



FACILITY DEVELOPMENT PLAN:

REES RESERVE

REPORT

JULY 2024

**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
GEEELONG COMMUNITY TODAY.**

ABOUT THIS DOCUMENT

The Facility Development Plan has been prepared by insideEDGE Sport & Leisure Planning on behalf of the City of Greater Geelong. This project was funded via the City of Greater Geelong's Community Infrastructure Grants program (2022-23) and developed in conjunction with Little River & District Pony Club and Little River Cricket Club. This Plan aims to provide an evidence base and strategic justification for the improvement to Rees Reserve to ensure its viability and suitability as a local level community sporting venue into the future.

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EXECUTIVE SUMMARY

Rees Reserve is a community facility home to the Little River and District Pony Club and Little River Cricket Club. Infrastructure at Rees Reserve is in poor condition and requires upgrading to ensure it can continue to service participation and community demand.

Little River is a township in proximity to both Geelong and Melbourne on the fringes of urban development growth areas. Little River is unique in that despite its proximity to cities, the township has a small population base, large housing lots/acreage and a distinct country feel. Akin to many other rural townships across Victoria, Little River has high horse ownership rates and demand for equestrian facilities.

Little River and District Pony Club (LRDPC) is associated with the Pony Club Association of Victoria (PCV). The Club is a junior-based club and offers its members opportunities to develop their skills in a welcoming environment – including riding, education, horsemanship and competition.

“Infrastructure at Rees Reserve is in poor condition and requires improvement. Enhancing the quality of facilities at Rees Reserve will support outcomes for junior and female participants and contribute to a healthier community”

Imperative to any equestrian club is fit-for-purpose and accessible facilities that allow members to ride in a safe and controlled environment. At present, infrastructure at Rees Reserve is outdated, in poor condition and in some instances unfit for use.

Alongside the Pony Club at Rees Reserve is the Little River Cricket Club. The Cricket Club utilise the facility as a secondary ground alongside Little River Reserve (located in Wyndham City Council). This use occurs throughout the summer season (i.e. October to March). Rees Reserve is frequently utilised by the community for unstructured recreation – mostly walking and dog-walking. Rees Reserve backs onto the ‘Little River’ which is a picturesque, perennial stream of the Port Phillip catchment.

The Facility Development Plan (this document) aims to guide infrastructure improvements at Rees Reserve to ensure it is meeting the expectations of the community as a welcoming, multi-purpose and modern facility. The Plan will prioritise infrastructure renewal based on need and funding availability.

CURRENT ISSUES AT REES RESERVE

- > The club rooms are non-compliant with building code and unsuitable for all gender use
- > The playing surfaces for equestrian and cricket (i.e. arenas and oval) are in poor condition
- > There is disorganised traffic and pedestrian flow across the Reserve
- > The Reserve lacks shade and amenity

FACILITY DEVELOPMENT PLAN PRIORITIES



REDEVELOP CLUB ROOMS
\$766,000



IMPROVE PLAYING SURFACES FOR EQUESTRIAN AND CRICKET
\$710,000



SAFER CAR PARKING AND CONNECTIONS
\$300,000



ENHANCED SHADE AND BIODIVERSITY
as per Council’s cyclical budgets

The Facility Development Plan for Rees Reserve will support and drive a host of outcomes for the community, including:



'BIG WINS' FOR FEMALE PARTICIPATION

The LRDP has an all-female participant base. The present facilities, particularly the club rooms, are in very poor condition and unsatisfactory for use. Improving the club rooms will enable a more welcoming environment for LRDP, its participants, volunteers and spectators to deliver their activities, and drive more participation into the facility.



DELIVER ON STRATEGIC PRIORITIES

The proposed infrastructure upgrades will deliver on the City of Greater Geelong's strategic priorities including greater facility parity, increasing multi-use opportunities, enhancing venue capacity and improving facilities for all-genders. The Plan will also support the objectives of stakeholders including Pony Club Victoria and Pony Club Australia that aim to deliver fun, welcoming and safe events and activities for its members via its affiliates.



GREATER FLEXIBILITY AND SAFER USE

By providing equestrian arenas that are fit-for-purpose and safer for use it will more adequately support riders of all ages, particularly junior aged participants who are learning to ride independently. It will also provide the LRDP with greater flexibility in the types of events and programs they can host.



COMMUNITY AND ENVIRONMENTAL BENEFITS

Enhancing the environmental health of Rees Reserve will contribute to a greener Little River and generate community outcomes through opportunities for active and passive recreation, nature appreciation and feelings of wellbeing and physical health.





ABOUT THE FACILITY DEVELOPMENT PLAN

THE SITE

Rees Reserve is located 27km from Geelong's CBD and 50km from Melbourne's CBD. The 6 hectare site offers parkland, sporting facilities and community infrastructure for active and passive recreation.

SITE CONTEXT

Rees Reserve is owned and managed by the City of Greater Geelong and is zoned Public Park and Recreation Zone (PPRZ) under the City's Planning Scheme. The Reserve has residential housing on large lots on its eastern, southern and western boundaries. 'Little River' runs on the Reserve's northern boundary.

FACILITY HIEARCHY

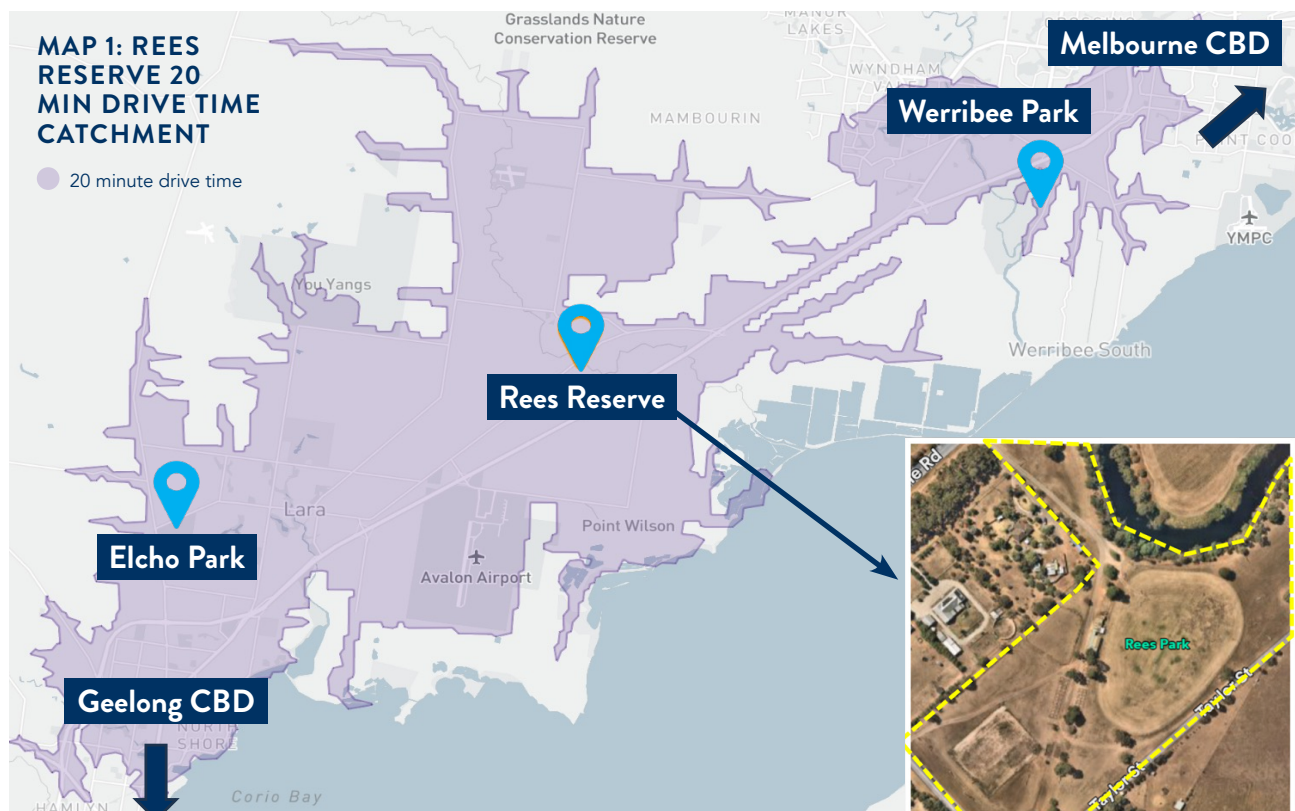
Rees Reserve is classified as a 'local level' sporting facility. These venues are defined by offering infrastructure that is generally suitable for community level participation and attracts participants from the immediate area. Infrastructure at local reserves will cater

to tenancing sporting clubs' requirements with bigger, 'regional' level venues providing for higher levels of skill, participation and events.

As demonstrated in the map below, Rees Reserve is located within a 20 minute drive of Elcho Park (regional level equestrian facility) and Werribee Park (national level equestrian facility). There will be a continued reliance on these venues to service participation beyond what Rees Reserve can offer. It also will mean that Rees Reserve does not need to provide infrastructure that is beyond what can be expected of its local level hierarchy.

INFRASTRUCTURE COMPONENTS

- > Cricket oval (approx. 92m x 136m) with a concrete base, synthetic centre wicket
- > Two riding arenas – one sand surface (approx. 60m x 50m) and one grass surface (approx. 32m x 38m)
- > Club room facilities (small kiosk, meeting room and first aid room plus storage container)
- > Horse yards
- > Public toilets



STRATEGIC CONTEXT

The following provides a high-level overview of strategic documents that guide and support the Rees Reserve Facility Development Plan.

Several strategic documents produced by the City of Greater Geelong underpin the development of the Facility Development Plan. The Plan will aim to contribute to the delivery of the City's strategic aspirations from a sport, recreational and environmental perspective.

The Facility Development Plan is also supported by the goals of peak sporting bodies including facility guidelines and region-specific plans. Common themes, priorities and principles of all stakeholders include:

Gender neutral amenities: Providing facilities that are welcoming, inclusive, accessible and encourage use by people of all-genders.

Multi-purpose facilities: Providing facilities that offer opportunities for multiple users and a variety of uses to generate greater community benefit and asset utilisation.

Growing venue capacity: Increasing the quality and capacity of existing facilities through innovative approaches.

Universal access: Ensuring community facilities are accessible to people regardless of their age, ability or cultural background.

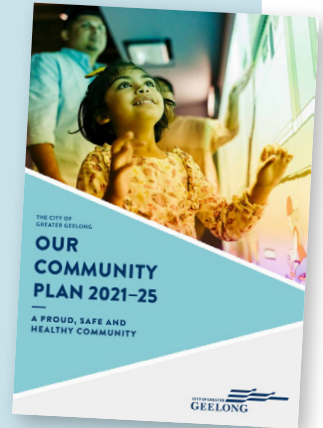
Planning for growth and demand: Investment and prioritisation of facilities and infrastructure upgrades where greatest need is demonstrated.

Partnerships and collaborative investment: Enhancing and maintaining relationships between all levels of government, industry partners and sport to promote collaborative investment into facility development.

Place based and fit-for-purpose: Ensure targeted and place-based planning approaches address different community needs and unique challenges.



CITY OF GREATER GEELONG STRATEGIC DIRECTION



- > Our Community Plan 2021-2025
- > Social Infrastructure Plan Outdoor Sport and Recreation Report
- > Social Infrastructure Plan Investment Policy



COMMUNITY PROFILE

The Little River township spans across the City of Greater Geelong’s and the City of Wyndham’s municipal boundaries. The township has a small population base however it is expected to double by 2034.

ABOUT LITTLE RIVER’S POPULATION

Little River is anticipated to see an additional 3,309 people by 2034. This includes those who will reside on the City of Greater Geelong and the City of Wyndham sides of the township.

The below chart demonstrates the anticipated population forecasts by 5 year age cohorts for Little River. The chart compares 2024 to 2034.

53% of the Little River population will be aged 0 to 34 in 2034. This is a significant shift from the current age cohort summary in 2024.

With this change and increased representation in the 0-34 year old cohort, it can be assumed that most new Little River residents will be young families.

The key market for organised sport is 5-39 year olds. Organised sport includes any activity that is partaken in in a formal manner – including equestrian and cricket.

As the population forecasts for Little River strongly align with key market for sport, this will suggest that demand for Rees Reserve will continue to be healthy to 2034.



2,515
LITTLE RIVER
POPULATION 2024*



5,824
LITTLE RIVER
POPULATION 2034*

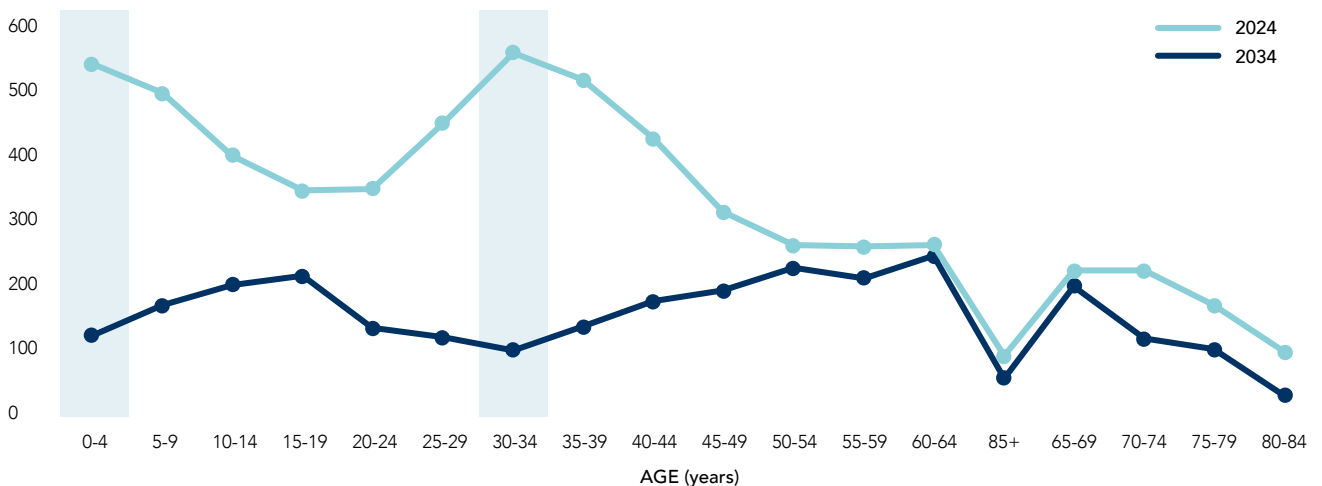


53%
OF THE LITTLE RIVER
POPULATION WILL BE AGED
BETWEEN 0 AND 34 IN 2034



+132%
INCREASE IN NUMBER OF
PERSONS LIVING IN LITTLE
RIVER 2024 TO 2034

CHART 1: LITTLE RIVER 2024 VS 2034 POPULATION FORECAST ANALYSIS BY 5 YEAR AGE COHORT



*Population forecasts for Little River quoted in this report are sourced from forecast.id.com.au and include population statistics and projections from the 'Rural North' area of the City of Greater Geelong and the 'Little River – Rural West' area of the City of Wyndham. As the township of Little River spans across both LGAs, both data sets have been utilised.

PARTICIPATION

Equestrian participation has a predominately female following. Equestrian participation in Little River is slightly higher than the national average participation rate of 1%.

Equestrian can be classified through various disciplines including, but not limited to, trail riding, dressage, show jumping, eventing, western pleasure, showing and mounted games. Based on the latest AusPlay data (Australia's largest national activity survey) there are:

- > In excess of 320,000 Australians participating in equestrian activities in 2022, the equivalent of 1.3% of the national population for adults (aged 15+) and 0.9% of children (aged <14)*.
- > Victoria accounted for approximately 25% of all equestrian participants in 2022, or approximately 55,000 people*.

In 2023, the LRDPCC had approximately 30 participants, all of who were junior aged females. This number has remained consistent since 2019.

"Little River & District Pony Club has an all-female participant base. In 2023, there were 30 participants - 50% were aged 10 and under."

If we apply the national equestrian participation rate of 1% to the Little River area, this equates to approximately 25 participants. It is likely, particularly for junior aged participants, that Little River & District Pony Club caters for the vast majority of those living in proximity.

As evidenced in the chart adjacent, should investment and infrastructure improvement occur at Rees Reserve, there are significant participation opportunities that will result. Increasing the capacity of the club rooms and playing surfaces will allow LRDPCC to open up their membership opportunities to cater for more participants across all junior age cohorts.

The Little River Cricket Club utilises Rees Reserve as a satellite facility for their lower grade teams. Whilst demand for cricket is strong, they too are limited by its current infrastructure. Upgrading the oval playing surface and amenities will enable greater usage by cricketers too. No data was available or supplied regarding cricket club usage and participation.

320K

EQUESTRIAN PARTICIPANTS NATIONALLY*

83%

EQUESTRIAN PARTICIPANTS NATIONALLY ARE FEMALE*

55K

EQUESTRIAN PARTICIPANTS IN VICTORIA*

24%

OF EQUESTRIAN PARTICIPATION IS ORGANISED THROUGH A SPORTS CLUB

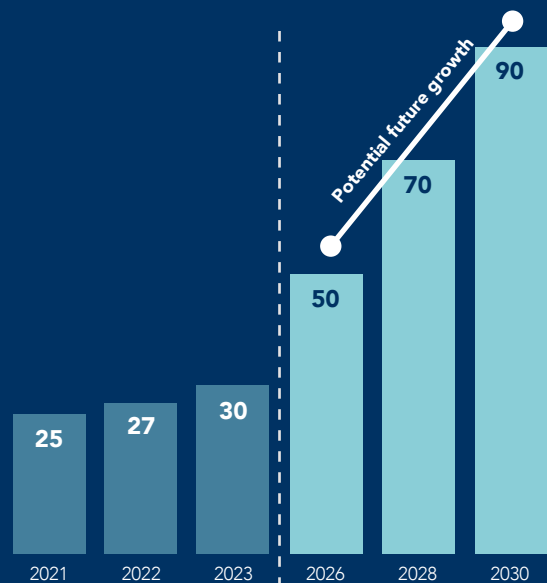
30

LITTLE RIVER & DISTRICT PONY CLUB PARTICIPANTS 2023

100%

OF LITTLE RIVER & DISTRICT PONY CLUB PARTICIPANTS ARE FEMALE

CHART 2: LRDPCC PARTICIPATION TRENDS AND FORECASTS TO 2030



*Sport Australia, AusPlay Participation Dashboards, 2022. www.clearinghouseforsport.gov.au/research/ausplay/results

WHAT IS DRIVING THE PLAN?

There are several influences driving the need for the Facility Development Plan at Rees Reserve.



Fit-for-purpose community sporting infrastructure

Infrastructure at Rees Reserve (including club room facilities, playing surfaces and amenities) are in poor condition and not suitable for use by people of all abilities and genders. Upgrading infrastructure will provide a more amenable recreation reserve and open space area for the Little River community and its user groups.



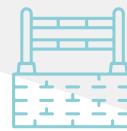
A Plan for the Future

There is a need to outline a plan to improve infrastructure at Rees Reserve to ensure that stakeholders are 'on the same page' and that recommendations are achievable over time and within current funding opportunities (and limitations).



Asset Management and Maintenance

Some infrastructure components at Rees Reserve are resource intensive due to their age and condition. More modern facilities will be easier to manage and create greater efficiencies for the City of Greater Geelong and club volunteers.



Equestrian Participation

There are approximately 30 Little River & District Pony Club participants in 2023. With 100% of participants being junior-aged females, improvements to infrastructure will continue to support and increase outcomes for this cohort.



Community Recreation

A Plan for Rees Reserve will aim to increase outcomes for other recreational pursuits such as cricket, walking, running, dog-walking and informal sport. These activities are already enjoyed at the Reserve, however are limited due to facility condition and capacity.



Sustainability

'Little River' runs through the north of Rees Reserve. Little River is a perennial stream that is significant to the Traditional Owners of the Land. Strategically improving the biodiversity and environmental properties of Rees Reserve will improve its existing attributes and contribute to a more sustainable and greener City.



Supporting Volunteers

The current facilities create volunteer burden associated with maintenance and preparation. In an era where volunteerism is becoming limited, efficiencies gained from the provision of modern amenities will make volunteer processes simpler.



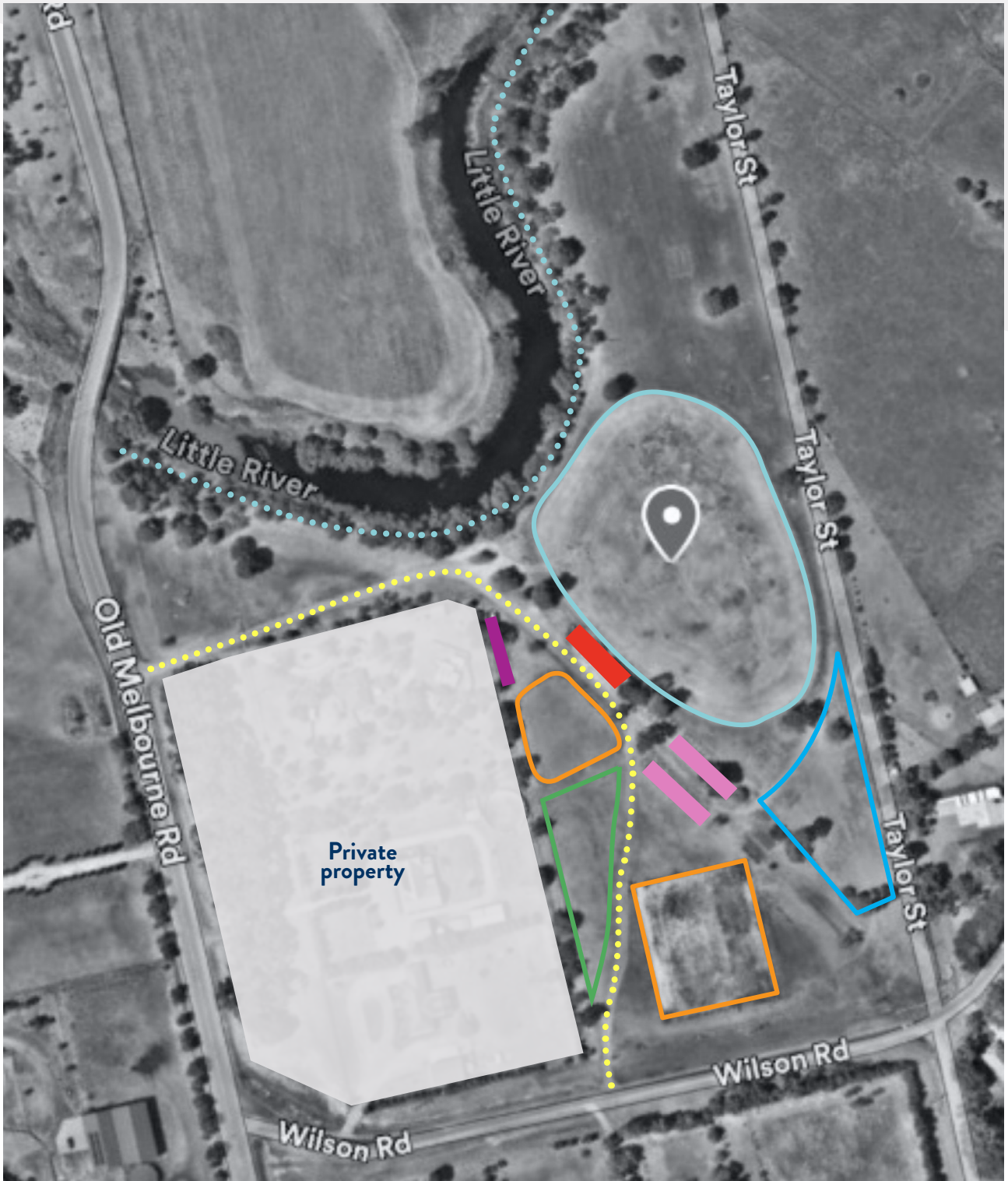
Partnerships










A successful Plan for Rees Reserve will enable stakeholders to work collaboratively to identify priorities and leverage investment opportunities as they arise.



EXISTING FACILITIES

EXISTING FACILITIES



- | | | |
|--|--|---|
|  Oval |  Horse Yards |  Main thoroughfare |
|  Cross Country Course |  Public Toilets |  Car and horse float parking |
|  Equestrian Arenas |  Club Rooms |  Walking Paths |

FACILITY CONDITION SUMMARY

Existing facilities at Rees Reserve and their condition were assessed as part of the Facility Development Plan. Key infrastructure items and associated issues and opportunities are identified below.

CLUB ROOMS

Description: The club room facilities at Rees Reserve are located in an existing shed and consist of kitchen, servery, first aid and office areas. The building does not have any change rooms or social room areas.

Issue: The building does not comply with modern building code requirements. There is no accessible access to the building, nor are there any toilets or change facilities. The kitchen area is outdated, and the footprint is too small to accommodate the two clubs adequately.

Opportunity: Explore providing facilities that align with the building code and relevant sporting standards. Consider a design that maintains a fairly small footprint that fits the needs of existing users and the amenity of the reserve.



OVAL

Description: The oval at Rees Reserve is approximately 45m from the centre cricket wicket to the boundary fence line. The playing surface is rye grass with varying coverage. The surface is not irrigated.

Issue: The current dimensions of the oval are adequate for junior level competition only. These dimensions are not suitable for senior cricket. The oval is misshapen and has inconsistencies in its north-south and east-west measurements. The field does not have irrigation and therefore the playing field becomes unsuitable for use, particularly during the summer months.

Opportunity: Consider a redevelopment of the oval including boundary fence removal or re-orientation, irrigation upgrade and minor oval footprint increase. This will enable the facility to be used for senior cricket and create a more functional space for the pony club.



EQUESTRIAN ARENAS

Description: There are two fenced equestrian arenas at Rees Reserve – one has a sand surface and is of suitable dimensions (i.e. 60m x 50m). The other is a more informal, grass space. On occasion, other areas of the reserve, including the oval, are utilised for riding by the Pony Club.

Issue: Riding arenas with surfaces such as sand are preferred for equestrian to create more suitable footing for horses, all weather use and a safer and more secure environment for riders. Compliant arena sizes (i.e. minimum 60m x 20m) are preferred.

Opportunity: Investigate opportunities to provide additional surfaced equestrian arenas at Rees Reserve that are fenced and safe for all levels of riders and disciplines. This will support growth in membership and offer greater capacity to host activities and club events.



ACCESS, EGRESS AND TRAFFIC MOVEMENT

Description: The main access and egress to Rees Reserve is via a two-way thoroughfare that connects Old Melbourne Rd and Wilson Rd. The thoroughfare runs through the centre of the reserve and is utilised by cars, pedestrians and horses.

Issue: The thoroughfare in its current orientation presents a safety issue to reserve users. The thoroughfare splits the reserve in two and requires management by the Pony Club on event days to ensure cars, participants and horses can be separated safely.

Opportunity: In conjunction with a future plan for car parking at Rees Reserve, undertake a review that aims to always redirect the thoroughfare away from reserve users. Consider the thoroughfare becoming one way or removing one of the entry/exit points to support greater safety outcomes.



CAR PARKING AND OVERFLOW PARKING AREAS

Description: There are several areas of Rees Reserve that are utilised for car parking. This mostly occurs in the vicinity of the existing club rooms and to the north and north-east of the main sand arena.

Issue: Parking is too haphazard and presents a safety risk to users.

Opportunity: Propose a more coordinated approach to car and float parking through the Facility Development Plan. Aim to create designated car parking for the new club room facility. Identify areas for float parking that are in proximity to the horse yards and (if required) create an additional more isolated area for overflow parking.



WALKING PATHS, LANDSCAPING AND BIODIVERSITY

Description: The 'Little River' runs through the northern boundary of Rees Reserve. It has an associated path network that is utilised for passive recreational purposes such as walking, running and dog walking.

Issue: The environmental properties of the 'Little River' area could be improved through more targeted land management practices.

Opportunity: There is opportunity to improve the biodiversity properties of the reserve through protection of the riparian areas and undertake further tree planting for shade and habitat creation.



CROSS COUNTRY COURSE

Description: The current cross country course traverses the northern, southern and western areas of Rees Reserve. The course consists of several obstacles and jumps that are considered suitable from beginners to intermediate riders (i.e. PCAV grades 3 to 5).

Issue: The cross country course lacks continuity due to its current layout which presents hazards and limitations including roadways and unstable/uneven ground.

Opportunity: Review current cross country course layout and footprint and consider opportunities that enhance safety and usability.



HORSE YARDS

Description: There are in excess of 50 horse holding yards at Rees Reserve constructed of timber.

Issue: Many of the horse yards are in disrepair, do not have water points or shade and are not suitable for use by larger horses due to dimensions.

Opportunity: Identify the replacement of timber yards with more robust materials with larger dimensions as well as trees and water points at various intervals.



PUBLIC TOILETS

Description: The public toilets at Rees Reserve are located in the western corner and are separate from the club room facility and consist of male and female facilities.

Issue: The public toilets are outdated and do not meet current building code standards. The toilets cannot be accessed by people with mobility impairments.

Opportunity: Redevelop the public toilet facilities at Rees Reserve in line with Council's cyclical budget programs.





THE PLAN

PRINCIPLES AND PRIORITIES

The below principles were developed to guide recommendations to ensure they are realistic and achievable, whilst meeting the needs of the community and future investment partners.



FIT FOR PURPOSE INFRASTRUCTURE

- > Fit for purpose infrastructure that improves the community's sport and recreation experience
- > Infrastructure that meets the needs of a local level facility and is comparable to other venues
- > Enhance safety outcomes for all reserve users



INCLUSIVE SPORTING ENVIRONMENTS

- > Inclusive facilities that welcome people of all genders (particularly women and girls), all ages and all abilities
- > Increasing facility capacity to support sustainable clubs and drive participation



HEALTHIER NATURAL ENVIRONMENTS

- > Improve, protect and restore biodiversity and habitat
- > Contribute to the City of Greater Geelong's goal of net zero emissions by 2035



COLLABORATIVE PARTNERSHIPS

- > Align recommendations with the funding priorities of the City of Greater Geelong and potential investment partners

FDP PRIORITIES

1.

Redevelop the club rooms to provide compliant, modern and accessible amenities

COST: \$766,000

2.

Improve the capacity of playing surfaces for equestrian and cricket

COST: \$710,000

3.

Enhance safety for users through improved access, connectivity and car parking

COST: \$300,000

4.

Undertake revegetation and protection activities that enhance the biodiversity and environmental properties of the Reserve

COST: Included as part of Council's cyclical budgets

SITEPLAN



LEGEND



PROPOSED TREES



EXISTING TREES

- 1 NEW GRAVEL ROAD & ENTRY
- 2 RENOVATED AND EXPANDED SAND ARENA TO 60x70m
- 3 NEW 60x20m SAND ARENAS
- 4 NEW GRAVEL CAR PARK
- 5 PROPOSED NEW CLUB ROOMS
- 6 PROPOSED STORAGE
- 7a STAGE 1: 20 No. 3.5x3.5m STEEL HORSE YARDS WITH WATER CONNECTIONS
- 7b STAGE 2: 20 No. ADDITIONAL 3.5x3.5m STEEL HORSE YARDS WITH WATER CONNECTIONS

- 8 NEW GRAVEL CAR & FLOAT PARKING AREAS
- 9 NEW GRAVEL SERVICE ROAD
- 10 RELOCATED/NEW WATER JUMP
- 11 NEW GATE & FENCE TO EXISTING ACCESSWAY. GATE/KEY ACCESS ONLY
- 12 REALIGNED CRICKET PITCH AND OVAL
- 13 GRADE 3 CROSS COUNTRY COURSE
- 14 ENHANCE AND INCREASE LANDSCAPING AND BIODIVERSITY TO RIPARIAN ZONE. UNDERTAKE PLANTING, REVEGETATION ACTIVITIES, PROTECTIVE FENCING IN NORTHERN AREA OF RESERVE
- 15 NEW FENCELINE TO PROTECT RIPARIAN VEGETATION
- 16 CONCRETE HORSE WASH AREA
- 17 CRICKET SHADE STRUCTURE
- 18 NEW PUBLIC TOILET BLOCK TO REPLACE EXISTING

BUILDING CONCEPT PLAN



IMPLEMENTATION

To assist with implementation, key infrastructure items have been prioritised in partnership with stakeholders. Their alignment with the Facility Development Plan’s guiding principles along with the costs associated are outlined below.

Note: all costs listed below are base-line estimates and do not include site preparation, construction contingencies, escalation costs, staging considerations or take into account any latent site conditions. Please refer to the detailed Quantity Survey relevant to this project which makes allowances for these inclusions. Cultural heritage investigations may be required for future infrastructure developments.




ITEM 01 – STAGE 1 CLUB ROOM REDEVELOPMENT

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
<p>Stage 1 of the club room redevelopment including new toilets and accessible toilet (with shower), new social space, office, first aid, kitchen and store room.</p> <p>Includes the delivery of the outdoor undercover area around the perimeter of the club rooms.</p>	\$766,000	  	<p>Aus. Gov’t Play Our Way Program</p> <p>SRV Local Sports Infrastructure Fund</p> <p>Council’s budgetary process</p> <p>Other external grant opportunities</p>

ITEM 02 – EQUESTRIAN INFRASTRUCTURE DEVELOPMENT

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
<p>Renovate and expand the existing arena and the delivery of two additional 60m x 20m arenas.</p> <p>Stage 1 of new steel horse yards and associated tree planting.</p> <p>New water jump.</p> <p>Cross country course improvements.</p> <p>This priority can be staged if necessary.</p>	\$410,000	  	<p>CoGG Community Infrastructure Grants</p> <p>Club fundraising</p> <p>Aus. Gov’t Play Our Way Program</p> <p>Other external grant opportunities’ and ‘SRV Local Sports Infrastructure Fund’</p>



ITEM 03 – PARKING

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
New car & float parking areas and gravel service road.	\$315,000	  	CoGG Community Infrastructure Grants Club fundraising

ITEM 04 – OVAL REALIGNMENT

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
Undertake minor oval realignment works including renovation to improve playing surface quality. Consider installation of irrigation (at additional cost).	\$450,000	  	Council's budget process CoGG Community Infrastructure Grants

ITEM 05 – ENVIRONMENTAL & BIODIVERSITY ENHANCEMENTS

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
Undertake planting, revegetation activities and protective fencing in northern area of reserve. Undertake other tree planting throughout rest of reserve.	Incl. in Council's cyclical budgets	 	Council's budget process CoGG Community Infrastructure Grants Council's cyclical budget

ITEM 06 – PUBLIC TOILET REPLACEMENT

DESCRIPTION	COST	ALIGNMENT TO FDP PRINCIPLES	FUNDING OPPORTUNITIES FOR DELIVERY
Replace public toilet with accessible, all gender facility.	Incl. in Council's cyclical budgets		Council's cyclical budget

INVESTMENT OPPORTUNITIES

It is recognised that a collaborative approach to investment is required to achieve the recommendations in the Facility Development Plan.

Opportunities for partnerships via local, state, federal governments and other community sources should be explored. At the time of writing this report, the below funding programs and opportunities align with recommendations.

City of Greater Geelong Community Infrastructure Grants Program

This program aims to support funding for the planning and delivery of capital works projects within the City of Greater Geelong. This includes grants available for up to \$400,000.

Australian Government Play Our Way Program

The Australian Government supports funding programs that increase participation outcomes. The most current infrastructure funding program for sport is via the Play Our Way program which will run from 2024 – 2027 and provide \$200 million dollars in funding. Local government as well as community, not-for-profit and sporting organisations are eligible to apply.

Sport & Recreation Victoria Local Sports Infrastructure Fund

This Fund aims to provide a range of grant opportunities across funding streams including Female Friendly Facilities (up to \$1,000,000), Community Sports Lighting (up to \$250,000), Community Facilities (up to \$300,000) and Planning (up to \$50,000).

Sport & Recreation Victoria Community Cricket Program

This Program aims to support cricket participation in Victoria through high-quality and welcoming facilities. The objectives of this program aim to be achieved through providing funding for projects such as upgrading of existing and construction of practice facilities, club room developments, playing field upgrades and sports lighting initiatives. Up to \$100,000 in grant funding is available.

Club fundraising

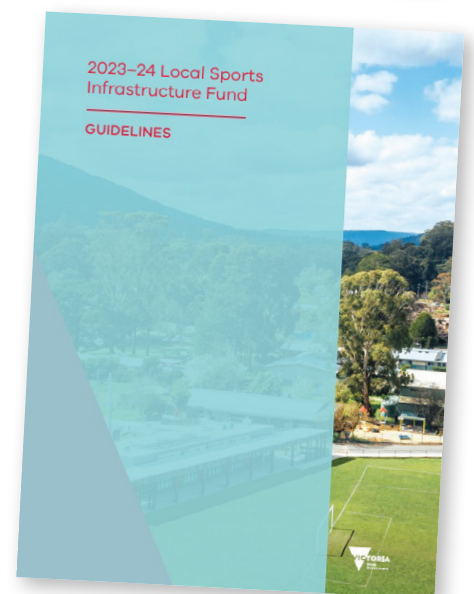
Clubs tenanted Rees Reserve may have opportunities to fundraise to support the delivery of the identified infrastructure upgrades. Where applicable, clubs should be encouraged to create a sinking fund that helps support the implementation of the Facility Development Plan, and to support the City of Greater Geelong in their pursuits to leverage both internal and external funds.

Council's budget process

Each year Council prepares a budget which provides funding for the delivery of community services, programs, and infrastructure in line with its respective Council Plan. There are opportunities for items identified within the Facility Development Plan to be delivered via this process.

Council's cyclical budgets

Council has cyclical budgets for the maintenance and renewal of minor infrastructure items. A small number of recommendations within the Facility Development Plan could be considered within relevant cyclical programs.



PROJECT OUTCOMES

The Facility Development Plan will create a more modern, inclusive, capable and greener reserve that can be enjoyed by the whole community.



SPORT OUTCOMES

- > **Infrastructure that is fit for purpose, accessible and welcoming** for equestrian and cricket participants.
- > **Infrastructure that can cater for all genders and abilities** and increase participation outcomes.
- > **Improved safety outcomes** via a plan that focuses on traffic management enhancements and safer riding areas.
- > **Greater facility parity** that ensures sporting infrastructure at Rees Reserve is comparable to other local level venues across the City.
- > **Improved programming outcomes** through facility enhancement that creates capacity to facilitate participation and events.
- > **Decreased volunteer burden** through the provision of more functional and modern facilities that require fewer volunteer hours.



ENVIRONMENTAL OUTCOMES

- > **Enhanced land restoration** through revegetation and regenerative activities that protect riparian areas.
- > **Increased community engagement** through local land care groups and planting events.
- > **Increased habitat linkages to riparian areas** through influencing species that support the local ecosystem.

“The development of the grounds will help us to attract more local riders which will greatly help our club become a stronger base for the community”
– President, Little River & District Pony Club



COMMUNITY OUTCOMES

- > **Greater opportunities for active and passive recreation** through better sporting infrastructure and improved path networks for walking, jogging, nature appreciation and dog walking.
- > **Increased social cohesion** through quality facilities that drive community visitation and opportunities to connect with each other and to the user groups.
- > **Community health and wellbeing support** through upgraded and fit for purpose infrastructure that increases physical activity.



APPENDICES

QUANTITY SURVEY

GEELONG 03 5222 2562
MELBOURNE 03 9052 3212
WARRNAMBOOL info@zincm.com.au
ABN 31 600 499 965

ZINC
COST MANAGEMENT

Ref 24097-cp1B

19 June, 2024

insideEDGE Sport and Leisure Planning

Via email zoe@eslp.com.au

Attention Zoe Sells

Dear Zoe,

Rees Reserve Facility Development
Cost Plan No. 1B

We have prepared Cost Plan No. 1B for the above project based on the documentation provided and our discussions.

Cost Summary

The cost plan can be summarised as follows:

	Stage 1 (\$)	Stage 2 (\$)	Total (\$)
Building Works	\$963,000	N A	\$963,000
External Works and Services	\$2,255,000	\$160,000	\$2,415,000
Sub-Total (excl. GST):	\$3,218,000	\$160,000	\$3,378,000
ESDI initiatives	\$32,000	Excluded	\$32,000
Contingencies and Cost Escalation	\$1,184,000	\$59,000	\$1,243,000
Non-Construction Costs	\$556,000	\$26,000	\$582,000
TOTAL END COST (excl. GST):	\$4,990,000	\$245,000	\$5,235,000

Please refer to the attached cost plan for further information and scope of works included. All costs are reported exclusive of GST.

Documentation

The cost plan is based on Master Plan design documentation and has been prepared using the following:

- Architectural - drawings prepared by Four18 dated 12 April, 2024
- Architectural - revised drawing prepared by Four18 received 19 June, 2024
- Correspondence from insideEDGE received up to 19 June, 2024

zincm.com.au

Engineering

We advise that services documentation was not available at the time of preparing the cost plan and have therefore included allowances based on our experience. Confirmation will be required once further documentation is available.

We also note that structural and civil documentation was not available and therefore the assumptions made will require confirmation once further documentation is available.

Environmental Sustainable Design (ESD)

The cost plan includes an allowance of 1% for ESD initiatives over and above business as usual requirements, i.e. solar panels, rainwater collection tanks, etc.

Non-Construction Costs

The cost plan includes the following non-construction cost allowances:

- Consultant fees - 10% of Total Construction Cost
- Client costs - 1% of Total Construction Cost
- Authority / headwork's charges - 1% of Total Construction Cost
- Audio visual equipment and infrastructure - \$10,000 (Pavilion only)
- Furniture, fittings and equipment - \$15,000 (Pavilion only)

The cost plan does not include any allowances for other non-construction costs, i.e. substation / incoming power upgrade, decanting or relocation, temporary accommodation and services, IT equipment, sports equipment, open space levy, etc.

Contingency

The cost plan includes allowances for design contingency (10%) and contract contingency (10%). The cost plan assumes the contingency will be required for design documentation related issues and not for changes in scope.

Cost Escalation

The cost plan is based on costs current at June, 2024 and includes allowance of 24 months for cost escalation (at 5% per annum) to the anticipated construction commencement date. In addition, the cost plan includes an allowance for cost escalation during the construction period for anticipated costs that the contractor will likely reflect in their tender due to the continued volatile nature of the current construction market.

We note that cost escalation has been excluded beyond this date and the cost plan assumes that the project will be funded and documented within this period, however if the tender period is extended, then we would recommend a cost escalation allowance of 5% per annum be applied.

Zinc Cost Management continues to monitor construction costs and has included allowances for cost escalation where appropriate, however we reserve the right to adjust the cost plan should the project program be delayed and or market conditions change.

Assumptions

The following assumptions have been made with regards to the cost plan:

- Item 2 - An allowance of \$100,000 has been included to renovate and expand the existing sand arena, as advised.
- Item 3 - An allowance of \$160,000 has been included for 2 Nb. new sand arenas, as advised.
- Item 5 - A Provisional Sum allowance of \$50,000 has been included for kitchen equipment.
- Item 10 & 13 - An allowance of \$50,000 has been included for works to the Grade 3 cross country course and water jump, as advised.
- Item 12 - Allowance has been included to re-align and make good the existing cricket oval and pitch. Allowance also includes new perimeter fencing. No allowance has been included for a new cricket oval.
- Item 2 & 3 - No allowance has been included for covered ways to arenas and stalls. Allowance generally includes for surface treatment only (no fencing).
- Item 10 & 13 - Allowance has been included for minor works to the existing cross country course including a new water jump, as advised.
- Item 1, 4, 8 & 9 - Allowance has been included for gravel roads and car parking. No allowance has been included for sealed pavements.
- Item 14 - No allowance has been included to enhance existing landscaping and biodiversity to the riparian zone, as advised.
- Item 18 - No allowance has been included for the public toilets, as requested.
- No allowance has been included for fire tanks, pumps and assembly.
- No allowance has been included for sports lighting to the cricket oval.
- No allowance has been included for sports equipment, i.e. cricket, equestrian, etc.

The cost plan is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has been developed further.

The cost plan assumes specified cladding materials are compliant with applicable building standards in respect of fire resistance.

Costs are also based on the assumption that the project will be competitively tendered to a select list of appropriate and interested builders in the form of a fixed lump sum contract. The cost plan makes no allowance for cost plus, negotiated, staged or construction management forms of procurement.

Main Risks

The main risks associated with cost are:

- Scope creep
- Drawing scale, i.e. 1:1000
- Future National Construction Code (NCC) amendments that may impact on quality and buildability of the project
- Existing conditions, i.e. geotechnical, services infrastructure, etc.
- Asbestos / hazardous material removal
- Abnormal ground conditions, i.e. rock, contamination, soft spots, etc.
- Market conditions / cost escalation

- Resolution of non-construction costs (refer above)
- Assumptions (refer above)
- Exclusions (refer below)

Exclusions

Please note that the cost plan specifically excludes any allowances for the following:

- Item 14 - Landscaping and biodiversity to riparian zone
- Item 18 - Public toilets
- Asbestos / hazardous material removal
- Relocate or upgrade of existing services and infrastructure
- Works outside site boundary
- Abnormal ground conditions (i.e. rock, ground water, filling, etc.)
- Site decontamination and remediation
- Cost escalation beyond dates included in the cost plan
- Tenancy incentives or contributions
- Decanting or relocation
- Temporary accommodation and services
- IT equipment
- Artwork
- Planning permit
- Finance, legal, letting costs, etc.
- Open space levy
- Staging of the works
- Goods and Services Tax

Where appropriate, allowances for the above items should be made in the overall feasibility study.

Do not hesitate to contact us to discuss any clarifications or if you require further information.

Yours faithfully,



Mark Anderson
Director

Encl. Appendix A - Cost Plan No. 2

SUMMARY



Rees Reserve Facility Development
15 Wilsons Road, Little River 19 June, 2024

Cost Plan No. 1B based on Master Plan design documentation

Description of Works	Unit	Quantity	Rate (\$/unit)	Stage 1 (\$)	Stage 2 (\$)	Cost (\$)
Building Works (Stage 1)						
Item 5 - Pavilion, i.e. Social, Kitchen, First Aid, Office, Amenities and Store	m2	148	4,500	666,000	-	666,000
Kitchen equipment	Prov. Sum	1	50,000	50,000	-	50,000
Covered way	m2	100	1,000	100,000	-	100,000
Item 6 - Store	m2	70	2,100	147,000	-	147,000
Total Building Cost				963,000	-	963,000
External Works and Services						
Demolition	Item			100,000	Excluded	100,000
Asbestos / hazardous material removal	Note			Excluded	Excluded	-
Site preparation	Item			200,000	5,000	205,000
Bulk earthworks / site levelling	Note			Excluded	Excluded	-
Item 12 - Cricket oval and pitch (existing - realign and make good)	Item			450,000	-	450,000
Item 2 - Sand arena (existing - renovate and expand)	Item			100,000	-	100,000
Item 3 - Sand arena (2 No. new)	Item			160,000	-	160,000
Item 10 & 13 - Grade 3 cross country course and water jump	Item			50,000	-	50,000
Item 7a & 7b - Stalls	Item			100,000	100,000	200,000
Item 1 & 4 - Road, entry and car park (gravel - unsealed)	Item			110,000	-	110,000
Item 8 - Car and float parking area (gravel - unsealed)	Item			110,000	-	110,000
Item 9 - Service road (gravel - unsealed)	Item			80,000	-	80,000
Item 11 - Gate and fence	Item			15,000	-	15,000
Item 14 - Landscaping and biodiversity to riparian zone (enhance)	Note			Excluded	-	-
Item 16 - Horse wash area	Item			8,000	-	8,000
Item 17 - Cricket shade structure	Item			12,000	-	12,000
Item 18 - Public toilets	Note			Excluded	-	-
General external works and landscaping	Item			100,000	15,000	115,000
Covered way to arenas and stalls	Note			Excluded	-	-
External services	Item			400,000	20,000	420,000
Fire tanks, pumps and assembly	Note			Excluded	Excluded	-
Sports lighting	Note			Excluded	Excluded	-
Relocate or upgrade of existing services and infrastructure	Note			Excluded	Excluded	-
Works outside site boundary	Note			Excluded	Excluded	-
Abnormal ground conditions / site decontamination / remediation	Note			Excluded	Excluded	-
Builder's preliminaries and overheads on external works and services	Item			260,000	20,000	280,000
Total Building and External Works & Services				3,218,000	160,000	3,378,000
ESD Initiatives						
ESD initiatives (over and above business as usual requirements)	Item		1.0%	32,000	Excluded	32,000
Contingencies & Escalation						
Staging of the works	Note			Excluded	Excluded	-
Locality factor	Note			Excluded	Excluded	-
Design contingency	Item		10.0%	325,000	16,000	341,000
Cost escalation (to Construction Commencement - allow 24 months)	Item		10.0%	358,000	18,000	376,000
Cost escalation (during Construction - allow 12 months)	Item		2.5%	98,000	5,000	103,000
Total Anticipated Construction Tender Sum				4,031,000	199,000	4,230,000
Contract contingency	Item		10.0%	403,000	20,000	423,000
Total Construction Cost (refer above dates)				4,434,000	219,000	4,653,000
Non-Construction Costs						
Consultants fees	Item		10.0%	443,000	22,000	465,000
Client costs	Item		1.0%	44,000	2,000	46,000
Cultural Heritage Management Plan (CHMP)	Note			Excluded	Excluded	-
Authority / headwork's charges	Item		1.0%	44,000	2,000	46,000
Substation / incoming power upgrade	Note			Excluded	Excluded	-
Decanting or relocation	Note			Excluded	Excluded	-
Temporary accommodation and services	Note			Excluded	Excluded	-
IT equipment	Note			Excluded	Excluded	-
Audio visual equipment and infrastructure (Pavilion only)	Item			10,000	Excluded	10,000
Furniture, fittings and equipment (Pavilion only)	Item			15,000	Excluded	15,000
Sports equipment, i.e. cricket, equestrian, etc.	Note			Excluded	Excluded	-
Goods & Services Tax	Note			Excluded	Excluded	-
Total End Cost (refer above dates)				4,990,000	245,000	5,235,000

This cost plan is based on preliminary information and therefore is indicative only of the possible order of cost. All components of the cost plan will require confirmation once the design has developed further. Refer to the accompanying letter for details of basis of cost plan and exclusions from above costs.



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CUSTOMER SERVICE CENTRE

100 Brougham Street

Geelong VIC 3220

8.00am – 5.00pm

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