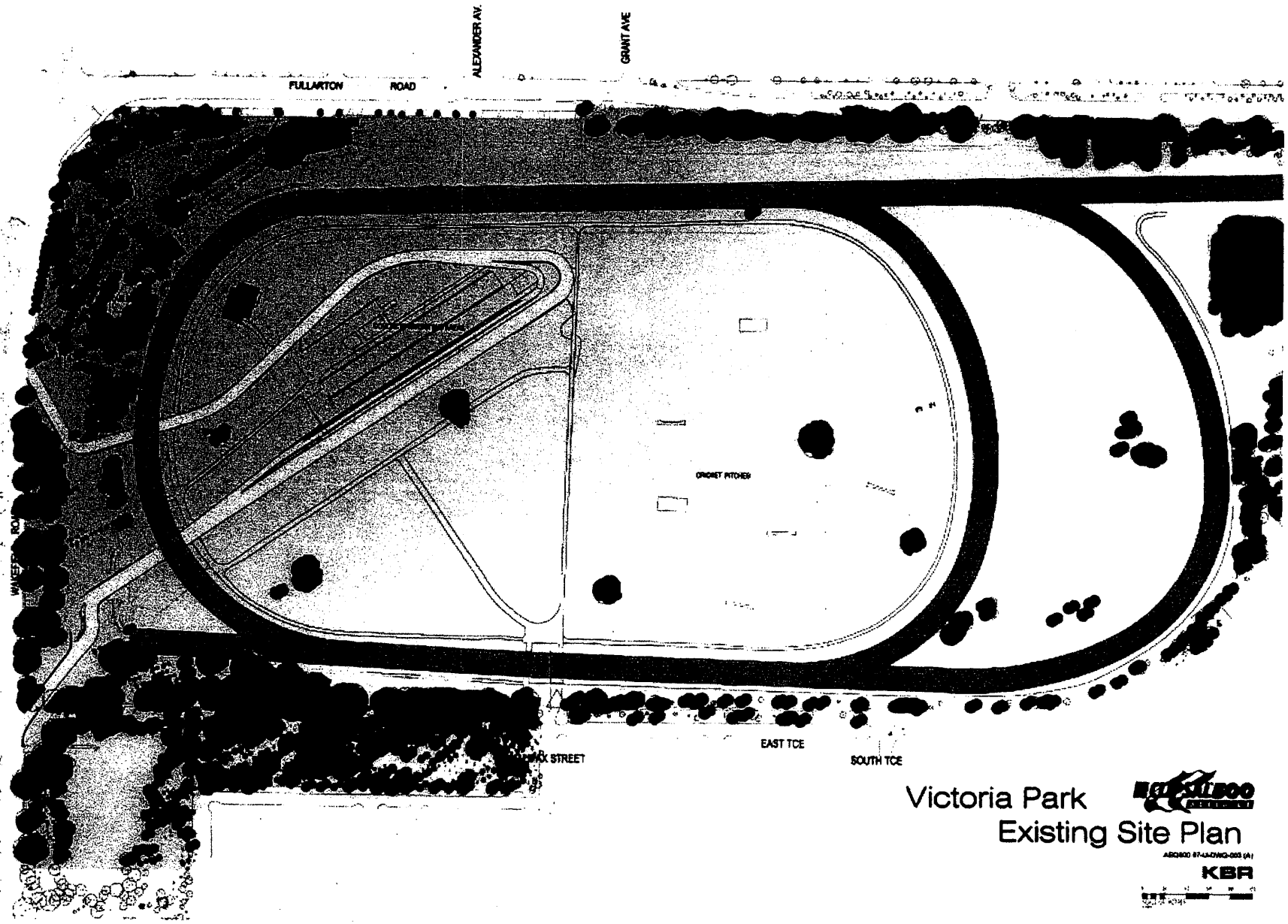
- 6. VIEWS OF BUILDING
 - a. FROM FULLARTON ROAD PIC 7
 - b. FROM BRITANNIA ROUNDABOUT PIC 8

- 7. BENEFITS
 - a. OPEN UP VISTA OF VICTORIA PARK
 - b. PLANT 1000 NEW TREES
 - c. NO EXISTING TREES TOUCHED
 - d. RETURN 53,200 m2 OF ALIENATED PARKLANDS
 - e. COST EFFECTIVE DESIGN & CONSTRUCTION
 - f. ESD 5 STAR PRINCIPLES
 - g. REDUCTION IN CLIPSAL BUILD TIME BY 4 WEEKS

- 8. COST
 - a. BUILDING \$31.812 M
 - i. CONTRIBUTION TO BE NEGOTIATED FROM SAJC/ACC
 - b. MOTOR SPORT ELEMENTS \$8.240 M
 - i. SAMSB TO REDUCE ANNUAL FUNDING BY \$1 M FROM 07/08
 - c. ACC TO REMOVE EXISTING STRUCTURES & RENOVATE HERITAGE STAND
 - d. SAJC TO REMOVE EXISTING RACETRACK AND REBUILD NEW
 - e. SAJC TO FIT OUT THE BUILDING

VICTORIA PARK RACECOURSE REDEVELOPMENT
ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT PRINCIPLES

- DESIGNED TO ACHIEVE 5 STAR ABGR RATING (Low Energy/Low CO₂ Emission)
- DESIGN WILL BE BENCHMARKED USING AUSTRALIAN GREEN BUILDING COUNCIL RATING SYSTEM
- PASSIVE DESIGN INITIATIVES INCLUDE:
 - MAXIMISE CROSS VENTILATION
 - MAXIMISE ACCESS TO NATURAL LIGHT
 - MAXIMISE RAINWATER COLLECTION FOR RE-USE/RECYCLE
 - MAXIMISE USE OF WATER EFFICIENT FITTINGS
 - MAXIMISE ENERGY SELF SUFFICIENCY WITH SOLAR POWER (PHOTO ELECTRIC CELLS ON ROOF; SOLAR COLLECTORS FOR HOT WATER SYSTEMS ETC)
 - MAXIMISE USE OF RECYCLED EXISTING BUILDING MATERIALS
 - BUILDING TO BE STRUCTURED FOR RE-USE
 - MINIMISE EXTENT OF AIR-CONDITIONING
 - MAXIMISE USE OF HIGH EFFICIENCY ELECTRICAL FIXTURES AND EQUIPMENT
 - MINIMISE USE OF PVC
 - MAXIMISE USE OF MATERIALS WITH LOW EMBODIED ENERGY



Victoria Park
Existing Site Plan





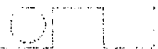
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VICTORIA PARK RACECOURSE

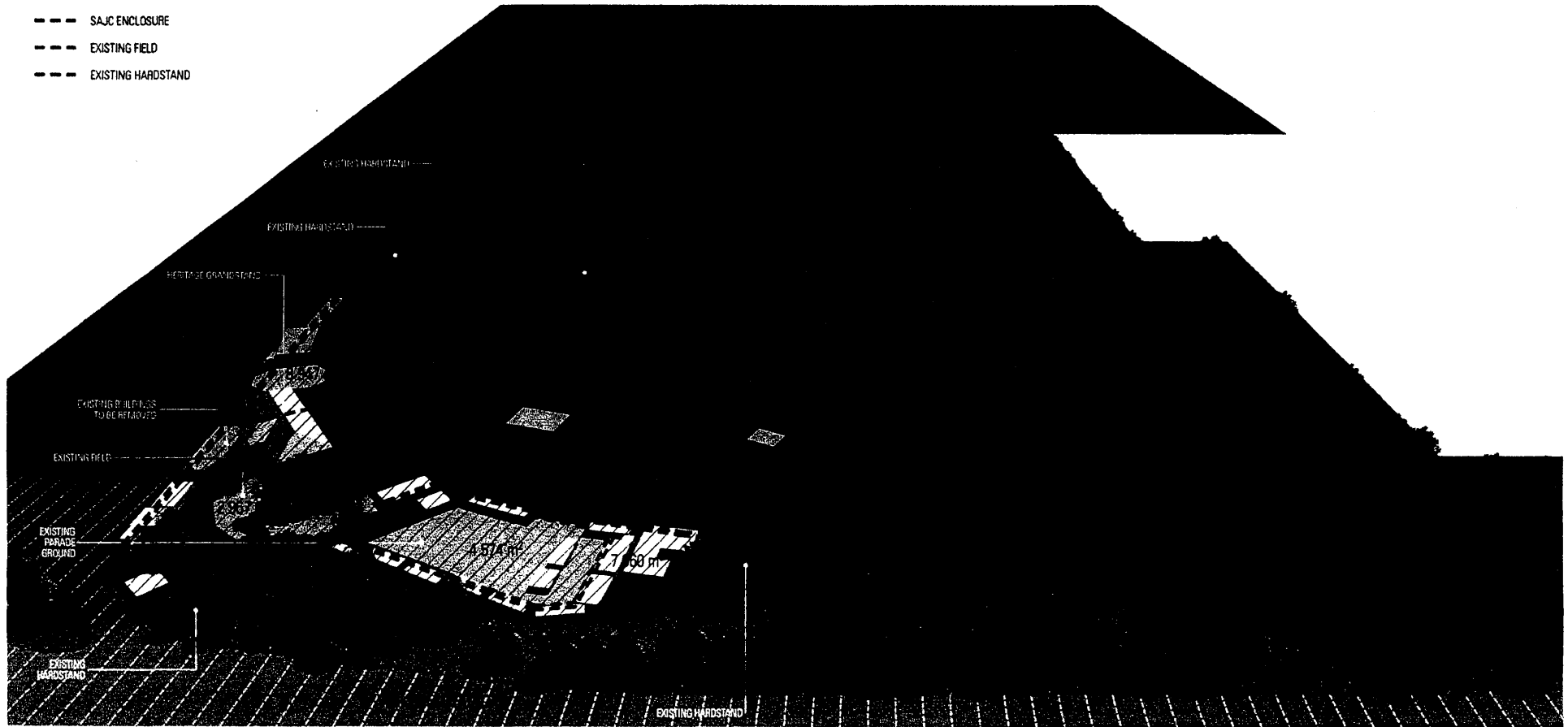
Existing View - Fullarton Road

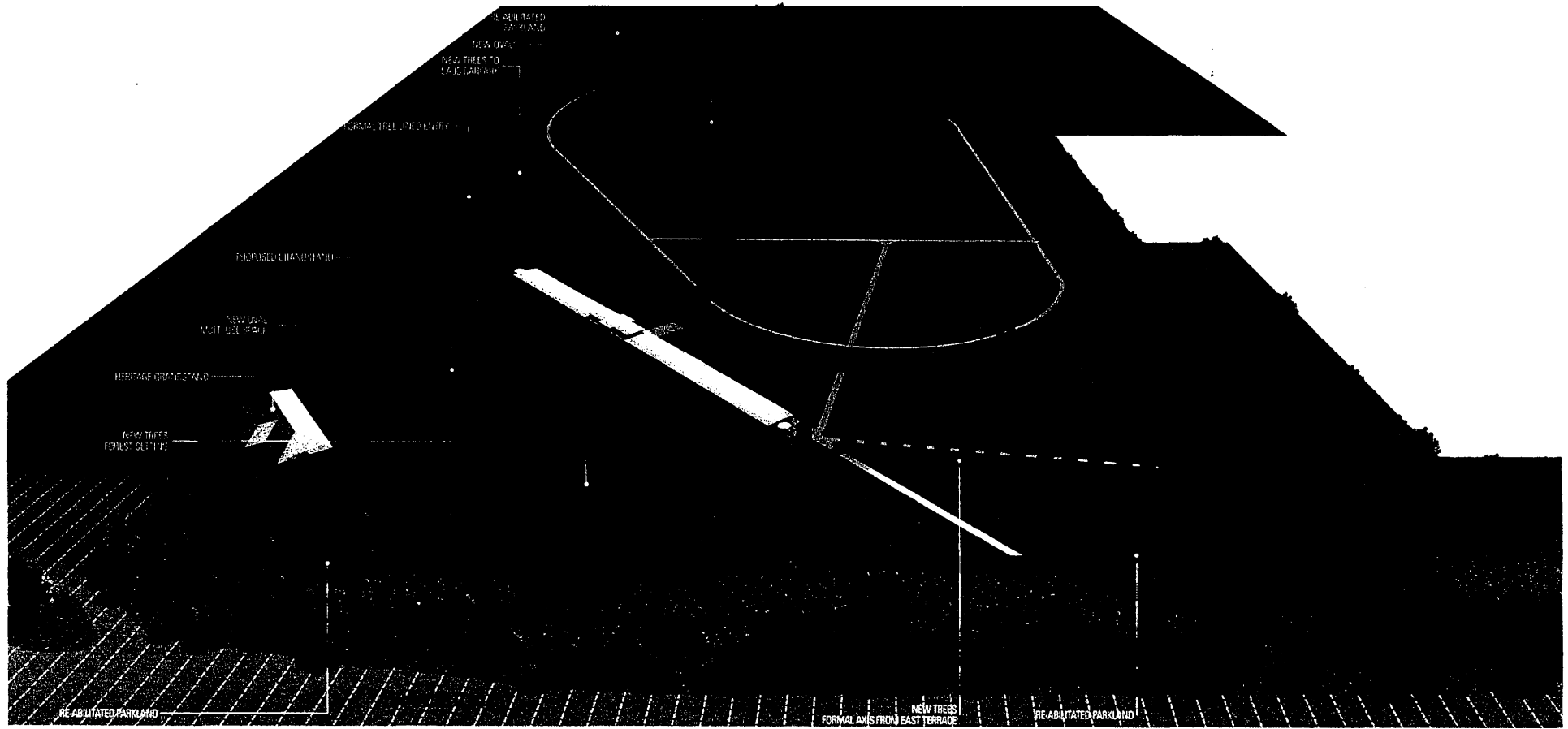
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Project 140-1201



- SAJC ENCLOSURE
- EXISTING FIELD
- EXISTING HARDSTAND





CURRENT SITUATION		OPTION 3 SAMSB 2006 PROPOSAL	
SAJC PRECINCT		PRECINCT	
SAJC ENCLOSURES	55 372	SAJC ENCLOSURES	3 950
HERITAGE GRANDSTAND	1 350	HERITAGE GRANDSTAND	1 350
TOTAL		TOTAL	5 300 m2
MOTOR SPORT BOARD		SPORT BOARD	
HARD STAND AREA		HARD STAND AREA	3 950 m2
TOTAL ESTIMATED ALIENATED AREA		TOTAL ESTIMATED ALIENATED AREA	<u>9 250 m2</u>
COMPRISING		COMPRISING	
HERITAGE GRANDSTAND		HERITAGE GRANDSTAND	1 350
OTHER BUILDINGS		OTHER BUILDINGS	3 950
HARDSTAND AREAS		HARDSTAND AREAS	3 950
HORSE STALLS		HORSE STALLS	0
FLOAT PARK		FLOAT PARK	0
HORSE RACE OPERATIONS & OTHER		HORSE RACE OPERATIONS & OTHER	0
FENCED AREAS		FENCED AREAS	0
TOTAL ESTIMATED ALIENATED AREA		TOTAL ESTIMATED ALIENATED AREA	<u>9 250 m2</u>
		RETURNED TO PARKLANDS	<u>53 194 m2</u>







