

THE CITY OF
GREATER GEELONG

DRYSDALE SPORTING PRECINCT

REVISED MASTER PLAN
APRIL 2020 (FINAL)

We acknowledge the Traditional Custodians of the land, the Wadawurrung People of the Kulin Nations. We pay our respects to their Elders past and present, and acknowledge all Aboriginal and Torres Strait Islander people who are part of the Greater Geelong community today.

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Disclaimer: This Master Plan was prepared by an independent consultant in conjunction with City of Greater Geelong (The City). The Master Plan is reflective of a higher level vision for Drysdale Sporting Precinct and is subject to further consultation and consideration by The City.

The contents of this report are endorsed by The City, however, may require revision over time to reflect current council policy.

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EXECUTIVE SUMMARY

The Drysdale Sporting Precinct is a multi-use venue that currently plays host to Australian Rules football, cricket and soccer. The *Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan* was originally endorsed by The City of Greater Geelong in 2011. Recently constructed Stage One works were completed at the southern end of the site, however, what was delivered was different to the first stage outlined in the original Master Plan.

There are currently competing demands for existing sporting space and projected population growth and increases in junior sports participation indicate that more sporting facilities are required on this site. These recent changes and emerging constraints now require this plan to be reviewed and revised to ensure future facilities at this reserve meet community needs and fit within the reserve footprint.

EXISTING SITUATION

The 32.5 hectare site is located roughly 20 kilometres East of Geelong on a block bordered by Grubb, Belchers and Andersons Roads, and Peninsula Drive. The Precinct, is primarily made up of undeveloped, uneven topography with limited natural or artificial shade. The initial constructed outcomes include the following Precinct embellishments:

- one lit AFL/Cricket Oval and practice nets
- one lit AFL/Cricket Oval with two football field overlays
- one multi-purpose relocatable pavilion
- two unsealed car parks.

DEMAND FOR UPGRADE

Demand for upgrades to the Precinct has been established through consultation with The City of Greater Geelong, user groups and peak bodies and from consideration of existing opportunities.

Key directions include the following:

- strong growth in Football (soccer)
- steady growth in Australian Rules football
- retain potential for future provision of athletics
- limited recreation opportunities for local residents
- opportunity to install play opportunities
- limited parking and poor traffic flow on Peninsula Drive
- poor pedestrian links across the Precinct and to surrounding areas/networks.

DESIGN DIRECTIONS

The proposed master plan is located within Section 6. Proposed ultimate embellishment for the Precinct includes:

- three additional full-size soccer fields lit to competition standard
- additional multi-purpose oval
- main pavilion centrally located within the soccer/cricket/netball sub-Precinct
- two netball courts with capacity for expansion to four courts in the future
- recreation opportunities including a 2.5km cross-country/ParkRun loop
- district-level playground and recreation node located centrally with ancillary infrastructure including shelters, picnic facilities and public amenities
- common areas featuring landscape embellishments
- five formal car park areas and additional on-road sealed car parking opportunities
- new entry signage reflecting the function of the facility
- upgraded pedestrian pathway network, ensuring improved access for all.

ESTIMATED COST

Development of the Master Plan is proposed to be undertaken in three distinct stages, as detailed in the 'Implementation' section. The estimated total cost (provided by Zinc Cost Management) of implementing the Master Plan is \$28,000,000 with the cost of each stage (with Stage 1 already completed) being:

- Stage 2: \$13,000,000
- Stage 3: \$6,000,000
- Stage 4: \$5,500,000
- Stage 5: \$3,500,000.

1.0

INTRODUCTION



1.1 PROJECT OVERVIEW

ROSS Planning was commissioned by The City of Greater Geelong (The City) to undertake a review and amendment of the existing *Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan 2011* (the Master Plan), which was developed and endorsed in 2011.

Since its endorsement, The City has undertaken initial construction works at the site. What was delivered, however, was different to the first stage outlined in the existing Master Plan. With Stage One of the Precinct operational since early 2018, the site is now a well-used sport and recreation facility with several regular user groups.

The region, however, is faced with a growing community and the Precinct is experiencing competing demands for the existing space. Recent changes and emerging site constraints now require the existing Master Plan to be reviewed to ensure future facilities at this reserve meet community needs, fit within the new reserve footprint and are based on identified demand (current and future).

This updated Master Plan represents an opportunity to build upon the existing uses and to ultimately provide a clear strategic (and sustainable) vision for the Precinct.

1.2 WHAT IS A MASTER PLAN?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs delivered by date
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements of the plan should proceed immediately, or that The City nor the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Precinct over an extended period of time so that ad-hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way. Hence, the trigger for this project and its intent to update the existing plan.

1.3 PROJECT OBJECTIVES

The revised Master Plan will provide a planning and design framework for the future development and enhancement of the Precinct. The Master Plan will guide the creation of sporting and recreational facilities to cater for the needs of the surrounding community and existing user groups over the next 5 to 10 years. The updated Master Plan has the following objectives:

- to cater for current and future sporting demands on the Bellarine Peninsula based on current demand and trends
- to provide a framework for built infrastructure that appropriately supports sporting activity and recreational needs whilst within the financial means of The City, and based on projected future demand
- to encourage informal recreation activities to be enjoyed by the general community
- to foster partnerships for capital development and ongoing management of the Precinct
- to create safe access and integrated movement through and to the Precinct
- to promote the natural environment, sustainable development, and practicable maintenance regimes.

1.4 PROJECT SCOPE

The site is owned by the The City and has a total area of approximately 32.5 hectares. The lower portion to the south-east is leased under two separate agreements to the Bellarine Secondary College, and a portion of the site to the western edge is leased to the Ambulance Service. The SES also occupies part of the Ambulance Service's leased site.

The City of Greater Geelong is revising the existing Master Plan due to the following reasons:

- Stage one works have already completed, however, they differ from the proposed staging listed in the 2011 Master Plan (i.e. the size, position and dimensions of these spaces differ from the proposed composition)
- This update is to ensure that the development of the land continues to be undertaken in alignment with the sites' zoning conditions and to meet current demand and emerging trends, whilst providing a high quality environment for the community
- There are currently competing demands for existing sporting space. Projected population growth and increases in junior sports participation indicate that more sporting facilities are required on this site
- The existing indoor stadium (Bellarine Secondary College) is at capacity and consideration needs to be given to an expansion of those facilities to cater for current and future indoor sporting demands
- The potential for sub-regional sports field development needs to be considered, i.e. turf and/or synthetic surface for training and/or competition for specific sports (NOTE: The City are currently undertaking a feasibility study to identify and document the need for an additional synthetic football pitch in the Bellarine-Peninsula region)
- Previous planning studies have identified gaps in quality local informal park and linear link sites, and The City see the need for new public facilities (such as playgrounds, park infrastructure and amenity) to cater to casual users.

1.5 PROCESS

The project program spans across five (5) stages and is scheduled to be delivered as follows:

Table 1: Project time line

STAGE	TASK/S	DATES
1	Project Initialisation • Inception meeting • Stakeholder engagement strategy • Background research • Site analysis • Stakeholder consultation	Feb - Mar 2019
2	Issues & Opportunities Paper • Needs assessment • Governance group meetings & workshop	Apr 2019
3	Design & Cost Plan • Draft plan preparation & presentation • Governance groups review	May 2019
4	Draft revised Master Plan • Draft plan preparation & presentation • Governance groups review • Community consultation	Jun - Sep 2019
5	Final Revised Master Plan & Summary Document	Apr 2020



Image above: Aerial photo of Stage one construction works for the Drysdale Sporting Precinct in September 2017
(image credit: Drysdale Sporting Precinct Funding Now)

2.0

STRATEGIC CONTEXT



2.1 LITERATURE REVIEW

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Precinct, an extensive literature review has been undertaken. The following list of documents have been reviewed.

2.1.1 LIST OF REFERENCE DOCUMENTS

CORPORATE AND STRATEGIC DOCUMENTS

- *Drysdale Clifton Springs Cultural and Community Hub Sub-regional Sports Precinct Master Plan (2011)*
- *The City Council Plan 2018-22 Putting our Community First*
- *G21 Regional Growth Plan (2013)*
- *Greater Geelong - A Clever and Creative Future*
- *The City Physical Activity Strategy (2014-2017)*
- *The City Sustainable Communities Infrastructure Guidelines (2016)*
- *The City Social Infrastructure Plan (2015)*
- *The City The Urban Forest Strategy (2014)*
- *Drysdale Clifton Springs Structure Plan (2010)*
- *Greater Geelong Planning Scheme*
- *Geelong Play Strategy 2012-2021*
- *The City Municipal Council Neighbourhood Safer Places Plan (2010)*
- *Greater Geelong Cycle Strategy (2008)*

ADDITIONAL BACKGROUND INFORMATION

- *Victoria in Future 2016 Population and household projections to 2051*
- *Visitor Economy Strategy 2017-2021 (Tourism Greater Geelong & the Bellarine)*
- *Greater Geelong and the Bellarine Tourism Master Plan (2016)*
- *Barwon Strategic Directions Statement 2018 (Barwon Integrated Water Management Forum)*
- *Drysdale Bypass proposal drawings and publications issued by Major Road Projects Victoria (as at Mar 2019)*

2.1.2 KEY STRATEGIC DOCUMENTS

A detailed summary of the key strategic documents reviewed is included below.

DRYSDALE CLIFTON SPRINGS CULTURAL AND COMMUNITY HUB SUB-REGIONAL SPORTS PRECINCT MASTER PLAN

The Sub-Regional Plan was developed to provide a program for the development of a master plan document for the future development of the Drysdale/Clifton Springs Sub-Regional Sporting Precinct.

Key strategic actions are presented under five key focus areas. Preliminary urban design was undertaken in order to illustrate how a regional cultural and community hub may be developed. Some of the key features of the plan taken into consideration are:

- the Structure Plan identifies the vacant parcel of The City owned land as a major asset that presents significant opportunity to build on the existing site facilities
- a range of sports facilities
- connectivity to the existing facilities on the eastern portion of the site
- key activity focus in the central part of the Precinct where the arts facility is located
- extension of Peninsula Drive to the south to intersect with Belchers Road
- continued expansion of the education Precinct with future tertiary facilities.

There will be opportunities to further develop active transport links to connect this site with continued population growth in the surrounding area.

DRYSDALE CLIFTON SPRINGS STRUCTURE PLAN (2010)

The Structure Plan provides a strategic framework for the planning and development of the townships within the region. It identifies key issues, aspirations and needs for the community that are articulated by township boundaries, and identifies appropriate planning controls to safeguard and enhance the future development of these townships.

Key opportunities that this master planning update have taken into consideration include the following:

- community facilities should be provided commensurate with the community's needs

- pursue opportunities for enhancement and provision of additional open space, recreational and cultural facilities and linkages wherever possible
- it is recognised that the Precinct is somewhat isolated from the existing community, and the future development of site will need to ensure that safe and efficient pedestrian and cycle links are provided, particularly when the Drysdale Bypass works have been completed
 - » notably, residents of the township rely almost entirely upon private cars for transport
- investigate opportunities to provide improved and more frequent public transport options, with future improvements to the Precinct likely consisting of more frequent bus services and improved weekend service to Ocean Grove
- the Master Plan is to investigate road improvements, particularly the extension of Peninsula Drive through to Belchers Road to address the operational constraints at the Geelong – Portarlington Road/Drysdale – Ocean Grove Road/Jetty Road roundabout during school hours
- connect existing and proposed community, recreation and open space facilities through footpaths and/or shared pathways, along with safe bicycle routes for school children off the main roads
 - » the provision of green cycle lane treatments should be considered in high-conflict areas and provide provision bicycle parking facilities to encourage active travel
- the region will continue to have a high proportion of families which is an important consideration when planning for community infrastructure and facilities
- drainage infrastructure is under increasing pressure and its performance is reducing, therefore, on-site stormwater quality controls are recommended
- indigenous vegetation on roadsides and reserves is to be protected, and planting programs using local indigenous species should be undertaken.

GREATER GEELONG PHYSICAL ACTIVITY STRATEGY 2014-2017

The aim of the Strategy is to establish an evidence base to guide policy and decision making at a regional and municipal level.

This will help create an environment that supports physical activity and generate recommendations that are linked into the *Municipal Public Health and Wellbeing Plan*. It is underpinned by the following mission statement:

"To encourage more people to be more active more often".

LITERATURE REVIEW - SUMMARY

When considered together, the literature review highlights a number of key considerations:

- The City acknowledges the importance of sport and recreation facilities for the community
- The City highlights the need to review current uses and facility layout at Drysdale Sporting Precinct
- there is a need to provide safe pedestrian and cyclist travel options, as part of the development of the Precinct, particularly to align with Bypass infrastructure
- no additional turf pitches are required for the region in the short to medium term
- population growth projections indicate that additional soccer pitches and AFL fields will be required across Greater Geelong by 2036
- there is strong growth in female AFL and soccer participation, seeing 41% growth in the year 2015 to 2016, reflecting an increased need for female friendly infrastructure.

2.1.3 ADDITIONAL BACKGROUND INFORMATION

Through reviewing state sporting body documents the following recommendations are suggested:

CRICKET - DRAFT G21 & CRICKET VICTORIA BARWON REGIONAL CRICKET STRATEGY

- the region's overall turf pitch provision level (23% of overall provision) is in fact lower than that of the Cricket Victoria Country Region (30%)
 - » 90% (or 32 of the 36) pitches in the Barwon region are, however, concentrated within the The City
- In the short - medium term this means no additional turf pitches are required for the region, with the Bellarine Peninsula Cricket Association competition being held on synthetic wickets only.

SOCCER - VICTORIAN FOOTBALL FACILITIES STRATEGY TO 2036

- projected population growth in the region will see participation rates increase by 4,668 overall players (1.1% projected increase), 5,738 (2% increase) or 7,657 (5% increase). This would require an additional pitch requirement of 16 (1.1% increase), 20 (2% increase) or 27 (+5%) respectively.
- Football Victoria advise that an additional 21 pitches is seen as desirable for Greater Geelong by 2036.

AUSTRALIAN RULES FOOTBALL (AFL) - AFL VICTORIA FOOTBALL FACILITIES DEVELOPMENT STRATEGY 2017-2022

- the Strategy expects an additional 20,000 - 30,000 individuals aged 5 - 39 in the Geelong region by 2031. This would represent a need for 8 to 10 new ovals by the year 2031.
- acknowledged the strong growth in female football participation with a 41% increase from 2015-16.

3.0

ANALYSIS & PLANNING



3.1 SITE CONTEXT

The Precinct is located approximately 20 kilometres east of Geelong on a large block bordered by Grubb Road to the west, Peninsula Drive to the east (including St Thomas Catholic Primary School; St Ignatius College, Bellarine Arts Centre “Potato Shed” and Bellarine Secondary College), Belchers Road to the south, and Andersons Road to the north.

The original Master Plan covered an area of approximately 45 hectares, however, since its endorsement, the site area has reduced to approximately 32.5 hectares. This is resultant from approximately 4 hectares of the site being acquired by VicRoads for the Drysdale Bypass corridor and an associated connecting link from Grubb Road into Peninsula Drive, as well as the removal of the Landcare Bellarine property from the master planned area.

The lower portion to the south-east of the Precinct is leased under two separate agreements to the Bellarine Secondary College (includes Landcare Bellarine), and a portion of the site to the western edge, which is leased to the Ambulance Service. The SES also occupies part of the Ambulance Service’s leased site.

The bordering roads to the north of the site will change as part of Drysdale Bypass works. This includes the closure of vehicular access to Andersons Road from Peninsula Drive, and replaced with an extension of Peninsula Drive to connect into a new roundabout constructed at its intersection with Grubb Road.

The Precinct, is primarily made up of undeveloped, uneven topography with limited natural or artificial shade and limited embellishments. As of 2019, only the southern end of the site is developed.

SITE INSPECTIONS

Several site inspections have been undertaken across the Precinct and of the areas surrounding the Precinct. The following observations have been sought:

- sport and recreation opportunities and restrictions
- community facilities and services including asset condition and performance considerations
- existing uses, potential for broader use and new use including interactions with adjacent and nearby uses (e.g. schools, the Potato Shed and Landcare Bellarine)

- site topography, attributes and values, including cultural heritage, fauna and flora, and the identification of opportunities for improving and beautifying the site
- site layout, the relationship between elements and spaces and the flow between them, as well as, its linkages to adjoining areas
- existing furniture, materials and finishes including signage, lighting and pathway network
- site access, egress and circulation for pedestrians, cyclists and motor vehicles (including car parking) and the condition and capacity of the adjoining road systems including current Drysdale Bypass construction works and potential road upgrade projects by The City
- drainage, stormwater and flooding considerations
- equity issues such as disability access
- safety, security and areas of risk on the site
- The City’s management policies (including lease/tenancy arrangements) and use of various spaces and facilities
- demand for passive recreation such as play, shade, picnic, walking and cycling facilities
- pedestrian and cycling connectivity and linkages to the site (including public transport)
- spatial connections, such as the integration of nearby open space and key community facilities
- town planning constraints.

Where relevant, the above observations have been mapped on **Figure 1: Existing Conditions Plan**.

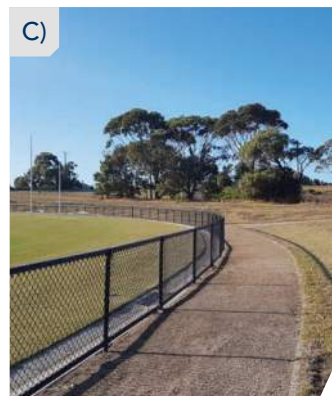
Images over page:

- A) Precinct entry sign and large car park adjacent to the multi-use field
- B) Pavilion with change rooms and amenities (inset photos courtesy of KLMS Australia)
- C) Existing granitic pathways
- D) Field lighting and typical granitic spectator area
- E) Cricket practice nets
- F) Existing rainwater tank
- G) Main field (cricket & AFL) looking west
- H) Second multi-use field (soccer, AFL & cricket) looking north.

3.2 EXISTING SITUATION

Stage one of construction was completed in early 2018 and has delivered the following sport and recreation facilities and embellishments:

- a main field serviced by a synthetic cricket pitch and AFL oval
 - » both ovals feature black chain mesh fencing with gated entrances and coaches/player boxes
- a second turf field serviced by a multi-use layout that currently accommodates:
 - » two soccer fields, one AFL field and one cricket oval
- cricket practice nets (2x bays)
- field lighting to both fields (competition standard)
- demountable pavilion, consisting of:
 - » a large community meeting space
 - » kitchen/kiosk
 - » two sets of change rooms and amenities
 - » two umpires rooms
 - » two store rooms and a first aid/office
 - » a built-in-verandah and viewing deck extending along the full length of both elevations to service spectating over both playing fields
- two separate car parks (one large and one small), both unsealed and edges delineated by timber bollards
 - » the larger car park (approximately 200 bays) is accessed off Belchers Road at the southern end of the Precinct
 - » the smaller car park provides nose-in parking to the western edge of the main oval
 - » informal parking is popular at the Precinct due to the large amounts of undeveloped space
- field irrigation system linked to an on-site rainwater tank
- decomposed granite pedestrian paths and spectator areas to the perimeters of both fields and linking each field with car parks and the pavilion
- Precinct entry sign at the access on Belchers Road.



3.3 EXISTING FACILITIES SNAPSHOT

SOCCER-SPECIFIC FACILITIES

Soccer fields are overlaid across the multi-use field which also provides the second AFL oval for the Precinct. The two soccer fields offer additional flexibility as games can be played with fields orientated both north-south and east-west.

Drysdale Soccer Club currently utilise both ovals for training purposes in conjunction with Drysdale Football Club.

Key features:

- two senior-sized soccer fields (lit to competition standard).

AFL-SPECIFIC FACILITIES

The Precinct has two playing ovals for AFL. The premier oval is shared with cricket. The second oval is on the multi-use field which includes “wings” that also have two soccer field overlaid.

Key features:

- two senior-sized ovals (lit to competition standard).

CRICKET-SPECIFIC FACILITIES

The single cricket oval has a quality turf outfield and central synthetic cricket pitch.

Key features:

- premier playing field with central synthetic pitch
- high quality, two-net cricket practice facility located north-north-west of the oval.

COMMON FACILITIES

There are several facilities shared in common amongst the various Precinct user groups, and managed and maintained by The City.

Key features:

- single storey multi-use shared pavilion (used by AFL, soccer and cricket)
- coaches/player boxes
- irrigation controllers to the fields.

Images:

- A) Multi-use field looking east at the soccer fields
- B) Multi-use field looking north at the AFL goal posts
- C) Main cricket oval looking west at the field with pavilion in the background
- D) The main large car park
- E) Typical coaches/players boxes
- F) The shared pavilion



3.4 ENVIRONMENTAL CONTEXT

CLIMATE

The site is subject to moderate winds (prevailing southerlies, westerlies and northerlies). This often causes problems for users running into the wind and may also be affecting the condition of the natural landscape in terms of erosion.

Temperatures on the Bellarine Peninsula have recorded highs in the mid-40's°C and lows in the range of 0-9°C. Annual average rainfall is 420.7mm with a monthly average of 43.1mm (April typically experiences the most rainfall).

LANDSCAPE AND TOPOGRAPHY

The site is relatively devoid of remnant vegetation and provides very limited natural shade coverage, particularly over spectator areas. There are large canopy trees lining the southern boundary and part of the western boundary, which are notable assets to the site. There has been some revegetation plantings installed along Belchers Road within the road reserve and in parts of the Precinct by Landcare Bellarine volunteers (in collaboration with The City).

A lack of vegetation growing on the modified embankment east of the multi-use field is experiencing erosion issues and is in need of stabilisation to prevent further erosion. There are plans in place for this embankment to be revegetated.

The topography across the Precinct is undulating and the landform appears to be significantly altered from its likely original natural state. The character of the landscape is open cultivated grassland. Some higher grades on the site appear to be remnants of stockpiled fill and earthworks undertaken to construct Stage one of the Precinct. Distant views to the You Yangs are visible from a high point on the south-east corner of the site.

The landform along the northern boundary is highly altered by construction works for Drysdale Bypass, which is actively underway at the time of this report. The final formation and landscape treatments from the Bypass corridor are to be incorporated into the updated Master Plan. VicRoads engineering drawings provided to The City will inform the future road and stormwater networks to service the Precinct.

There is a general lack of landscape permeability across the site with only one formal existing access provided to the Precinct from Belchers Road. Informal off-road vehicle movements are causing erosion issues in various locations across the Precinct, most notably a path traversing across the top of embankment to the south-east corner of the multi-use field.

CULTURAL HERITAGE

According to a Victorian State Government Environment, Land, Water and Planning property report investigation, the site is registered as having all or part of the property being an 'area of cultural heritage sensitivity' (extract

of the Aboriginal Heritage map provided on the next page). Known cultural the site is registered as having all or part of the property being an 'area of cultural heritage sensitivity' (extract of the Aboriginal Heritage map provided on the next page). Known cultural heritage sites and areas with sensitivity exist in the vicinity of the Precinct, however, no findings were recorded during the recent construction of Stage one undertaken in 2017.



Images:

- A) Existing farmers dam (VICSES Bellarine in background)
- B) Existing mature trees along Belchers and Grubb Roads (looking west)
- C) Existing eroding embankment proposed for revegetation works
- D) Western embankment showing off-road vehicle movements that traverse the top of embankment causing dust and erosion issues

Notably, Drysdale Bypass construction works have recently identified numerous aboriginal and some historical archaeological artefacts within that construction corridor. It would, therefore, be prudent of The City to prepare a Cultural Heritage Management Plan for future stages of constructing the Precinct, particularly in the northern area of the site. This is based on two potential factors:

- under the *Aboriginal Heritage Regulations 2018*, 'areas of cultural heritage sensitivity' are one part of a two part trigger that requires a Cultural Heritage Management Plan be prepared where a listed 'high impact activity' is proposed
- the proximity of the Precinct to the Bypass construction corridor, and the notable number of cultural heritage findings uncovered by that construction activity.



Image: State Government of Victoria 'Areas of Aboriginal Cultural Heritage Sensitivity Map' with the Precinct highlighted in red

3.5 STORMWATER

The City advise that the existing farmer's dam (see photograph 'A' on previous page) most likely lacks structural integrity, as it was unlikely to have been constructed with appropriate engineering. The preference is to remove it as the Precinct develops to avoid public safety risks.

A second basin exists on the western boundary to the north of the VICSES Bellarine leased area. This basin is proposed to be filled in and levelled as part of Drysdale Bypass works. A new culvert stormwater pipe will then drain water off-site.

Predominant overland flow paths traverse south to north for the site and ultimately entering the Corangamite Catchment, which is interconnected to many surrounding water assets including reserves, water bodies, creek lines and the coast. The City staff advise that sediment originating from the site is possibly affecting downstream water quality with site runoff entering the local stormwater network.

The *Barwon Strategic Directions Statement* envisions future stormwater management in the region as:

"Integrated, collaborative management of the water cycle that enables sustainable environmental, social, cultural and community prosperity for the Barwon Region."

A specific action for Clifton Springs is to reorientate all drainage infrastructure via sustainable connections to existing natural catchments and water features. Drysdale Sporting Precinct is identified by the strategy's Integrated Water Management Plan as a potential opportunity for reuse and rehabilitation of water on site. This would assist with relieving pressure on existing drainage infrastructure in the region, which is under increasing pressure.

A new link from Grubb Road to Peninsula Drive has been delivered as part of Drysdale Bypass works and benefits the Precinct in terms of improved vehicle, pedestrian and cycle access. As part of these State road upgrades, new stormwater management systems have been constructed, including a large detention basin located between the Bypass and the interchange at Grubb Road. The City advised that this basin was sized to accommodate stormwater runoff discharging from the Precinct by traversing the road via a network of swales and culverts.

3.6 TRAFFIC AND TRANSPORT

VEHICULAR MOVEMENTS

The Drysdale Bypass impacts the northern boundary of the site by requiring acquisition of approximately four hectares of land from the northern section of the Precinct. The Bypass will terminate vehicular access to Anderson Road from Peninsula Drive, however, will provide a new extension to Peninsula Drive to replace the existing T-intersection. Further, a pedestrian underpass is proposed to maintain pedestrian and cycle connectivity to Anderson Road and the existing shared path to Lake Lorne Reserve.

Peninsula Drive is critical for the Precinct, as it provides access to the education, arts and culture sub-Precinct of the area (consisting of the Potato Shed, Bellarine Secondary College, St Ignatius College and St Thomas Catholic Primary School.) Due to the isolated nature of the Bellarine Peninsula and the lack of public transport services to this area, these community and educational destinations require a significant number of parents to drive their children to school, creating parking and drop-off issues. Issues include double parking, parking in 'No-Standing' areas and on verges, cars pulling out in front of buses, etc. The Drysdale – Clifton Springs Structure Plan notes that the Department of Transport receives regular negative feedback from drivers because of these issues.

The City are developing concept plans to extend Peninsula Drive by connecting through to Belchers Road. A 25.0m wide corridor is incorporated into the updated Master Plan and will deviate around the proposed future extension of the indoor stadium. The City further advise that future upgrades to Peninsula Drive, Belchers Road and the intersection with Grubb Road will likely require three new roundabouts as traffic management solutions around the Precinct.

In terms of new vehicular access to be provided to the Precinct, The City has advised that no new driveways be considered along Grubb Road as this corridor is under VicRoads jurisdiction. Any new entries will need to occur along Peninsula Drive and/or Belchers Road.

PUBLIC TRANSPORT

There are currently no public bus services servicing the Precinct. The nearest bus route is along Portarlington Road (route numbers 60 and 64) stopping at the Jetty Road bus interchange, which is an 800m walk (approximately 10 minutes) from St Thomas Catholic Primary School.

The Drysdale – Clifton Springs Structure Plan (September 2010) notes that school bus movements to and from Peninsula Drive are problematic and the Department of Transport strongly advocates for improved access to and from the bus interchange at the Potato Shed. The mix of buses, parent's cars, pedestrians and bike riders impedes operation during morning drop-off and afternoon pick-up.

It is recommended that the Master Plan identifies the location of a potential bus layover area and that conversations with Public Transport Victoria commence to implement a new bus service to the Precinct.

PEDESTRIAN/CYCLE CONNECTIVITY

This site is relatively isolated from the existing community, however, the future completion of Drysdale Bypass will improve pedestrian and cycle access to the Precinct through provision of new pedestrian and cycle connections. It is critical for the Master Plan to incorporate safe and efficient pedestrian and cycle paths that connect with links from the Bypass, surrounding suburban areas, and the existing schools adjacent to the Precinct.

3.7 OTHER CONSIDERATIONS

PLANNING

Greater Geelong Planning Scheme

After the original Master Plan was endorsed, the site was rezoned to a Special Use Zone (shown on the planning scheme map as SUZ13) to encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities. Permitted uses (not requiring a permit) include:

- car parking associated with the use of the land
- education centre and emergency services facility
- minor sport and recreation facility
- store, transport terminal and utility installation
- landscaping, pathways/trails and associated recreation infrastructure (e.g. furniture, lights, irrigation, etc.)
- playground/sporting equipment
- extension to existing buildings (with controls).

Other uses potentially supported on the site (but requiring a permit) include:

- caretakers house, childcare centre, markets, place of assembly, and outdoor recreation facility
- food and drink premises (i.e. convenience restaurant, hotel, restaurant and tavern).

Greater Geelong - A Clever and Creative Future 2017

A 30-year vision for the Greater Geelong region is for a 'clever and creative region'. The vision has several strategic foundations that include improved health and safety of the community, informed social infrastructure and planning, a more inclusive and diverse community, planned sustainable development, effective environmental management, vibrant arts and culture, integrated transport connections, a thriving and sustainable economy, growing tourism and events, innovative finances and technology, organisational leadership, strategy and governance.

There is great potential for this Precinct to contribute to a number of measures of success outlined by the vision's action plan, including:

- being able to access all parts of Greater Geelong within 30 minutes through a variety of travel options
- connect into municipal pedestrian and cycling network
- 100% of public places in Greater Geelong are disability access compliant
- ensure equity the provision of community infrastructure and designing public areas is accessible to all levels of ability
- over 50% of residents reporting their health as very good or excellent
- provide a diversity of open space opportunities with high amenity public space outcomes that are well connected, sustainably developed and maintained
- suburban tree canopy is greater than 25%
- by increasing biodiversity, preserving, enhancing and growing natural areas
- 20% of all water used in the municipality is sourced from alternative sources
- by employing best practice standards for water efficiency and management.

Play infrastructure

The Geelong Play Strategy does not identify the need for a new play space specifically within the Precinct, however The City has advised that a district-level playground would be justified for this site. A district-level facility meets most of the strategic requirements outlined by the Play Strategy. Notably, the Strategy recommends gaps in the provision of play opportunities be filled by creating new play spaces on land already owned by The City.

Neighbourhood Safer Places (NSPs)

NSPs are places of last resort during the passage of a bushfire. There are a number of criteria used to determine if a site can be designated as a NSP, all of which the Precinct are capable of meeting. Designations are assessed by Country Fire Authority (CFA). It is recommended that The City further investigate the nomination of the Precinct as a NSP, as the location of the Precinct is well known to the community, it is centrally located and it has good access.

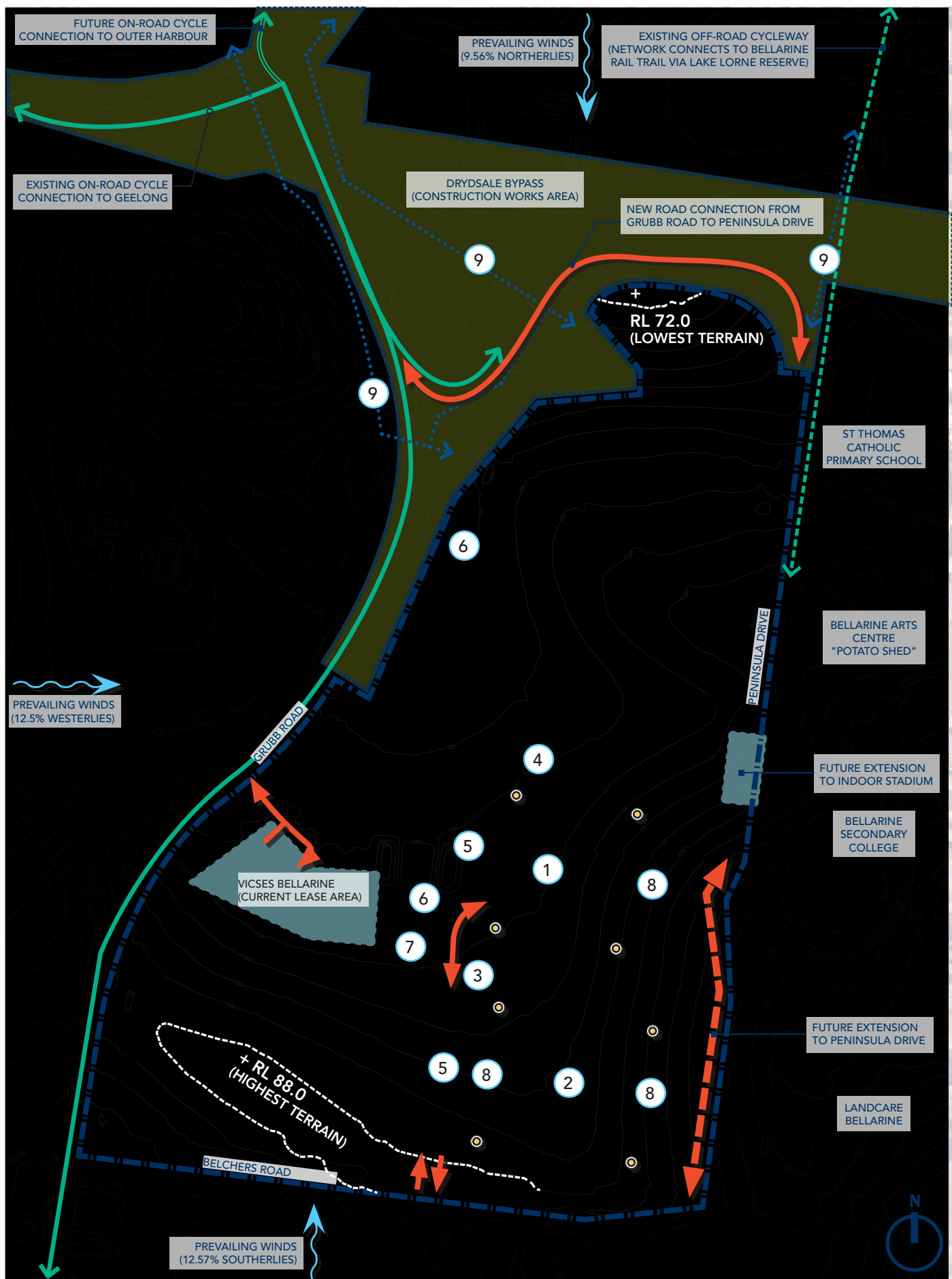


Figure 1: Drysdale Sporting Precinct showing existing conditions and surrounding context (Credit: aerial photograph taken by Nearmaps in late Feb. 2019)

3.8 DEMOGRAPHICS CONSIDERATIONS

In order to understand the make-up for the Precinct 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Given Drysdale Sporting Precincts' position as a future premier sports facility, population characteristics for the entire City area have been the focus, where possible. It is acknowledged that some participants will come from outside this catchment. Core participation, however, will come from within The City boundaries.

The population for Drysdale - Bellarine is 4,816 (as at 2019), with a forecasted total of 6,493 people by 2036 (a 34.82% change). By 2026 the largest forecast increase in household types is expected in couples without dependants (projections by forecast.id.com.au & ABS 2016 Census).

According to Victoria in Future 2016, by 2051 the population of Victoria will increase by 10.1 million people, 8.0 million of which are projected within the Greater Melbourne area. Greater Geelong is projected to increase by 81,000, being one of the top five largest regional growth areas in Victoria.

The largest concentrations of population growth by 2031 are projected for major regional cities, such as Greater Geelong, accounting for approximately half of Victoria's regional population. 40 to 43% of households will be families with children between 2011 and 2051.

Ocean Grove and Drysdale/Clifton Springs are identified as planned growth areas by the G21 Regional Growth Plan, which foresees significant growth according to local planning processes. These areas will in future accommodate a majority of new residents and jobs, and play an important role in supporting district centres, the community, and primary industry's located in the surrounding area.

"Between 2016 and 2026, the age structure forecasts for Drysdale - Bellarine indicate a 17.8% increase in population under working age, a 31.3% increase in population of retirement age, and a 17.0% increase in population of working age."

- Drysdale - Bellarine: Forecasted Population & Age Structure (Australian Bureau of Statistics, 2016)

DEMOGRAPHIC CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of the Precinct, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the Precinct (e.g. both formal sport and passive recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).

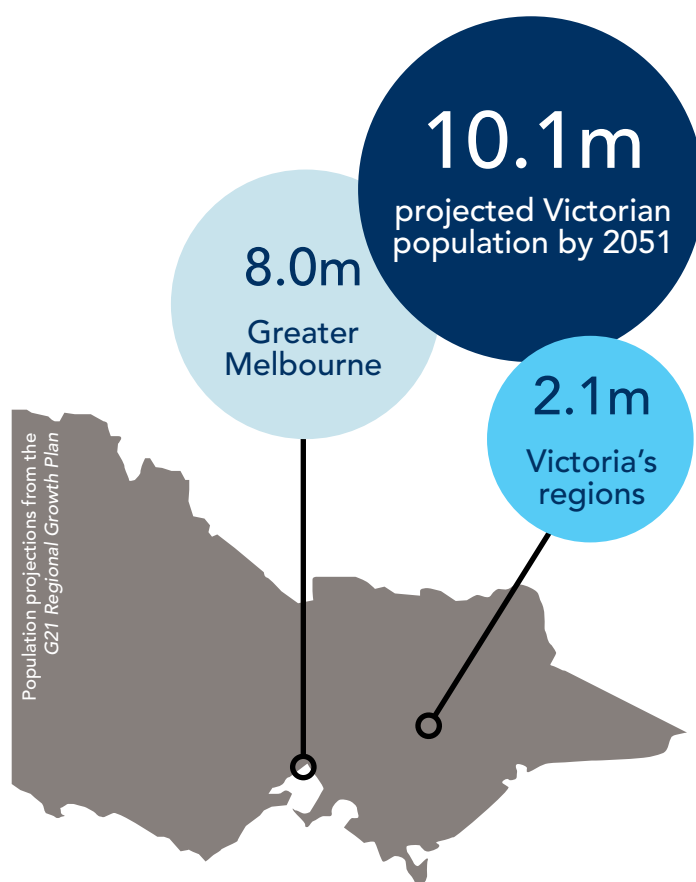


Table 2: Projections for Greater Geelong

Total Population					Total Households					% Aged under 20 yrs		% Aged 65 years +	
2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2021	2031	Annual % change 2011-2021	Annual % change 2021-2031	2011	2031	2011	2031
215,800	253,200	296,400	1.6	1.6	88,300	104,400	122,400	1.7	1.6	24.9	24.4	16.7	21.9

Ref: Victoria in Future 2016 Population and household projections to 2051

3.9 TREND CONSIDERATIONS

3.9.1 FORMAL SPORT TRENDS

FIELD AND COURT QUALITY

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields however, can significantly increase carry capacity by limiting maintenance-required field down time and also allow fields to be used immediately following inclement weather. A feasibility report regarding the benefits of such surfaces, how they are best managed, and the most suitable locations for their future provision across The City is currently being undertaken.

FIELD SHARING

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Governments espouse field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields may be more appropriate, field sharing has been proposed for the Precinct.

VOLUNTEER SPORT ORGANISATIONS

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities. Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

FACILITY MANAGEMENT

Councils across Australia and Victoria employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards Councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, not facility management (and maintenance).

TREND CONSIDERATIONS - SUMMARY

What do these trends mean for the Precinct?:

- ensure the provision of a range of high quality field and court facilities
- ensure the inclusion of female-friendly facilities
- promote shared-use of key ancillary facilities
- maximise opportunities for walking and cycling, as these are popular physical activity options
- create naturally and artificially shaded areas
- cater for all age groups and abilities.

GENDER EQUALITY

There is a current focus on the role of sport in promoting gender equality from all levels of government. The Victorian Government's Inquiry into Women and Girls in Sport and Active Recreation- A Five Year Game Plan for Victoria contains nine recommendations for the sport and recreation sector, state and local governments and other partners to bring about change. This is known as the 'Change Our Game' campaign. One of the most relevant themes for this Strategy is 'Change the Environment', with key recommendations to deliver female friendly built environments and equitable facility usage policies, and to build an enabling environment through education and training.

3.9.2 PASSIVE RECREATION TRENDS

PARK DESIGN

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to the economic and environmental well-being of a community. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- a range of infrastructure that supports all abilities participation and Disability Discrimination Act compliant.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. ParkRun has experienced unprecedented growth and is one of the largest running events in the world (averaging around 250,000 runners taking part in 1,500 events spread over 20 countries each week)¹. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety, and are easy to understand for a first-time user.

¹ www.theguardian.com/sport/blog/2018/oct/01/parkrun-five-million-runners

4.0

DEMAND ANALYSIS



4.1 CONSULTATION PROCESS

4.1.1 KEY STAKEHOLDERS

The following groups have been targeted to understand future design and use of facilities and stakeholder expectations with core needs and aspirations identified. These groups will have ongoing input into the design of the Master Plan as key stakeholders and users of the Precinct.

PROJECT PARTNERS AND STAKEHOLDERS

- City of Greater Geelong (inter departmental)
- Project Control Group (PCG)
- Project Steering Group (PSG)
- Project Reference Group (PRG)
- Football Victoria (formerly Football Federation Victoria)
- AFL Barwon
- Cricket Victoria
- Netball Victoria
- Tennis Victoria
- Hockey Victoria
- Croquet Victoria
- Drysdale Football Netball Club (Football)
- Drysdale Football Netball Club (Netball)
- Drysdale Soccer Club
- Drysdale Cricket Club
- Drysdale Tennis Club
- Bellarine Athletics
- Peninsula Little Athletics Club
- Ocean Grove Barwon Heads Little Athletics Club
- Bellarine Peninsula Basketball Association
- St Thomas Catholic Primary School
- St Ignatius College
- Bellarine Secondary College
- Bellarine Arts Centre "Potato Shed"
- VICSES Bellarine Unit
- Landcare Bellarine.

4.2 CONSULTATION OUTCOMES

Demand for future development at the Precinct has been established through consultation with the project partners and stakeholders listed; a review of outcomes from state Sport and Recreation Plans of sporting associations using the site; combined with an analysis of existing opportunities, participation and facility design trends.

CITY OFFICER FEEDBACK

Issues

- access/egress from Grubb Road (due to VicRoads jurisdiction) will not be possible
- there is currently no connection to Belchers Road from Peninsula Drive
- there is a need for improved access to and from the bus interchange at the Potato Shed
- the internal path system suffers from settlement and erosion issues, creating uneven surfaces for pedestrians
- the existing external path system is very limited
- no current public transport routes service the Precinct
- the existing pavilion requires an upgrade or expansion to cater to demand
- there is potential for sub-regional sports field development; turf and/or synthetic surface for training and/or competition for specific sports.

Opportunities

- majority of the site is currently undeveloped with only Stage one works completed to the south of the Precinct
- the location of the Precinct adjacent to three schools offers a great opportunity to attract new players and members to the clubs who operate from the site, including shared use of Precinct facilities
- projected population growth in the region positions the Precinct as the future home for sport and recreation in the Bellarine-Peninsula catchment
- inclusion of a maintenance facility/shed on-site.

EXISTING CLUB USER GROUPS

Drysdale Soccer Club

Membership considerations

- club currently has three male and two female teams along with 150 juniors
- club membership is steadily growing due to rising popularity of soccer and increased population to the Bellarine-Peninsula.

Facility usage

- primary use of multi-use field and pavilion
- shared use with AFL club, sometimes using AFL field for juniors.

Clubs proposed development considerations

- the Club would benefit from the addition of a multi-purpose synthetic pitch to service the Precinct
- Club is content with sharing the current pavilion with AFL under the condition it is expanded to ensure adequate space for a club room, club memorabilia, etc.
- Club would be interested in the idea of installing a bike/cross-country trail through the Precinct
- with projected female participation numbers, female-friendly facilities will be required at the Precinct in the short-medium term
- current lack of shade and wind breaks at the facility cause issues for both players and spectators alike.

Football Victoria (FV) Comments

The Club is growing well with an increase of 100 members in the last two seasons and have a keen group of committee members. FV have acknowledged that the Precinct is a necessary venue for the region. Provision for a full sized synthetic pitch, available to seniors and juniors would be a welcome addition to the venue. FV would like to see upgrades to the current pavilion and the addition of a second pavilion to service additional pitches into the future.

Drysdale Football Club

Membership considerations

- Drysdale Football Club had a combined 484 players across junior, youth and senior competition in 2018, this includes 101 female players
- the Club had 15 teams participate in 2018 (including three female teams)
- Club is set to field three new female teams (U12, U15 and U18) in 2019.

Facility usage

Club is currently unable to play games at Drysdale Sporting Precinct without a scoreboard and timekeepers area (currently use Drysdale Recreation Reserve for home fixtures).

Clubs proposed development considerations

- the Club would welcome a multi-purpose synthetic pitch on the site in order to allow for training in wet weather
- require the installation of a digital scoreboard and timekeepers area in order to start playing fixtures at the Precinct
- modern change rooms, female friendly facilities and a gym would benefit the club and the Precinct moving forward.

AFL Barwon Comments

Geelong has the highest participation of any Country Victorian region. This number of participants is expected to see Geelong require an increase of 8-10 ovals by 2031. A high proportion of this growth is from female membership (41% increase in the 2016 season). Despite this large increase in females playing the sport, 80% of venues in the region do not have access to female-friendly facilities.

Drysdale Cricket Club

Membership considerations

- membership is steady after dropping off in the last few years
- in 2018, the Club fielded four senior mens teams and seven junior and women teams.

Facility usage

- the Club currently uses the Precinct for 3rd and 4th grade with 1st and reserve grade playing at the Drysdale Recreation Reserve
- the Club uses the ovals at Saint Thomas and Saint Ignatius for training and games when required.

Clubs proposed development considerations

- the Club would welcome a synthetic pitch at the Precinct stating that it will be needed for the future
- Club acknowledged the need for improvement to the shade options at the facility and noted the issues that arise for bowlers when running into the wind and the need for wind breaking solutions.

Cricket Victoria Comments

Cricket Victoria acknowledge the Barwon region saw a 3.6% decrease (214 participants lost). By 2022, 85 synthetic wickets will require replacement and currently 75% of the change facilities are not considered female friendly.

Bellarine Peninsula Basketball Association

Membership considerations

- current membership has reached capacity with approximately 260 teams competing
- there is an under supply of court space for training and games to both occur.

Facility usage

- games are conducted everyday of the week including club and school commitments
- matches are conducted on Saturdays and Sundays at La Trobe University
- junior development programs are held on Monday nights.

Clubs proposed development considerations

- the Association would like to see improvements to the access and parking at the Precinct
- the Association currently doesn't have access to the stadium during the day, they would be able to book out the space with school programs if option was made available
- the Association would utilise any rectangular pitches (synthetic or natural) for fitness purposes when available.

Peninsula Little Athletics Club

Membership considerations

- the Club has seen a steady decrease in membership over the last three years with 61 recorded members for the current season (2018-19)
- the upcoming Olympic games in 2020 have the Club hopeful for membership to increase to roughly 100 members next year
- John Landy Field, located in Geelong, is the closest premier level track in the region. As such, many junior athletes fail to "step up" past Little Athletics. An opportunity lies to retain 'home-grown' players if a suitable venue was located closer.

Facility usage

- the Club currently competes at another venue as there is no athletics track or associated infrastructure at present.

Clubs proposed development considerations

- the Club are in favour of an 8-lane, synthetic athletics track to be built on the Precinct
- to complement the track, the Club would welcome a grass infield to allow for throwing events such as javelin, as well as, a throwing cage for discus, shot put and hammer throw
- the Club has outlined that the Precinct needs to accommodate the projected population increase, which will subsequently experience an increase in demand for athletics in the region, with the Precinct an ideal location to become an athletics hub that services the Bellarine-Peninsula Region.

Drysdale Tennis Club

Membership considerations

- for the 2018-19 season the Club has a member base of 400, this includes a total of 19 teams split between

CONSULTATION - SUMMARY

- existing user groups identified a significant need for additional sporting fields and a larger pavilion with club room/social spaces and female-friendly facilities
- facility development should be aimed at creating a Precinct with shared facilities
- a premier, synthetic rectangular field is desired by most stakeholders
- traffic and parking issues being experienced along Peninsula Drive could be addressed by the Master Plan
- the adjacent school/colleges and Little Athletics Club indicated a strong desire for an athletics facility with a synthetic running track
- no need for the inclusion of tennis courts within the Precinct was identified
- the importance of pathways linking activity areas throughout and around the site.

11 junior, three senior and three midweek teams, representing 85 players

- over the next 3-5 years the Club anticipates numbers to double and potentially triple by 2025.

Facility usage

- the Club currently competes at Wathaurong Reserve.

Clubs proposed development considerations

- the Club has noted that due to proposed expansion at their current facility, there is no current or immediate need for tennis facilities at the Precinct.

OTHER EXISTING USER GROUPS

Saint Ignatius Catholic College & Saint Thomas Catholic Primary School

- the school's preference is for the site to contain a heated swimming pool, cross-country course, and a synthetic 8-lane athletics track, as there is a desire for shared use of the facilities by both schools
- the College noted the importance of extending Belchers Road to improve traffic flow in peak hour school pickup and drop off times, as it will alleviate congestion issues during peak school times.

Bellarine Arts Centre "Potato Shed" (The City operated)

- the organisation is in favour of passive recreation nodes being included on the site
- the issue of traffic management that arises during peak school times is a concern, with the lack of a thoroughfare on Peninsula Drive noted as the major contributing factor
- the centre is currently dealing with conflicts relating to school buses parking for the day in the centres' designated parking bays, causing issues for patrons and staff. The centre has requested that a separate area for these buses to park be considered in the updated plan.

5.0

PREVIOUS MASTER PLAN



5.1 OVERVIEW OF THE 2011 MASTER PLAN

The Master Plan aimed to cater to a range of current and future sporting needs for the Bellarine Peninsula and reinforced a number of directions set by relevant strategic documents at the time (i.e. the *Recreation and Leisure Needs Study* [2005] and the *Drysdale Clifton Springs Structure Plan* [2009]).

The Master Plan was based on a framework that envisioned multi-use, sharing and flexible design objectives to ensure that the Precinct could continue to cater to sport and recreation pursuits and other activities as they may emerge over time. It provided ovals, rectangular playing fields, running tracks and courts to provide for athletics, cricket, football, soccer, netball and tennis, which were based on a review of research and participation trends. It also made recommendations for sporting and recreation infrastructure, landscaping and amenity, car parking and traffic management, signage, other service infrastructure, buffers, stormwater and irrigation, and earthworks.

Specific issues addressed by the Master Plan included:

- ensuring adequate provision of additional sporting facilities to relieve the pressure on existing facilities and in response to projected population growth (particularly increasing junior participation rates)
- providing an environmentally sensitive design approach for constructing, operating and maintaining the Precinct
- providing complementary facilities to encourage alternative uses (i.e. informal recreation features)
- ensuring new building designs were multi-use and catered for all users whilst consolidating storage, change, clubroom, public toilet and social meeting facilities within a minimal number of built structures
- providing a traffic and pedestrian management strategy for accessing and travelling across the Precinct
- prioritising delivery via an implementation plan and details to support funding over many years.

5.2 DEPARTURES FROM ORIGINAL PLANNING

A major influence on the changes proposed by this review is the absence of the proposed City depot in the south-western aspect of the site. This has allowed planning for the development of a true sporting Precinct, taking advantage of the site's topography and the existing facilities. With a centrally located, shared large car park and pavilion, the site now has a defined entry with easily identified activity areas.

Developments identified in the 2011 Master Plan that have since been constructed have varied from the original design, mainly in regard to the size of the playing fields and location of the pavilion. Further, some features that were proposed in the previous Plan have been either identified as possible inclusions only once a demand has been demonstrated, or excluded. These departures are outlined below.

ATHLETICS

The previously proposed synthetic track athletics facility can still be accommodated within the site, but is only recommended to be developed once a significant demand is demonstrated.

MULTI-PURPOSE COURTS

Such facilities do not deliver satisfactory outcomes for individual sports. No demand was demonstrated for either tennis or outdoor basketball courts, hence the recommended provision of dedicated netball courts only due to the existing constraints of the netball facilities at the Drysdale Recreation Reserve.

RECTANGULAR SPORTING FIELDS

In the previous Master Plan, individual rectangular sporting fields were spread across the site, decreasing their ability to provide flexible field configurations and the provision of a consolidated sporting Precinct. Sports that require rectangular fields (such as soccer) retain access to a total of five fields, more than adequate for current and future regular participation levels and also providing the ability to host major sporting carnivals.

Legend

-  Vegetation Corridor
-  Water Treatment & Storage
-  Primary Bio-Filtration Drainage Swale
-  Grass Athletics Track
-  Fire Training Track
-  Synthetic Athletics Track
-  Netball / Tennis Courts
-  Soccer / Rugby / Touch Fields
-  Football / Cricket Oval
-  Shared Use Path
-  Pedestrian Access
-  Bicycle Network
-  Road Crossings
-  Carpark number of carpark spaces
-  Roads
-  Site Boundary
-  Sportsfield lighting
-  Spectator Viewing



Figure 2: Existing Drysdale Clifton Springs Cultural and Community Hub Sub-Regional Sports Precinct Master Plan (endorsed in 2011)

6.0

REVISED MASTER PLAN



6.1 WHAT IS PROPOSED?

The Master Plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an ideal opportunity to significantly enhance the capacity of the facility to meet the needs of the sporting community and also the recreation needs of nearby residents and visitors.

The Master Plan sits well within the existing open space network - providing for local residents and complementing the existing facilities.

The Master Plan integrates a number of the existing site features with a limited range of new elements and embellishments. The provision of quality recreation facilities and a more attractive environment will encourage passive recreational use from the non-sporting community and with the range of facilities and programs available, all age groups will find activities to enjoy.

A set of guiding design principles have been developed based on the issues and opportunities identified. Many of the principles of the existing 2011 Master Plan still apply, as these are still relevant and considered holistic approaches to future development of the Precinct.

These principles will provide the rationale for successfully delivering the Master Plan elements over the next stages.

PROPOSED GUIDING PRINCIPLES:

- cater for current and future sports demands on the Bellarine Peninsula based on demand and trends
- provide built infrastructure to appropriately support sporting activity and recreational needs within the financial means of The City and based on actual future demand
- encourage informal recreation activity by the general community
- develop partnerships for capital development and ongoing management of the Precinct
- create safe access and integrated movement through and to the site
- promote the natural environment and sustainable development and maintenance regimes.

6.2 THE REVISED MASTER PLAN

The revised Drysdale Sporting Precinct Master Plan can be found on the following pages. The Master Plan includes an overall layout and is supported by perspective artists impressions.

SPORTS FACILITIES:

- A. Existing lit multi-use oval (cricket & AFL)
- B. Existing lit multi-use field (x2 soccer & AFL)
- C. Proposed lit multi-use field (x2 soccer & AFL)
- D. Proposed lit premier soccer field
- E. Proposed netball courts (x2) with future expansion of two additional courts to the north
- F. Proposed district-level playground with proprietary play equipment, landscaping and other embellishments (i.e. picnic shelters, barbeques, drinking fountain and rubbish bins)
- G. Proposed 'learn to ride' track
- H. Proposed community recreation and leisure area.
- I. Proposed passive recreation space (potential for disc golf or other passive uses).

SUPPORTING INFRASTRUCTURE:

- 1. Primary entry to Precinct off Belchers Road (upgraded) with co-located bus stop
- 2. Secondary entry to Precinct off Peninsula Drive
- 3. Upgrade and extension of Peninsula Drive to connect with Belchers Road. Intersection of Belchers Road and Grubb Road to be upgraded.
- 4. Provision for a large multi-function pavilion to cater for tenants needs. Consideration to be given to staging the construction of the pavilion to allow for any emerging or changing community trends/needs
- 5. Proposed expansion to indoor stadium
- 6. Proposed public amenities and shelter
- 7. Grand stand (tiered seating)
- 8. Terraced seating
- 9. Entry forecourt and pedestrian node incorporating a drop-off turnaround, loading zone, disabled parking and feature plaza treatments
- 10. Proposed car parking area
- 11. Additional irrigation tank
- 12. Proposed 2.5-3.0m wide shared path. Potential to be used for cross-country and ParkRun (2.5km loop)
- 13. Proposed 2.0m wide concrete path
- 14. WSUD drainage swales (combination of grass-lined swales and rocklined/vegetated swales)
- 15. Revegetation area
- 16. Carnival/pop-up event space
- 17. Proposed scoreboards
- 18. Proposed extension of lease area to Bellarine SES.



Disclaimer - This master plan proposal has been prepared solely for information purposes and the benefit of City of Greater Geelong, and in no way implies commitment to its implementation by any party. Any information shown may be withdrawn or altered at any time without notice or obligation to the reader.



Fig. 3 Locations of perspective views



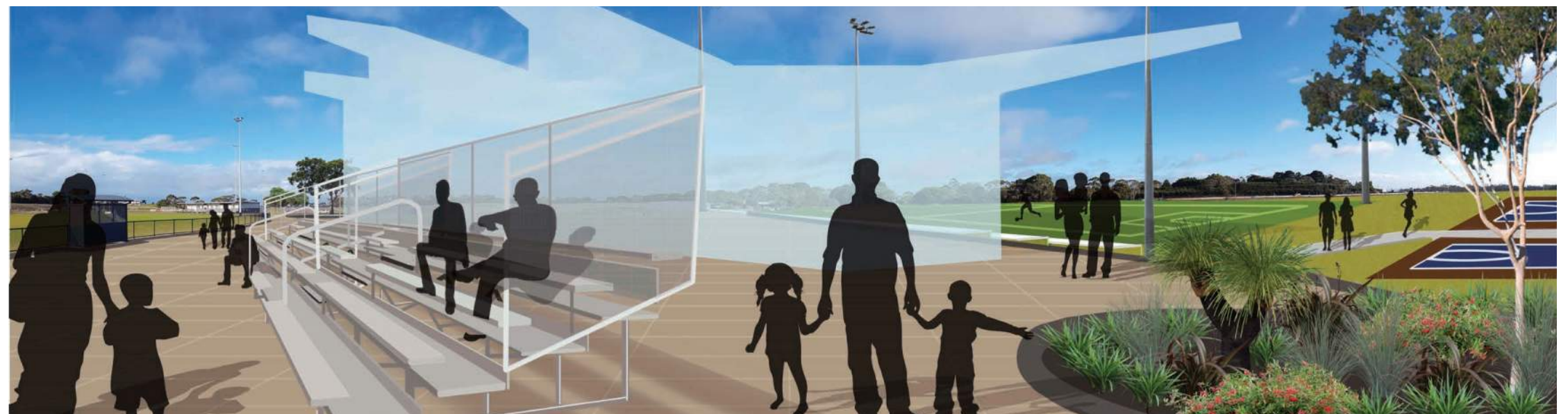
VIEW A: Peninsula Drive extension (looking north-west over the Precinct)

The extension of Peninsula Drive is proposed to connect into Belchers Road, fulfilling a critical link for local traffic movements around the Precinct. The streetscape provides an opportunity to deliver the 2.5km shared pathway loop that circles the perimeter of the Precinct. This high point on the Precinct provides a unique vantage point that overlooks revegetated embankments that flow down to the existing and future multi-use sporting fields, as well as, expanded car parking area and pavilion in the background.



VIEW B: Main Precinct entry off Belchers Road (looking north into the Precinct)

The main entry into the Precinct is upgraded and incorporates feature landscaping and wayfinding signage to welcome visitors upon arrival and directs them to key areas across the site. Expansive parking areas and the drop-off and turnaround point for the pavilion are located off this new central driveway. Tree plantings provide amenity and much needed shade for the Precinct and bring the vast open space to a more pedestrian-friendly scale. Pictured are participants in a ParkRun event utilising the 2.5km shared pathway loop.



VIEW C: Pavilion (looking south-west)

The pavilion creates a central node for the Precinct, providing a multi-sided outlook over the two main fields (oval and new premier soccer field) and new netball courts. Grandstands and terracing provide spectators with comfortable seating to support their teams, and a large forecourt area connects with a series of pathways that extend to other facilities across the Precinct.



6.3 ARTISTS IMPRESSIONS

6.4 MASTER PLAN ELEMENTS

6.4.1 NEW SPORT AND RECREATION FACILITIES

MULTI-USE FIELDS



The proposed multi-use fields will be similar to the existing facility, but aimed at primarily being utilised for soccer and other future rectangular field sports. The overall design allows the oval to be of variable dimensions so it can easily be adapted to cater for a range of competition levels.

Additional space between the two rectangular fields will allow for improved spectating and officiating opportunities, with the playing service being fully irrigated and potentially lit to competition standard.

The proposed location allows direct interaction with the proposed synthetic premier field and an open area between caters for various options on competition days and carnivals. There is also direct access from the proposed extended car park.

PREMIER RECTANGULAR FIELD AND NETBALL COURTS



Located immediately to the west of the pavilion, the rectangular field is proposed to be the premier field at Drysdale Sporting Precinct. The proposed location allows direct viewing from the pavilion and ensures the site operates as a Precinct with direct links to parking and other activity areas.

The proposed netball courts, with plexi-paved surfaces and wide run-offs to better cater for the sport, have similarly been positioned immediately adjacent to the pavilion and other activity areas to increase the effectiveness of the Precinct. All facilities are connected through a network of internal concrete paths.

PAVILION



The new pavilion will provide the essential features identified as needed by the current user groups and other stakeholders, incorporating female-friendly facilities, club rooms, canteen/kiosk, storage areas (including that for ground maintenance equipment), social areas, meeting room/s, and other associated requirements. The pavilion will be the hub of the Precinct and provide a base for all user group operations.

Options for the relocation and expansion of the existing pavilion will be explored to accommodate tenant needs. Subsequently, rigorous consultation with user groups will need to be undertaken during the detailed design phase for the facility.



Monbulk Soccer Centre (by Devco Construction for Yarra Ranges Council)



Peter Mathieson Pavilion in Alex Nelson Reserve (by Co-op Studio for City of Greater Dandenong)

COMMUNITY RECREATION AND LEISURE AREA



This area has been designed to provide various informal sport and recreation opportunities to the community and also provide an 'overflow' function for user groups for larger competitions, carnivals and events. The large, open nature of the area will allow community events and recreational activities to be hosted without impacting on the high quality sporting fields to the south of the site. The proposed adjacent car parking will also allow the Precinct to cater more effectively for such events.

It should be noted that the large community area is designed to become a flexible space capable of accommodating a range of different structured and non-structured recreational activities (e.g. Athletics, Touch Football,

markets, etc.) and builds-in flexibility to respond to future demand and community needs. Public amenities to service this area and the playground are proposed. One of the key recommendations is to consider the development of a new aquatic and leisure facility through the delivery of a new 50m pool aquatic facility alongside an actively managed synthetic pitch to accommodate a range of community recreation and sporting activities. The needs analysis that has informed the final masterplan identifies there is demand in the southern (Bellarine) area of the municipality for a synthetic pitch, with this location providing potential to mirror the success and operating model of the Leisuretime synthetic pitch currently located in the north of the municipality. This approach would be consistent with the findings of both the Synthetic Surface Feasibility Study and Drysdale 50m Outdoor Pool Scoping Study that was recently adopted by Council. It is recommended that these major pieces of infrastructure development be considered as part of planning for delivery of stage 3 of the master plan.

Complementing the large community area is a less formal, passive recreation area to the north, which allows community involvement in various recreational pursuits, such as the locally popular disc golf or other activities that may be identified by the local community.

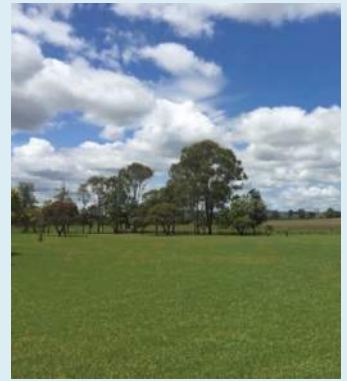
DISTRICT-LEVEL PLAYGROUND AND 'LEARN TO RIDE'



Complementing the sporting facilities to the south and the community features to the north, the proposed playground would be considered a district-level facility with a variety of play experiences, aimed primarily at children up to the age of 12-13 years. The playground is not intended to attract users from across the whole region on its own, but more to provide complementary recreation opportunities to

users of the sport and recreation facilities within the Precinct.

The 'learn to ride' feature is proposed to be a small bitumen track, representing a scaled down version of roads to provide bicycle education opportunities for the community. 'Stop' and 'Give Way' signs, pedestrian crossings and other traffic control features are incorporated to provide safe, off-road learning opportunities. Again, this facility is aimed at complementing existing sport and recreation facilities within the Precinct and may also become popular with the expected growth in the number of young families in the area in the future.



6.4.2 ACCESS AND CIRCULATION

Improved access and circulation around the Precinct is critical. The following improvements seek to achieve this, and encourage active modes of travel whilst recognising the need for most user groups to travel by car to the Precinct.

ROAD UPGRADES

Extending Peninsula Drive and upgrading Belchers Road to enhance access and functionality of the Precinct, and complement the new Bypass road workroundabouts are proposed at the intersections of Peninsula Drive and Belchers Road, Grubb Road and Belchers Road, and at the second entry to the Precinct opposite the Potato Shed

- it is envisioned that road upgrades will be funded and delivered by a separate civil capital works budget, which includes a 2.5-3.0m wide footpath (along the western verge) to form part of the Precinct's 2.5km shared path loop.

VEHICLES AND CAR PARKING

- the primary Precinct entry point will remain off Belchers Road, to be upgraded as part of Stage 3 to allow for the provision of a central driveway that will service an expanded, two part car park (sealed, line marked and landscaped)
- a secondary entry is provided opposite the Potato Shed to service the northern part of the Precinct and provide access to a partial ring of parking to overlook the main oval
- the central driveway leading off Belchers Road will service access to the two main car parks, and terminates as a turnaround drop-off zone for the pavilion
- car parks of varying sizes are dispersed appropriately throughout the site to service adjacent facilities and areas of activity, including:
 - » on-street parking provided along Peninsula Drive (between the Potato Shed and Belchers Road) as nose-in parking bays for spectators to overlook the two main ovals from their vehicles
 - » additional on-street car parking is provided outside the expanded indoor stadium for users of that facility
 - » a drop off-area is provided as part of the car park located opposite Saint Ignatius College. Due to the proximity of the parking area to the schools, the area will predominantly service drop-offs and provide short-term parking bays.
- access for maintenance and emergency vehicles is to be provided at key entries and via internal points throughout the Precinct
- provision of equal access parking is to be provided at the entry to the pavilion and appropriately within other car parking areas
- kerb and channel, bollards and shade trees define internal roads and car parks, with WSUD drainage integrated into the car park designs.

PEDESTRIANS AND CYCLISTS

- 2.5-3.0m wide walkway is provided around the outer edge of the Precinct as a 2.5km long shared path loop (note: sections of the proposed path are an optional mix of materials, such as granitic, asphalt or concrete)
- 2.0m wide pedestrian paths are proposed for all other areas throughout the Precinct
- paths are to link car parks, pavilions, amenities, key destinations and activity zones throughout Precinct, and ensure connections are provided into existing surrounding pathway networks



- provide end of trip facilities (i.e. bike racks and drinking fountains) at appropriate locations and in high visibility positions
- ensure medium to large canopy trees are planted at regular intervals along pathways to provide much needed shade across the Precinct.

6.4.3 AMENITY

There are many opportunities to enhance the visual amenity of the Precinct, through formal and informal treatments. Broad revegetation areas will stabilise embankments in areas not designated for sporting facilities and, in turn, improve both the aesthetics of the Precinct and local biodiversity by connecting with the natural landscape corridor of nearby open space reserves. Further, key nodes within the Precinct are opportunities for higher levels of embellishment (i.e. both hardscapes and planting) to formalise and delineate spaces/entries by creating focal points. Site embellishments are to consider:

- the use of iconic specimen trees to the periphery of parking areas and in rows of north-south alignment to act as wind buffers for sports fields
- well-placed tree plantings throughout the site to provide amenity and shade for users
- barbeques, picnic tables, seating, shelters and other appropriate park furniture to complement passive open space areas and support sporting facilities and club activities
- new public amenities with disabled access to be centrally located to key activity areas
- signage and gateway treatments to delineate Precinct entry points.

6.4.4 WATER SENSITIVE URBAN DESIGN

Sustainable water-saving and reuse practices are recommended for the successful ongoing maintenance of turf fields and landscaping, and may consider the following Water Sensitive Urban Design (WSUD) initiatives:

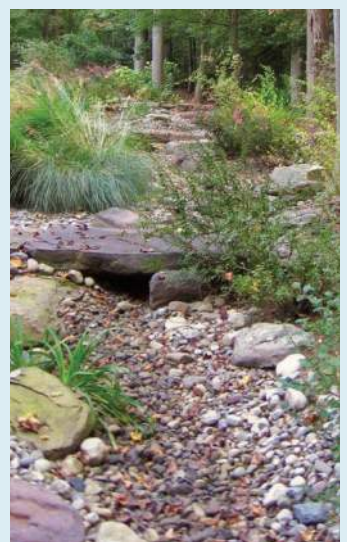
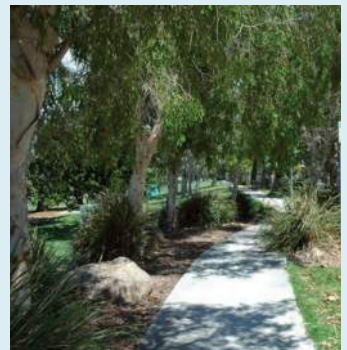
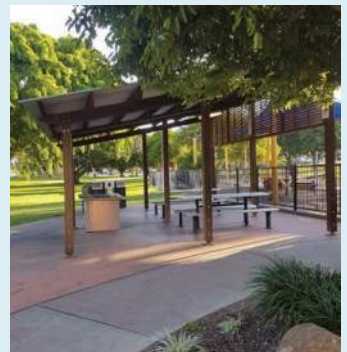
- use drought tolerant grass species for sustainable sports field development
- maintain natural drainage lines wherever possible, via turf and/or vegetated swales (lined by buffer strips) and integrated within passive recreation elements
- consider incorporating biofiltration devices as part of the open space provision, appropriately integrated as part of the Precinct's overall character and amenity
- use drainage corridors directed into local ponds (treated on-site first, wherever possible) before discharging into adjacent Bypass stormwater detention areas
- ensure car parks are landscaped and specifically designed to contain long recessed areas that encourage the detention and treatment of stormwater. Wherever possible, provide cross-falls that direct flow towards on-site detention storage (i.e. rainwater tanks) for capturing and reuse on-site.

6.4.5 IRRIGATION

- provide access to a recycled or sustainable water supply, preferably via on-site stormwater detention stores (such as rainwater tank/s or detention basin/s).

6.4.6 PRECINCT EMBELLISHMENTS

The character and amenity of built form and hardscape features introduced within the Precinct is to reflect the Drysdale area and Bellarine Peninsula, which is characterised by its rural setting and a village feel. This is predominantly comprised of low-height and small-scale built form and heritage vernacular.



GENERAL DESIGN GUIDANCE

- apply Crime Prevention Through Environmental Design (CPTED) principles
- ensure that landscaping complies with the Federal Disability Discrimination Act 1992
- ensure that landscaping complies with the The City Landscape Standard Manual
- the design of all landscaped areas (road reserves and within the Precinct) should ensure that safety concerns are addressed through maintaining clear zones, sight lines and passive surveillance.

HARDSCAPE MATERIALS

All hard landscape elements, including barbeque facilities, shade shelters, lighting, playground equipment, furniture, litter bins, paving and signage must be installed in accordance with The City infrastructure standards.

PATHWAYS AND NODES

- feature paving is to be used to highlight key nodes within the Precinct using treatments such as pavers, coloured concrete, patterning, etc.
- plain broom finished concrete for pathways in high-use areas
- granitic (cement stabilised) or asphalt for shared or pedestrian pathways in low-use areas (or concrete if future use becomes high).

FURNITURE & PLAY EQUIPMENT

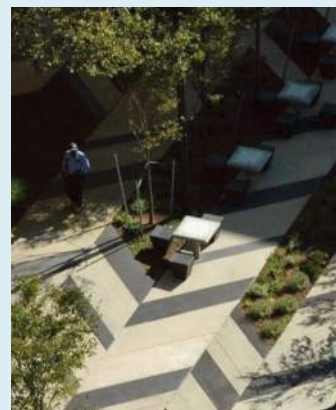
- use proprietary furniture and play equipment that is robust and vandal resistant
- all furniture and equipment should conform to The City Infrastructure Standards.

SIGNAGE & WAYFINDING

- meaningful and appropriate site signage will be needed to clearly denote arrival at key entries into the Precinct (i.e. gateway signs) and direct users to destinations, facilities and recreational opportunities located around the Precinct (i.e. directional signs)
- a second entry statement 'gateway' sign (to match the existing sign at the entry off Belchers Road) to be supplied at the new secondary entry proposed off Peninsula Drive
- pedestrian desire lines and priority need to be clearly delineated within car parking areas via contrast paving treatments, provision of pathways, and directional signs
- all signage should be informed by The City Signage Standards and Specifications.

PUBLIC LIGHTING

- all public lighting is to incorporate the use of energy efficient luminaires and The City may consider installing environmentally responsible options, such as solar lights, for car parking and pedestrian path lighting within the Precinct
- decorative (non-standard) lighting is not needed within this Precinct, however, may be incorporated as part of the pavilion's architectural statement and built outcome.



6.4.7 NATURAL LANDSCAPE CHARACTER

Drysdale is part of Central Bellarine Hills, which once had a landscape character that was predominantly a coastal woodland community with a diversity of shrub and grass understorey species beneath a mix of Gum and She-oak populations. These species are typical of areas with poor sandy soils; remnants of old sand dunes. The area is known to have:

"...a complex mix of soil types, including, clays, sands and gravels on gently sloping hills with poor to moderate fertility and which are poor to well drained." (The City, 2018)

Within proximity of Drysdale Sporting Precinct is Basin Reserve (Bellarine 110 Bushland Reserve). This small reserve contains remnant vegetation exemplifying how the Bellarine Peninsula landscape once looked, hence the native palette species recommended.

It is worth noting that Landcare Bellarine volunteers have expressed an interest, and currently have an active role, in undertaking revegetation works across the Precinct. This role and initiative is key to the successful delivery of revegetation extents proposed.

6.4.8 PLANTING

There are two different planting regimes proposed across the Precinct:

- 'embellished landscape areas' - which seek to enhance the amenity of key built form features and major activity nodes, and envisioned as a formal arrangement of highly-aesthetic planting palette
- 'revegetation areas' - which seeks to promote vegetation cover across the site, utilising species that reflect indigenous vegetation of The Peninsula in informal natural patterns.

Other planting initiatives include:

- retaining healthy existing trees wherever possible, as these are significant assets to the Precinct (in terms of aesthetic and native fauna values) and protects environmental integrity
- new planting should be predominantly of native or indigenous species from the Central Bellarine Hills, but non-invasive exotics may be considered if deemed appropriate to reinforce character or to fulfil other site requirements
- where appropriate, revegetation planting zones should be planted with local native tree, shrub and groundcover species with a diversity of layers to rehabilitate the qualities of the natural Geelong landscape and preserving fauna habitat values
- retain visual breaks where appropriate to maintain important views and vistas, and to promote the local landscape character, as well as, ensure maintain passive surveillance
- achieve regular tree planting and where possible plant for potential interlinking tree canopy over car parking areas to reduce Urban Heat Island Effect. Landscaping to car park areas will soften the appearance the large spans of hardscape. Trees planted at regular intervals to car parks (and spectator areas) will provide much needed shade
- street tree planting is to comply with the Code of Practice for Management of Infrastructure in Road Reserves and to reflect The City's streetscaping expectations for this Precinct and designation of road. Consider street trees on both sides of all roads at regular intervals and/or in accordance with The City Infrastructure and Landscape Standards.
- refer to the Zone 3 - Indigenous plants of the Geelong Region plant list published by The City for further recommendations on an appropriate planting palette.



Table 3: Indicative plant list

Botanical Name	Common Name	Locations							
		Feature Areas	Revegetation Zones	WSUD	Wind Break / Buffer	Car Parks	Bypass Interface & Peninsula Drive	Passive Open Space	Active Open Space
TURF									
Pennisetum clandestinum	Kikuyu Grass							•	
Cynodon dactylon x C. transvaalensis	Santa Ana Couch Grass			•			•		•
TREES (MIN. POT SIZE INSTALLED: 150L)									
Acacia implexa	Lightwood	•	•	•		•	•		
Acacia mearnsii	Black Wattle		•						
Acacia melanoxylon	Blackwood	•	•	•		•	•		
Acacia pycnantha	Golden Wattle		•						
Allocasuarina littoralis	Black Sheoak		•	•					
Allocasuarina verticillata	Drooping Sheoak		•		•				
Angophora costata	Smooth-barked Apple						•		
Banksia marginata	Silver Banksia	•				•	•		
Corymbia citriodora	Lemon Scented Gum					•	•		
Corymbia ficifolia	Flowering Gum						•		
Corymbia maculata	Spotted Gum	•				•			
Eucalyptus camaldulensis	River Red Gum			•					
Eucalyptus leucoxylon ssp bellarinensis	Bellarine Yellow Gum		•		•		•		
Eucalyptus ovata	Swamp Gum		•	•					
Eucalyptus viminalis	Manna Gum		•	•					
Exocarpos cupressiformis	Cherry Ballart		•						
Melaleuca lanceolata	Moonah		•	•		•			
SHRUBS									
Acacia acinacea	Gold-dust Wattle		•				•		
Acacia paradoxa	Hedge Wattle		•						
Acacia suaveolens	Sweet Wattle		•						
Acacia verniciflua	Varnish Wattle		•						
Allocasuarina misera	Dwarf Sheoak		•		•				
Atriplex paludosa	Marsh Saltbush		•	•	•	•	•		
Banksia marginata	Silver Banksia	•			•				
Bossiaea cinerea	Showy Bossiaea		•		•				
Bursaria spinosa var macrophylla	Sweet Bursaria		•		•		•		
Cassinia aculeata	Dogwood		•		•				
Correa alba	White Correa	•				•	•		
Daviesia latifolia	Hop Bitter-pea		•		•				
Dillwynia cinerascens	Grey Parrot-pea		•		•				
Dillwynia glaberrima	Smooth Parrot-pea		•		•				

Botanical Name	Common Name	Locations							
		Feature Areas	Revegetation Zones	WSUD	Wind Break / Buffer	Car Parks	Bypass Interface & Peninsula Drive	Passive Open Space	Active Open Space
Dodonaea viscosa	Giant Hop-bush	•	•		•	•			
SHRUBS (CONTINUED)									
Goodenia ovata	Hop Goodenia	•		•		•			
Leptospermum continentale	Prickly Tea-tree		•		•		•		
Leptospermum myrsinoides	Heath Tea-tree		•		•				
Leucopogon parviflorus	Coast Beard-heath		•		•				
Leucopogon virgatus	Common Beard-heath		•		•				
Myoporum insulare	Common Boobialla	•	•	•		•			
Myoporum viscosum	Sticky Boobialla		•						
Olearia lirata	Snowy Daisy-bush		•		•				
Ozothamnus ferrugineus	Shrub Everlasting	•	•	•	•				
Persoonia juniperina	Prickly Geebung		•		•				
Pomaderris oraria	Coast Pomaderris		•		•				
Prostanthera nivea	Snowy Mint-bush		•		•				
Rhagodia candolleana	Sea Berry Saltbush		•		•				
Solanum laciniatum	Kangaroo Apple		•		•				
Viminaria juncea	Golden Spray		•	•	•				
Westringia 'Wynyabbie Gem'	Wynyabbie Gem	•				•	•		
Xanthorrhoea australis	Grass-tree	•	•			•			
GROUNDCOVERS & GRASSES									
Atriplex semibaccata	Berry Saltbush		•			•			
Chrysocephalum apiculatum	Common Everlasting	•	•			•			
Dianella revoluta	Black Anther Flax-lily	•	•	•		•			
Lomandra confertifolia ssp rubiginosa 'Grey Leaf'	Lomandra 'Greyscape'	•				•	•		
Myoporum parvifolium	Creeping Boobialla	•	•	•		•			
Tanika® Lomandra longifolia	Lomandra 'Tanika'	•		•		•	•		
Poa labillardier	Tussock Grass	•	•		•	•			
Themeda triandra	Kangaroo Grass		•		•				

NOTE: this list is not exhaustive and is indicative only. It is provided for the purpose of demonstrating the intended landscape character of the Precinct.

7.0

IMPLEMENTATION



7.1 STAGING AND FUTURE WORKS

The following preliminary estimates are based on the proposed stages of development of the revised Drysdale Sporting Precinct Master Plan. It should be noted that due to the previously undertaken first stage of development of the site, the proposed stages of the updated Master Plan begin at Stage two.

The overall estimated cost is \$28,000,000 for the implementation of the Master Plan. Thus, this section provides staged budgeting (see Figure 4 over page for a Staging and Implementation Plan). The information provided is designed as a flexible guide and may be altered to meet changing demands and budgetary requirements. Changes in user group priorities or earlier opportunities for funding may alter staging.

7.2 COST ESTIMATES

STAGE 2 (SHORT-TERM)

- construct proposed premier rectangular field (x1 natural turf) with sports field lighting
- proposed multi-use field (x2 soccer and x1 AFL) with sports field lighting
- pavilion (with female friendly change rooms, social room, multi-functional room, entry hall, kitchen and spectator viewing decks)
- primary entry to Precinct off Belchers Road (upgraded) with co-located bus stop and proposed secondary entry to precinct off Peninsula Drive
- entry forecourt and pedestrian node incorporating a drop-off turnaround, loading zone, disabled parking and feature plaza treatments
- car parking area expansion
- internal 2.0m concrete pathways
- remaining landscaping (revegetation areas, etc.)

Sub-total for Stage 2: (rounded) \$13,000,000

STAGE 3 (MEDIUM-TERM)

- construct proposed rectangular field (x1 synthetic turf) with sports field lighting
- proposed netball courts (x2) with sports field lighting and provision for future expansion of two additional courts to the north
- grandstand (tiered seating) and terraced seating
- proposed car parking area with lighting

- 2.5-3.0m shared path (granitic)
- additional irrigation tank.

Sub-total for Stage 3: (rounded) \$6,000,000

STAGE 4 (MEDIUM TO LONG-TERM)

- proposed district-level playground with proprietary play equipment, landscaping and other embellishments (i.e. picnic shelters, barbeques, drinking fountain and rubbish bins)
- proposed 'learn to ride' track
- proposed public amenities and shelter
- concrete pathways (around existing fields)
- proposed car parking area with lighting
- internal 2.0m concrete pathways and 2.5-3.0m shared path (granitic)
- WSUD treatments to open drainage channels
- remaining landscaping (revegetation areas, etc.)

Sub-total for Stage 4: (rounded) \$5,500,000

STAGE 5 (LONG-TERM)

- proposed community events and recreation area (flexible use space) with lighting
- proposed passive recreation space (potential for disc golf or other passive uses)
- proposed car parking area with lighting
- internal 2.0m concrete pathways and 2.5-3.0m shared path (granitic)
- WSUD treatments to open drainage channels
- remaining landscaping (revegetation areas, etc.)

Sub-total for Stage 4: (rounded) \$3,500,000

The above summaries are indicative costs for each stage and include a contingency/sundry site works allowance of 10% and allowances for detailed design fees. Cost escalations have been factored into the QS, however, the provision of services and works external to site boundaries, legal fees and goods and services tax (GST) have not been included in this estimation.

UPON FUTURE DEMONSTRATED DEMAND

It is noted that the estimated cost of developing an athletics facility with a synthetic running track and the associated field events would be subject to further site investigations, detailed design and cost estimates.

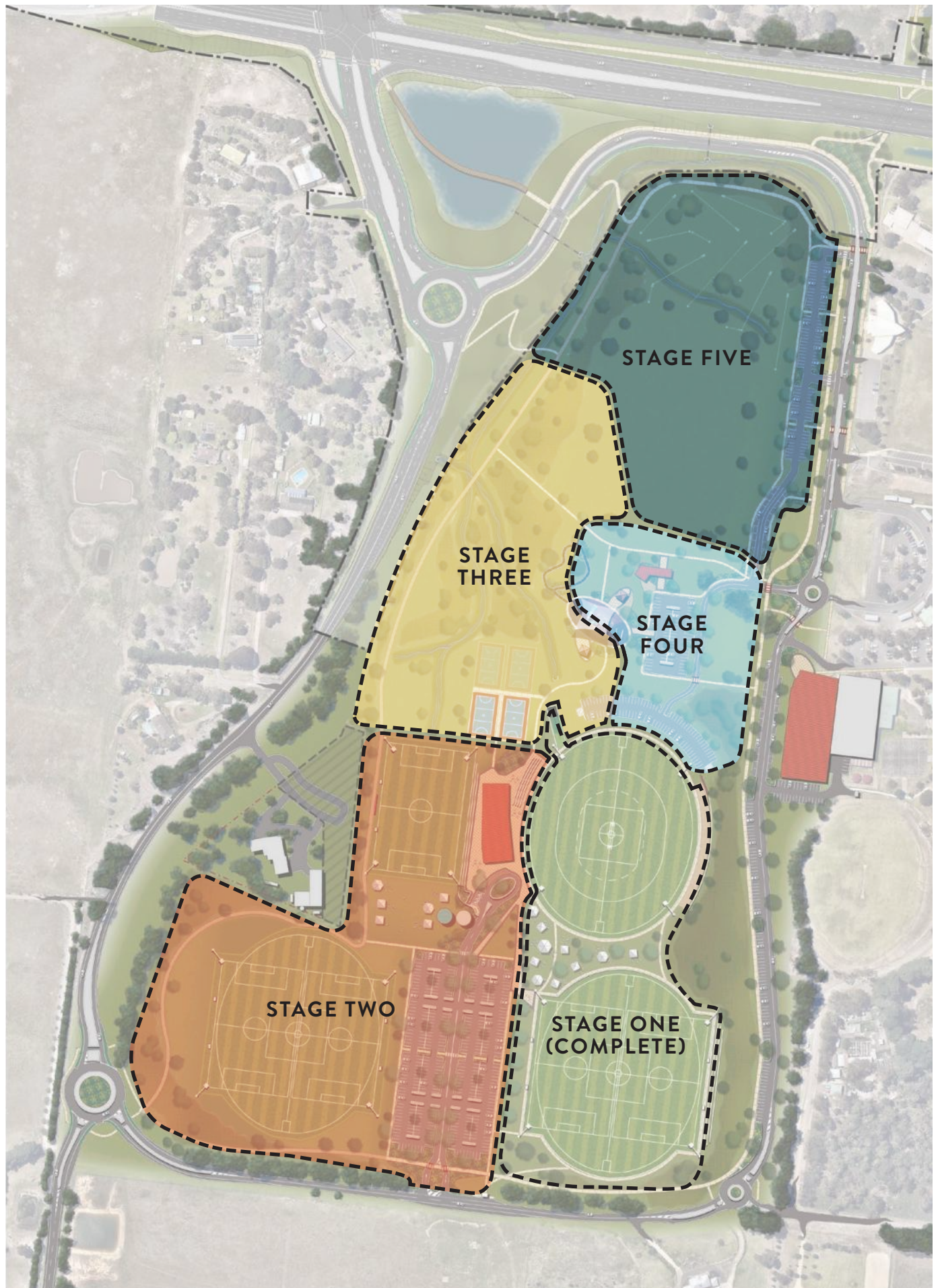


Figure 4: Proposed staging and implementation plan

8.0 MANAGEMENT & GOVERNANCE



8.1 RECOMMENDED MANAGEMENT PRACTICES

A wide range of maintenance/management practices are employed by local governments in regard to community facilities such as the Drysdale Sporting Precinct, with no one structure being perfect for all. Subject to the local government's population, financial and human resources, philosophical position on the provision of sport and recreation, and many other factors, The City's need to determine what suits their community best. The main types of structures in place across Australia currently include seasonal hire agreements, leases, licences (generally less formal and shorter term leases), Section 86 Committees, incorporated bodies, friend's groups, advisory groups, direct City management and permits to use.

MAINTENANCE AND AGREEMENTS

A key recommendation is that The City, in collaboration with tenanted sporting clubs, develop new licence agreements for the sports Precinct following the completion of the proposed staged works. The City will work closely with the user groups and provide advice regarding management and governance items.

Ongoing maintenance of the playing fields and supporting infrastructure (playground, seating, car parks, etc.) will remain The City's responsibility to ensure continued provision of high quality facilities within the Precinct. Licence agreements, in conjunction with The City's Fair Play Policy, will inform the fees and charges and maintenance schedule.



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8.00am – 5.00pm

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