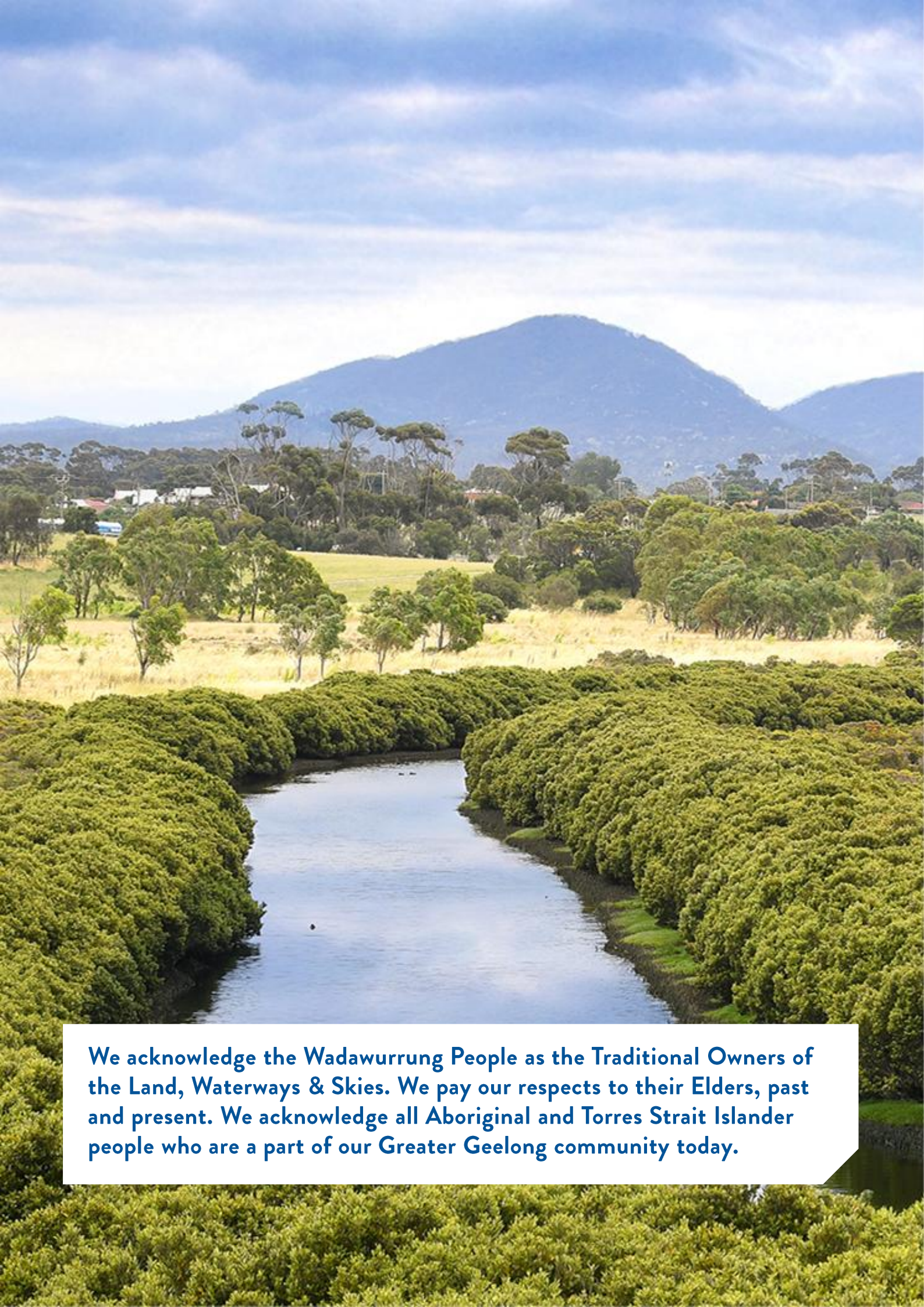


THE CITY OF
GREATER GEELONG

COASTSIDE DRIVE RECREATION RESERVE MASTER PLAN

NOVEMBER 2025



We acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways & Skies. We pay our respects to their Elders, past and present. We acknowledge all Aboriginal and Torres Strait Islander people who are a part of our Greater Geelong community today.



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We would like to extend our gratitude to Solucio and The OCD for helping us to prepare this master plan, as well as the many community members and stakeholders whose feedback helped shape this plan.

EXECUTIVE SUMMARY

PROJECT CONTEXT

The City of Greater Geelong has engaged Solucio and The OCD to develop a master plan for the Coastside Drive Recreation Reserve, a greenfield site in the Armstrong Creek Urban Growth Area (ACUGA). The aim of the master plan is to inform the delivery of this important community asset to ensure it meets the needs of sport and recreation users and of the local environment.

PLANNING CONTEXT

The ACUGA is an urban development of 2,600 hectares of farmland in Geelong's south. The region's growth in the future will provide the opportunity for creating an economically and environmentally sustainable community. The Coastside Drive Recreation Reserve is specifically located in the Armstrong Creek East Precinct.

The development of the precinct is guided by the *Armstrong Creek East Precinct Structure Plan* (ACEPSP). The precinct structure plan identifies the delivery of two football/cricket ovals, two netball courts, two bowling greens and a pavilion. The *Development Contributions Plan* (DCP) was developed to support the funding of infrastructure in the area and identifies a play space and shared path network connection to be delivered at this site.

KEY CONSIDERATIONS

The following considerations were identified for the site to be addressed in the master plan.

- A constrained budget environment with increasing facility standards, specifications and costs.
- Relatively flat site topography and accessible existing site utilities.
- Significant protected native vegetation extending the eastern and parts of the southern boundary as well as impacting the open space.
- Anticipation of high volumes of vehicular traffic.
- Local pedestrian network integration opportunities.

- A desire for a flexible pavilion and fields of play to maximise long-term utilisation options.
- A review of the current sporting demand and facility requirements for Armstrong Creek against the ACEPSP proposal.
- The site has been identified as a preferred location for a district level play space.
- Consideration of the development of the primary school and surrounding developments.

MASTER PLAN RECOMMENDATIONS

The recommendations for the master plan are outlined below.

- Deliver a district level play space for children of all ages – teens, infants and toddlers, and a sheltered barbeque and picnic area.
- Include a car park of approximately 150 spaces.
- Construct two senior soccer fields overlaid with a cricket oval, on the western side of the reserve.
- Construct two senior soccer fields to the east of the pavilion.
- Plan for potential future development of a cricket oval to be overlaid across two proposed senior soccer fields on the east of the pavilion should demand necessitate.
- Build a new multi-purpose community sports pavilion.
- Designate a space for potential installation of future cricket nets.
- Integrate a shared pathway running through the entire reserve.
- Investigate the opportunity to incorporate a nature trail that winds through the existing native tree areas.
- Investigate opportunities for revegetation and ecological remediation.

INTRODUCTION

The City of Greater Geelong have engaged Solucio and The OCD to develop a master plan for a new recreation reserve to guide the planning and developments on the site, ensuring it can sustainably meet the needs of the community.

The master plan will be guided by the *Precinct Structure Plan* (PSP) and *Developer Contributions Plan* (DCP), whilst comprehensively testing delivery proposals against current demand assessments, strategic analysis and financial constraints.

WHAT IS A MASTER PLAN?

A master plan is a strategic document that reflects the aspirations, needs, and priorities of local residents and key stakeholders. It establishes a framework to guide the long-term planning, development, and investment in a reserve.

By articulating a vision and set of guiding principles, a master plan supports the coordinated and sustainable approach of a site over time. In the context of recreation reserves, this involves identifying opportunities to enhance accessibility, inclusivity, and environmental sustainability.

PROJECT DELIVERABLES

As part of the master plan process, the following deliverables were met:

- An issues and opportunities report – including relevant site assessments.
- An analysis of the existing conditions and landscape.
- A landscape master plan.
- Concept plans for a pavilion and fields of play.
- A community engagement report.
- Final master plan report and landscape plans.

PROJECT METHODOLOGY

The Coastside Drive Recreation Reserve Master Plan has been created with the following methodology:



Project Scoping

- Project team scoping workshop.
- Site inspections and assessments.
- Development of a project plan.
- Introductory workshops with the PWG and PRG.



Site Conditions Assessment

- Detailed research and data collection process.
- Site conditions and overall site base plan.
- Identification of suitable locations for facility development.
- Background report and draft infrastructure design brief.



Design Process, Draft Master Plan and Public Exhibition

- Illustrative landscape plan.
- Development of a draft master plan.
- Public consultation program and consolidation of feedback.
- Preliminary cost estimates.



Final Master Plan

- An updated master plan incorporating community feedback with designs, costs, implementation schedule and funding strategy.

STUDY AREA

The Coastside Drive Recreation Reserve is located on Wadawurrung country, situated at 530 Horseshoe Bend Road, Armstrong Creek.

It is a greenfield site with a total area of approximately 13.5 hectares. The site is owned by the City of Greater Geelong and is zoned as an Urban Growth Zone with the primary function being for active recreation as determined in the Armstrong Creek East Precinct Structure Plan.

The site has a relatively flat open space area with large areas of vegetation surrounding the boundaries in the northern and eastern sections of the reserve. The areas of sensitive vegetation surrounding the boundaries are protected by fencing and cannot be developed or impeded on.

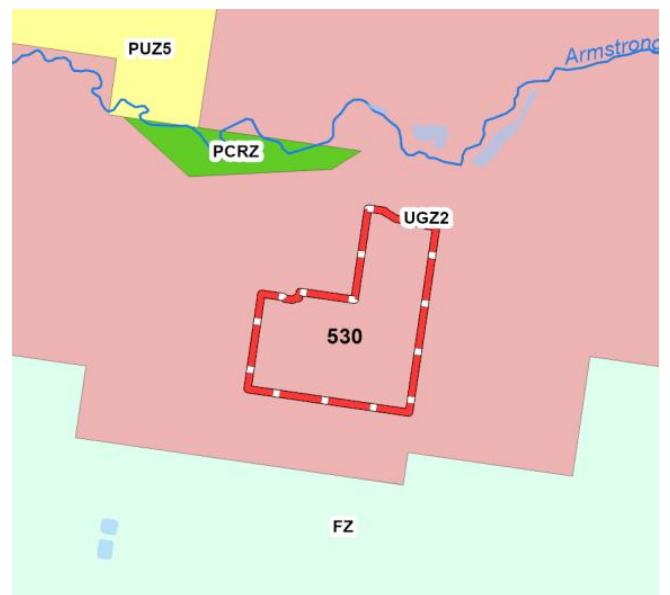


Figure 1. VICPLAN Planning Report – 530 Horseshoe Bend Road, Armstrong Creek.



Figure 2. Map of Coastside Drive Recreation Reserve

MASTER PLAN VISION AND DEVELOPMENT PRINCIPLES

Master plan vision

Coastside Drive Recreation Reserve is the local community's hub for active recreation, sporting activity and play, blending high-quality facilities with the natural environment.

Master plan principles

As outlined in the indicative Armstrong Creek East LAC Urban Design Principles, these principles align with the broader urban design framework of the ACEPSP and help guide the planning of this reserve.



Sense of place and community

Foster a strong community identity with shared public facilities and integrated well-designed infrastructure, parking and open space that encourages social interaction.



Accessibility and active transport

Improve permeability by prioritising walkable routes through the site and integrate pedestrian connectivity with the surrounding network.



Climate change and environmental sustainability

Minimise impacts of development and its operation on the significant native vegetation present on the site and surrounds. Create opportunities for revegetation and protection of native flora.

Opportunity to integrate community participation to protect native vegetation through interpretative signage.



Accessible, integrated and adaptable community facilities

Facilities to create an anchor-built form that provides character and identity to the site, with connectivity to the school, kindergarten, child care and mixed use zone.



Note: These images were outlined in the indicative Armstrong Creek East LAC Urban Design Principles provided by City of Greater Geelong.


STRATEGIC CONTEXT





Figure 3. Strategic documents reviewed throughout the master planning process.


LITERATURE REVIEW KEY CONSIDERATIONS


Several documents have been critically reviewed to identify and understand implications and opportunities for this master plan. The following are the key considerations from the literature review to be addressed within this master plan.


- 


It will assess the site’s capacity to accommodate the PSP proposed sporting facilities and alignment to the broader PSP growth area principles.
- 


It will align with carbon neutrality goals and incorporate environmentally sustainable design principles.
- 


Proposed facilities must be balanced with site capacity and the protection of existing native vegetation.
- 


Improved pedestrian connections will reduce car dependence and link the reserve to nearby community assets.
- 

Infrastructure will prioritise flexibility, safety, inclusiveness, and suitability for both formal and informal use.
- 

Fair access and equitable facility provision will guide decisions around operational models.
- 

Implementation planning must account for realistic budgets, phasing, and long-term maintenance needs.
- 

Engagement with the wider community will ensure the plan reflects community needs and broader strategic goals.
- 

Passive recreation opportunities will complement active uses to support diverse community participation.
- 

The plan will contribute to increasing tree canopy coverage, helping to meet city-wide urban greening targets.

DEMOGRAPHIC REVIEW

COMMUNITY PROFILE

The City of Greater Geelong is in the south-west of Victoria, spanning an area of 1,252 square kilometres. It is the second-largest city in Victoria and the LGA is on the boundary of the Moorabool Shire Council, Wyndham City Council, Borough of Queenscliff, Surf Coast Shire Council and Golden Plains Shire Council areas.

The City is divided into eleven electoral wards – the Coastside Drive Recreation Reserve is in the Charlemont ward.

LOCAL DEMOGRAPHIC REVIEW

The proportion of younger residents within the ACUGA is significantly higher than the equivalent proportion of the Victorian population.

- In 2021, the proportion of 0 to 4 year-olds within the ACUGA population was 11 per cent of males and 10 per cent of females, compared with 6 per cent of males and females of the Victorian population.

The number of residents will consistently grow in the region for the next 25 years and at a considerably higher rate over the next 10 years.

- From 2021 to 2046, the population of the ACUGA is expected to increase by 39,298 people equal to 179 per cent growth.

Key Demographic Considerations

With a significantly high proportion of residents aged between 0 to 4 years old, the sporting reserves in the ACUGA will need to provide a sufficient number of facilities that support future children's and young adults' participation in sports and recreation activities, fostering long-term community health and well-being.

It is essential that all sporting infrastructure prioritises sustainable, flexible, multi-use and inclusive infrastructure that can accommodate both the rapid growth period and the significantly larger future population to meet both current and long-term community needs.



Figure 4. The eleven electoral wards of The City.

FAST FACTS – CITY OF GREATER GEELONG



1,252 square km total area



282,809 people



125,047 jobs



6,299 jobs supported by tourism



28% single person households



39 years median age



26% of residents are 60+ years



\$2.2 billion in total building approvals



103,508 private dwellings



\$1,592 median weekly household income



\$76,102 Gross Regional Product per Capita



\$44.27 billion in economic output

ANALYSIS AND PLANNING

SITE CONTEXT

LOCATION AND ACCESS

The Coastside Drive Recreation Reserve is located on Wadawurrung country, situated at 530 Horseshoe Bend Road in the growth area of Armstrong Creek in Greater Geelong. The area has been previously known as Blinks Paddock after the family who owned the farming land that the site is built on.

The reserve is within a three-minute drive (2km) of the Surf Coast Highway (B100) and a ten-minute drive (11km) of the Princes Freeway/Geelong Ring Road (M1). The reserve is almost 12 kilometres by road south of Geelong’s central business district.

URBAN CONTEXT

Coastside Drive Recreation Reserve is a greenfield site with a total area of approximately 13.5 hectares. The site is owned by the City of Greater Geelong and is zoned as an Urban Growth Zone with the primary function being for active recreation as determined in the ACEPSP.

Within a one-kilometre radius of the reserve, there are several residential areas indicating a high percentage of residents within walking distance, highlighting the importance of pathways and pedestrian access.

EXISTING SITE

The land title that includes Coastside Drive Recreation Reserve (surrounded by Warralily Boulevard, Horseshoe Bend Road, Forrest Green Drive, Iris Loop and Coastside Drive) is predominately undeveloped (at the time of developing this report).

The only development that has been completed is the childcare and kindergarten centre to the north of the reserve. A new primary school, with the working title of Warralily Park Primary School and the Blinks Community Hub are set to open for the 2026 school year.

More detailed site contextual analysis is provided in the appendices.

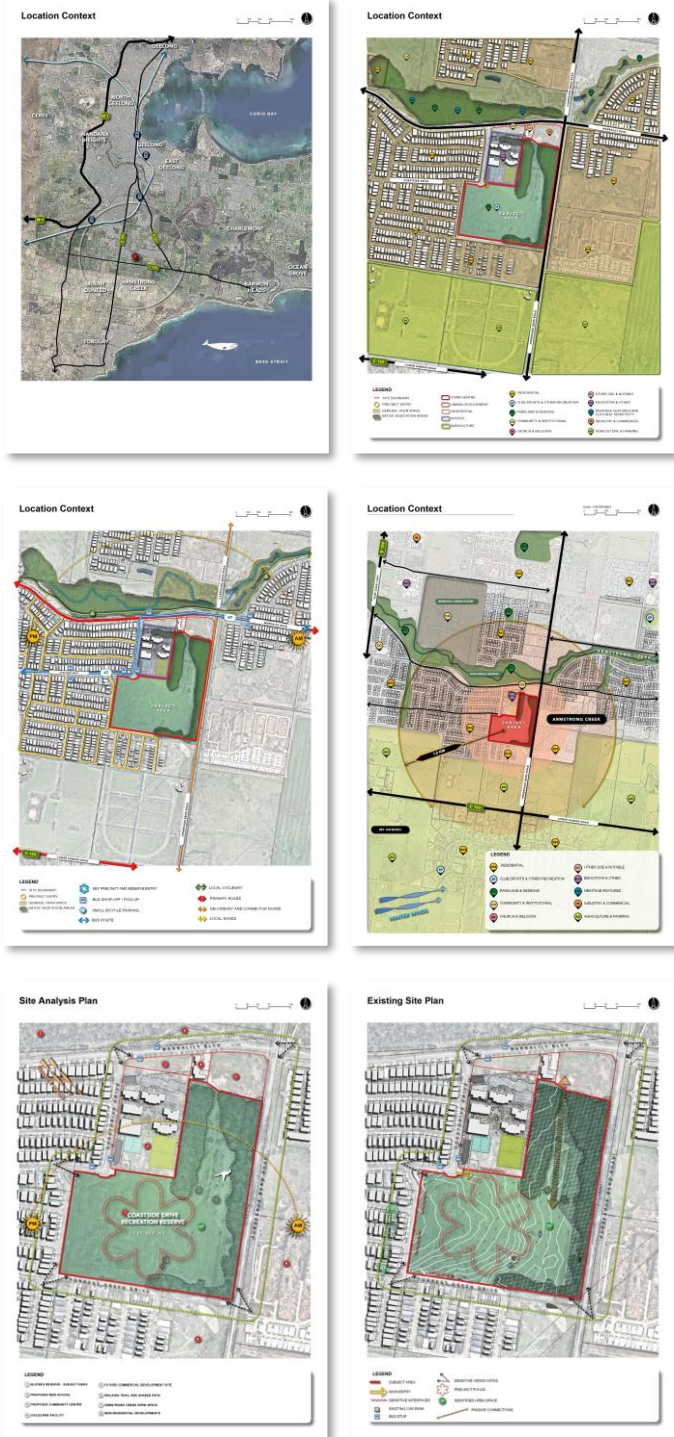


Figure 5. Site analysis and context images.

CURRENT SITE CONDITIONS

The site is a relatively flat open space with large areas of vegetation in the northern and eastern sections of the reserve. The areas of sensitive vegetation surrounding the boundaries are protected by fencing and cannot be developed or impeded on.

The large area in the centre of the site is suitable for sports fields and will provide adequate space to incorporate sufficient car parking, pedestrian walkways and additional landscaping. The roundabout and entry location (picture 4) has already been developed to provide the only vehicular access point.

The trail and pathway running from north to south (pictures 8 and 10) will provide a logical connection point from the existing Warralily Boulevard pedestrian pathway through to the fields of play.

The space behind the existing childcare (picture 7) is a pocket of the reserve that has no through access and limited recreational opportunity so will need to be carefully considered with the master plan principles.

Legend

- 1) The open grassed area that is suitable for the fields of play.
- 2) The southern fence of the primary school to the north.
- 3) Vegetation in the centre of the reserve.
- 4) The roundabout and site access road.
- 5) The tree on the most west corner near the proposed play space.
- 6) The collection of trees running south to north with the potential for a nature walking trail.
- 7) The space behind the existing childcare centre.
- 8) Potential pathway that runs from north to south in between the native vegetation areas.
- 9) Northern access point.
- 10) Trail entrance and native tree areas.



ENVIRONMENTAL CONSIDERATIONS

The following map is from the *Native Vegetation Protection Plan (NVPP)* for the Coastside Drive Recreation Reserve. There is a large tree that sits to the north of the sensitive vegetation on the south-west boundary of the reserve. This tree is protected under the NVPP and has been considered of high value, as such the design team will endeavour to retain this tree.

The tree is a *E.camaldulensis* that has a diameter at breast height (DBH) of 1.34 metres. This size of DBH requires any development to occur outside of a 15-metre radius of this tree.

Within the developable area on the site, there are some existing trees that will need to be considered in the planning stages. The two trees located in the middle of the open space are likely to require removal as part of this master plan to provide adequate space for the fields of play. These trees were not identified for retention under the Native Vegetation Protection Plan (NVPP).

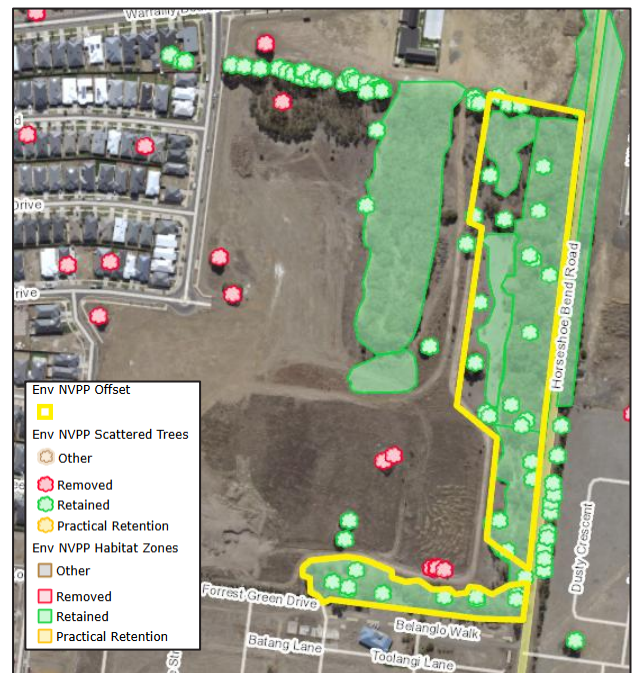


Figure 6. Native Vegetation Protection Plan (NVPP) for the Coastside Drive Recreation Reserve.

TECHNICAL STUDIES AND IMPLICATIONS

SITE FEATURE SURVEY

During this project, a site feature survey was conducted to assess the existing site conditions.

The site has gradual contour variations sloping towards the west of the reserve. This flat topography will provide a good foundation for planning sporting fields and the proposed pavilion.

There are existing utility markers (i.e. electrical pits and Telstra) that could streamline the integration of essential services for the future facilities.

There are no clearly identifiable concerns regarding site conditions that will impact the master plan.

CULTURAL HERITAGE

As part of the site analysis of Coastside Drive Recreation Reserve, a cultural heritage due diligence assessment was undertaken by a certified archeologist.

Based on the review of the approved Cultural Heritage Master Plan (CHMP), it is recommended that:

- The City and its partners proceed with construction of the proposed Coastside Drive Recreation Reserve in accordance with the ACDC CHMP (Whincop and Feldman, 2011). No further cultural heritage approvals are required.
- The City and its partners must keep a copy of the approved CHMP on-site during construction and make it readily available to all construction personnel.
- In the event that Aboriginal cultural heritage is uncovered during the proposed development, work must cease and the contingencies in the CHMP for any such discoveries would apply.

POWER SUPPLY

A site power assessment was undertaken for Coastside Drive Recreation Reserve to determine the electrical load requirements for both the proposed pavilion and external reserve facilities.

The pavilion assessment considered major kitchen, refrigeration, ventilation, heating/cooling, and lighting equipment, with the peak load estimated at 180-amps three phase. The reserve assessment factored in sports field lighting, car park lighting, irrigation, and BBQs, with peak load estimated at 82-amps three phase.

Allowing for a 30% spare capacity for future growth (e.g. EV chargers, additional kitchen items), the recommended combined total supply is 340-amps three phase. These figures are preliminary and subject to further detailed design and utility provider confirmation.

STORMWATER

A stormwater assessment was undertaken for Coastside Drive Recreation Reserve to confirm alignment with the existing Stormwater Management Strategies.

The site predominantly drains north to Armstrong Creek, with the southern portion draining east before ultimately discharging to the creek. The proposed carpark will outlet west to the Coastside Drive roundabout, requiring modest filling to achieve the necessary grades.

The assessment concluded that no onsite treatment or retardation is required, and existing downstream systems are sufficient to manage stormwater flows.

Underground stormwater reuse systems are being considered for detailed design and costing.

ACCESSIBILITY CATCHMENT ANALYSIS

The following maps outline the 5, 10 and 15-minute drive-time and walking catchments for the Coastside Drive Recreation Reserve and the number of residents that have access to the facility. The tables below indicates the amount of people and dwellings that fall within each drive-time catchment, as well as the percentage of the population that reside in these catchments.

DRIVE-TIME CATCHMENT

The reserve has good accessibility to 73,448 people (27 per cent), as well as a sizeable number of residents from Torquay (in the Surf Coast Shire). The accessibility and connectivity with key road networks Horseshoe Bend Road and Warralily Boulevard will make the reserve a desirable location for residents beyond the local 5-minute catchment. Therefore, this reserve will need to provide facilities that can cater for higher levels of utilisation, provided the greater percentage of the population that is within a 15-minute drive.

WALKING CATCHMENT

The 15-minute catchment is currently reaching 3,001 people and 1,055 dwellings, however with the growth that will occur within this precinct over the coming years, the reserve will need to cater for more residents and provide more accessibility options for the future.

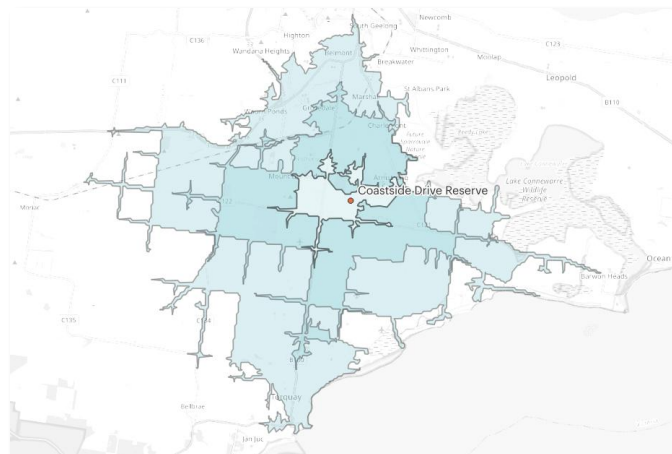


Figure 6. Drive-time catchment analysis of Coastside Drive Recreation Reserve.



Figure 7. Walking catchment analysis of Coastside Drive Recreation Reserve.

Catchment	Drive-Time			Walking		
	Dwellings (#)	Population (#)	Population Catchment (%)	Dwellings (#)	Population (#)	Population Catchment (%)
5-minute	2,877	8,229	3%	233	630	0%
10-minute	10,088	26,628	10%	721	2,041	1%
15-minute	30,896	73,448	27%	1,055	3,001	1%











DEMAND ANALYSIS

SPORTING FIELD PROVISION

A sporting field provision analysis was conducted to identify and validate the key gaps in sporting field provision in the ACEPSP and broader Armstrong Creek Urban Growth Area.

The City's standard provision ratios are outlined in the *City of Greater Geelong: Social Infrastructure Plan - Generation One 2020-23*. These were used as a starting point with further benchmarking and analysis completed to assess and validate them. This included benchmarking against 12 Local Government Authorities, State Sport Association (SSA) strategic plans, Geelong Regional Alliance and local sport strategies and engagement with and review of SSA local participation data.

The research and benchmarking has indicated little change is required from the provision standards outlined in the *Social Infrastructure Plan - Generation One 2020-23*. The ratios on the right-hand side illustrate the provision of each sporting asset relative to the population size that were used in this analysis.

 Aus. Rules Football 1 oval per 5,000 people	 Baseball/Softball 1 diamond per 40,000
 Cricket 1 oval per 4,000	 Athletics 1 track per 100,000
 Soccer/Football 1 pitch per 5,000	 Tennis 1 court per 3,000
 Rugby 1 pitch per 80,000	 Netball 1 court per 4,000
 Hockey 1 pitch per 100,000	 Bowling 1 green per 40,000



Provision Review Considerations

For the Armstrong Creek Urban Growth Area, the analysis indicates an existing demand for facilities across multiple sports with significant gaps in the provision of soccer, tennis and cricket facilities.

Planned provisions compared with ABS Population projections

The following table represents the current and future provision requirements of sporting fields for the broader ACUGA.

	Aus. Rules Oval	Cricket Oval	Soccer/ Football Pitch	Rugby Pitch	Hockey Pitch	Baseball/ Softball Diamond	Athletics Track	Tennis Court	Netball Court	Bowling Green
Current Provision	3.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0
Benchmark Provision Today	4.4	5.5	4.4	0.3	0.2	0.5	0.2	7.3	5.5	0.5
Provision Gap Today	-1.4	-2.5	-4.4	-0.3	-0.2	-0.5	-0.2	-7.3	-1.5	-0.5
Benchmark Provision in 2046	12.2	15.3	12.2	0.8	0.6	1.5	0.6	20.4	15.3	1.5
Provision Gap in 2046*	-9.2	-12.3	-11.2	-0.8	-0.6	-1.5	-0.6	-20.4	-11.3	-1.5

*If planned sporting facilities were not delivered.

PLAY SPACE PROVISION

The Developer Contribution Plan (DCP) identifies a play space to be delivered at this location. It is proposed that a district play space is included within the master plan for this site to complement the existing passive open space offerings in the local catchment area.

District open spaces are larger spaces which typically provide for sport and community use. They attract a wide range of user groups for different purposes and activities and can accommodate a variety of uses simultaneously. They service several neighbourhoods and are destinations which people are often willing to travel to for recreation.

Items that are typically included in a district play space are an all abilities play space for infants, children and teens; BBQ(s); bicycle racks; concrete paths; drinking fountain(s); an irrigated lawn area; parking; picnic tables and seating; public art; public toilets in the community pavilion; rubbish bins; shade trees and planting.

There are five district level play spaces within the ACUGA, which have been mapped below with a one-kilometre radius surrounding each of them.

- 111 Unity Drive, Mt Duneed – delivered.
- 452A Barwarre Road, Armstrong Creek.
- 2-22 Kennard Grove, Charlemont – delivered.
- 530 Horseshoe Bend Road, Armstrong Creek.
- 50 Buchanan Blvd, Armstrong Creek – delivered.



Figure 8. The existing district play space provision surrounding the Coastside Drive Recreation Reserve.

SPORT AND RECREATION TRENDS

AusPlay is the Australian Sports Commission’s annual survey of participation, collecting data on over 600 different sports and activities in Australia and provides estimates of both casual and organised participation combined. The diagram below is an extraction of the 2023-24 AusPlay data for Victoria for the top 10 outdoor sports and activities.

AusPlay data for Victoria highlights that recreational walking is by far the most popular physical activity, with nearly 3 million participants. This is followed by swimming (1.03 million), running/jogging (974,147), and bush walking (869,529), indicating a strong preference for informal, self-directed outdoor activities.

Organised sports such as soccer/football (400,695 participants) and cricket (209,987 participants) have comparatively lower participation rates than the informal activities but still represent a high participation rate amongst structured sports.

The master plan will need to balance the integration of structured and unstructured infrastructure to cater for the community demand in both areas.

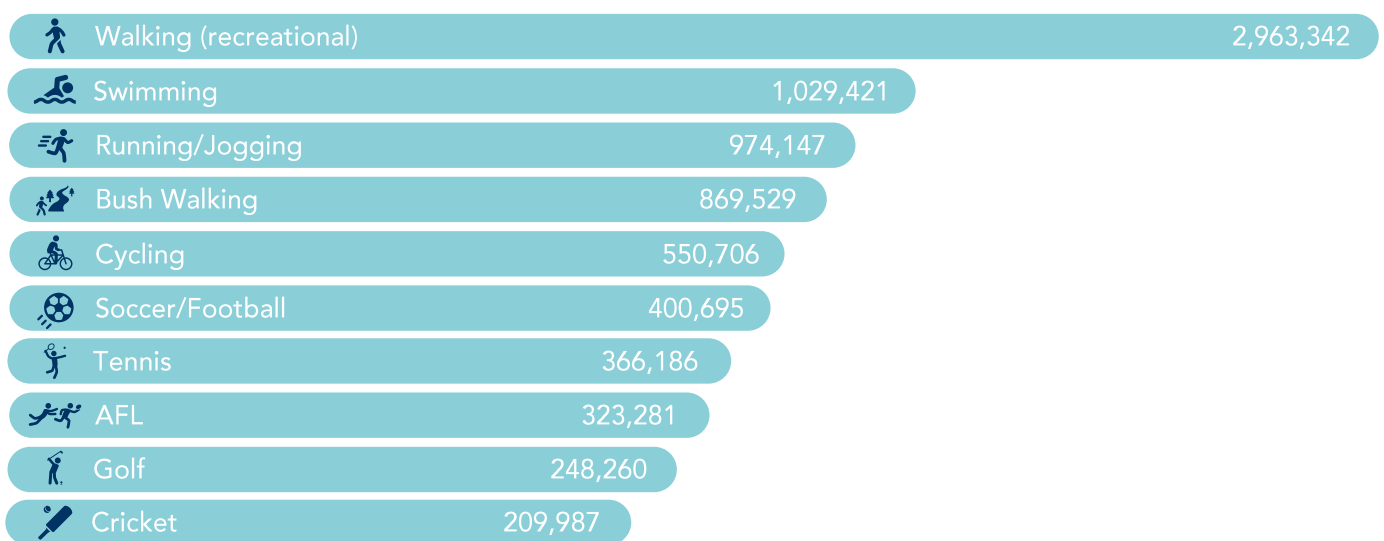
Sport and Recreation Trend Considerations

Based on current sport and recreation trends in Victoria, there is a clear preference for accessible, low-cost, and informal physical activities. Walking (recreational), swimming, jogging, and bush walking dominate participation rates.

For the Coastside Drive Recreation Reserve, this trend highlights the importance of integrating infrastructure that supports informal, unstructured activity, such as, walking paths, shared trails, open spaces, and multi-use areas.

Facilities should cater to diverse users of all ages and abilities, ensuring that recreation opportunities are inclusive, flexible, and reflective of how the local community chooses to be active.

AUSPLAY 2023/2024 VICTORIA – TOTAL PARTICIPANTS



CONSULTATION SUMMARY

Community engagement was undertaken between 23 July and 24 August 2025 to gather feedback on the draft master plan. The purpose was to understand community priorities, identify concerns, and ensure the reserve reflects the needs of current and future users. Engagement also sought to build awareness of the project and strengthen local connections.

HOW WE ENGAGED

A mix of online and in-person methods provided multiple ways for the community to participate, where our *Have Your Say* platform served as the central hub.

The engagement received 292 total contributions across a range of engagement methods, including:

- Online survey – 201 responses.
- You decide – Build Your Park Tool – 89 responses.
- On-site consultation – 20 people attended.
- Letterbox drop – 629 delivered.
- Written submission – 2 submissions.

WHO WE ENGAGED

Engagement primarily reached Armstrong Creek residents, with 78 per cent of survey respondents living locally. Most respondents were aged 25-49 years, gender representation was balanced, and younger voices were also captured through the survey.

More than half of respondents (52 per cent) identified as sporting club members, with strong representation from Armstrong United FC (soccer club).

WHAT WE HEARD

The Build Your Park Tool highlighted strong support for a nature-inspired colour palette and the inclusion of large, multi-age play areas with features, such as nature and water play equipment. Respondents prioritised spaces that cater to all ages, with particular emphasis on younger children aged 5-8 years.

KEY FINDINGS OVERVIEW

All community survey responses were reviewed in detail, and the feedback was analysed to identify recurring themes across the consultation. These themes were considered in the preparation of the final master plan to ensure it responds to community needs and expectations.

Overall, the community expressed a high level of support with the draft master plan and a clear sense of optimism for the site's future.



94 per cent fully support or mostly support the draft master plan.



97 per cent believe that the draft master plan meets the community needs very or somewhat well.



83 per cent are very likely to use the reserve once it's developed.

From this review, the following overarching themes have been identified.



Integration of sporting facilities for a growing community

- Strong support for the delivery of new sporting facilities, including dedicated soccer fields.
- Ensure facilities are adaptable to meet future population growth and the needs of the community.



Safe access, traffic management and parking

- Provide safe and convenient access points, with interest in access from Horseshoe Bend Road.
- Ensure adequate car parking.
- Concerns about traffic growth and congestion as the area develops.



Designated dog off-leash and fenced areas

- Community members raised the opportunity for consideration of a designated off-leash space.
- Fenced dog area for training and to minimise conflict.

MASTER PLAN RESPONSE TO THE COMMUNITY FEEDBACK

The master plan has been reviewed and updated with the feedback from the community in mind.

Theme 1. Integration of sporting facilities for a growing community

The plan delivers dedicated soccer facilities to relieve pressure on Central Boulevard Recreation Reserve in Armstrong Creek while ensuring the reserve is designed to adapt to future population growth.

A key strength of the master plan is its flexibility. The two soccer fields and the overlaid cricket oval provide opportunities for multiple sporting codes to be accommodated, allowing the site to respond to changing patterns of demand and future-proof the reserve.

The pavilion has been designed with multiple gender neutral changeroom spaces to service both fields, supporting concurrent use and improving inclusivity. Its central location between the sporting fields enables direct viewing across all four playing surfaces, enhancing the spectator experience and ensuring the facility operates as an integrated sporting hub.

Theme 2. Safe access, traffic management and parking

The plan does not propose any traffic changes but highlights the inclusion of a pedestrian connection from Halcyon Lifestyle Village, supported by on-site parking and roundabout to manage vehicle movement.

The community raised concerns about congestion during peak sporting times, particularly around Coastside Drive and Iris Loop. While some congestion is typical for community facilities of this scale, the roundabout is considered the most appropriate treatment to manage traffic flows, reduce delays, and maintain safe movement in and out of the site.

The master plan also incorporates a pedestrian crossing, improving safety for those walking to and from the reserve.

Vehicle access from Horseshoe Bend Road was not feasible due to the presence of significant native vegetation that cannot be removed. Instead, a safe pedestrian connection from Halcyon Lifestyle Village is provided through the southern entry, linked via the existing footpath network.

With regard to Iris Loop, congestion levels will be monitored over time. If traffic or parking demand exceeds acceptable levels, we will consult with residents and consider the introduction of parking restrictions.

At present, no pre-emptive measures are proposed, as the master plan provides substantial on-site parking benchmarked against facility design standards for reserves of this size, while balancing available space to deliver a fit-for-purpose facility.

Theme 3. Designated dog off-leash and fenced areas

The master plan identifies key priorities for this site as being 'local community's hub for active recreation, sporting activity and play, blending high quality facilities with the natural environment'.

While this vision has been proposed for the reserve, following a review of our *Fenced Dog Park – Siting, Design and Management Guidelines*, it has not been identified as a preferred site for a fenced dog park due to the following reasons.

- Proximity to a planned facility: The site falls within a five-kilometre catchment (approximately a 10-minute drive) of the planned dog park at 111-215 Sparrovale Road in Charlemont. This new facility will provide a dedicated fit for purpose dog of leash space and will include open walking areas, multiple access points and dog bag dispensers. It is expected to be delivered in mid-2026.
- Site constraints: The reserve does not have sufficient space to accommodate a fenced dog park that meets our guidelines and broader best-practice design principles.

MASTER PLAN RESPONSE TO THE COMMUNITY FEEDBACK

The *Fenced Dog Parks Siting, Design and Management Guidelines* provides us with a framework to plan and deliver fenced dog parks in a coordinated and equitable manner across the municipality. The guidelines outline key principles including locating parks based on areas of need, using consistent site selection criteria, and ensuring parks are within suitable larger open spaces, positioned to serve multiple suburbs, and highly visible.

A minimum fenced area of 3,000m² is recommended, lowering risk of overcrowding and dog conflicts and limit wear and tear.

Although a fenced dog park is not proposed, it is important to note that all sporting reserves within the Greater Geelong are considered dog off-leash areas when organised sport is not being played.

The full community engagement report is provided as an appendices.

MASTER PLAN

KEY RECOMMENDATIONS

Throughout the master planning process, the detailed site analysis, stakeholder engagement, and strategic planning activities have each contributed to the following key recommendations. Each recommendation responds to identified community needs, projected population growth, spatial opportunities, and broader recreational trends.

The master plan proposes the delivery of soccer fields in lieu of Australian Rules football fields as well as the omission of bowling greens and netball courts that were proposed in the PSP. Due to the impact of the native vegetation, the site does not have the capacity to appropriately cater for the facilities that were proposed in the PSP. The omission of bowling greens and change to soccer fields is also strongly supported by the sports provision analysis which demonstrates an existing over provision of bowling greens and an under provision of soccer facilities.

The master plan can be found on the following page that incorporates all of these recommendations.



KEY RECOMMENDATIONS	KEY PRINCIPLES
1. Deliver a district level play space for children of all ages – teens, infants and toddlers, and a sheltered barbeque and picnic area.	
2. Include a car park of approximately 150 spaces.	
3. Construct two senior soccer fields overlaid with a cricket oval, on the western side of the reserve.	
4a. Construct two senior soccer fields to the east of the pavilion.	
4b. Plan for potential future development of a cricket oval to be overlaid across two proposed senior soccer fields on the east of the pavilion should demand necessitate.	
5. Build a new multi-purpose community sports pavilion.	
6. Designate a space for potential installation of future cricket nets.	
7. Integrate a shared pathway running through the entire reserve.	
8. Investigate the opportunity to incorporate a nature trail that winds through the existing native tree areas.	
9. Investigate opportunities for revegetation and ecological remediation.	

Master Plan



LEGEND

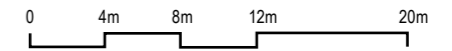
- | | | |
|------------------------|-------------------------------|--------------------------|
| PRECINCT ENTRY | RUNNING TRACK LOOP | EMERGENCY ACCESS |
| CAR PARKING | PEDESTRIAN PRIORITY | PLAYER BENCH |
| DDA CAR PARKING | SHELTER | PASSIVE OPEN SPACE |
| DROP-OFF/PICK-UP | BBQ AREAS | NEW TREE PLANTINGS |
| SHARED BICYCLE PATH | ENTRY SIGNAGE | TREES TO BE RETAINED |
| WATER IRRIGATION TANKS | BICYCLE RINGS | VEGETATION RESERVE FENCE |
| SERVICE ACCESS | BALL PROTECTION FENCING | VEGETATION REMEDIATION |
| PUBLIC TOILETS | SPORT LIGHTING (LOCATION TBC) | |

PROPOSED ELEMENTS

- | | |
|---|---|
| 1 Toddler, Junior and Teen District Play Space | 6 Potential Future Cricket Nets |
| 2 Car parking | 7 2.5m Shared Pathway |
| 3 Sport Fields | 8 Potential Nature Walk |
| 4 Sport Fields | 9 Explore Vegetation Remediation |
| 5 Sports Pavilion and Public Toilets | |

COASTSIDE RECREATION RESERVE PLAY SPACE PLAN

Scale: 1: 400 @A3



LEGEND

- PRECINCT ENTRY
- NEW CAR PARKING
- EXISTING CAR PARKING
- DDA CAR PARKING
- DROP-OFF/PICK-UP
- PEDESTRIAN ACCESS
- ENTRY SIGNAGE
- BICYCLE RINGS
- SHELTER
- DRINKING WATER FOUNTAIN
- RUBBISH BINS
- EMERGENCY ACCESS
- PASSIVE OPEN SPACE
- NEW TREE PLANTINGS
- TREES TO BE RETAINED

PROPOSED AREAS

- Shelter locations
- Landscape garden beds
- Sand and water play elements
- Swings / freestanding elements
- Multi-purpose play space area
- Soft accessible area
- Nature play area
- Flying fox area
- Grassed areas with shade trees



MASTER PLAN ELEMENTS

MULTI USE FIELDS

Two areas for multi-use fields of play are being proposed for the reserve. It is anticipated that the fields' primary use will be for soccer/football helping to establish a hub for a local soccer/football club in the reserve. Four senior-sized soccer/football pitches can fit within the spaces as pictured. The fields could also be used for other rectangular field sports in the future.

With an allowance for cricket wickets to be placed in between the rectangular fields, the area can accommodate two senior-sized cricket ovals in the warmer months.

The design of the fields of play areas allow for variable dimensions to cater for a range of competition levels. Sports lighting is proposed to meet Football Victoria and Australian Standards. Locations shown are indicative only and will be developed in future design stages.

All fields of play will be surrounded by walking paths and will be easily accessible from the car parking area and central pavilion.

PAVILION

A pavilion is proposed to be placed in between the two fields of play areas and adjacent to the car parking area.

The new pavilion will provide a range of amenities as would be expected by the key stakeholders for the sports that will use the fields of play, including change rooms for players and officials; club/meeting rooms; public toilets; canteen and basic kitchen facilities; storage areas, undercover viewing areas and social spaces.

The pavilion will be a central hub within the reserve and will provide space for community meetings and activities when not being used for sporting-related activity.

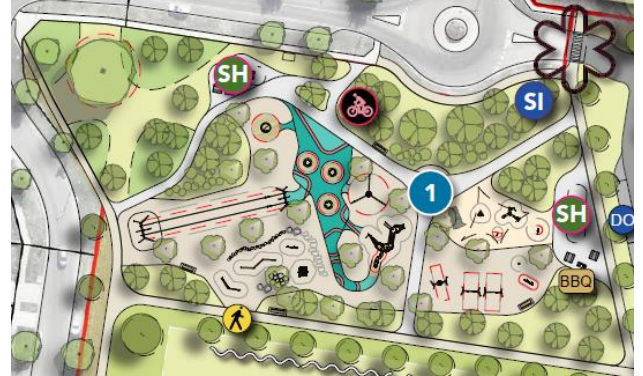


MASTER PLAN ELEMENTS

PLAY SPACE

A district level play space area is proposed for inclusion at the north-western edge of the reserve, placing it in close proximity to the car parking area, the public facilities (in the pavilion), the primary school and neighboring residences on Iris Loop and Coastside Drive.

The play space will cater for children of all ages and abilities with a variety of play activities and experiences. This area will also include covered shelters and BBQs, while also providing seating and shaded areas. Public toilets will be located at the sports pavilion.



WALKWAYS

Several walkways will connect the different facilities within the reserve while also providing easy active thoroughfares between neighbourhoods, the reserve, primary school, childcare centre and the proposed commercial and community centres.

Within the reserve, the walkways will surround the fields of play while providing connections to the central pavilion, play space, car parking area and provide opportunities for beautiful tree-lined walks on a long north-south corridor and along the western and southern sides of the reserve.

A 2.5-metre-wide shared bicycle and pedestrian path is proposed to run from the north to the south through the reserve to connect with the broader shared path network on Warralily Boulevard and Horseshoe Bend Road.



MASTER PLAN ELEMENTS

VEHICULAR ACCESS AND PARKING

The primary vehicular access point will be from Coastside Drive on the western side of the reserve. The access road will stem from a roundabout on Coastside Drive and run adjacent to the primary school.

The access road will connect to a proposed car parking area which could accommodate up to 150 vehicles and provide easy access to the play space, pavilion and fields of play.



NATURAL VEGETATION

There is significant protected native vegetation extending around the eastern and parts of the southern boundary and it is planned that these areas will not be developed or impeded on.

There is an opportunity for some revegetation along with continued protection of the native flora.

An inter-linked public open space and path network can build on the existing landscape character while protecting the areas of native vegetation retention and protection.

The master plan is proposing to investigate the opportunity for a nature walk through the existing trees indicated at number 8. The proposal will need to consider tree protection zones to inform the location at the detailed design phase.

The reserve will look to plant several new trees and vegetation with a goal of increasing the tree canopy and the amount of shade around the reserve.



IMPLEMENTATION AND FUNDING

COST ESTIMATES

Indicative costings have been prepared by a Certified Quantity Surveyor to determine the funding requirements to deliver the Coastside Drive Recreation Reserve Master Plan.

Costs are current at November 2025 and require refinement through further detailed investigations and design development.

FUNDING STRATEGY

The majority of funding for the delivery of the master plan will be provided by the City of Greater Geelong through the Council Budget and Developer Contributions Plan, however additional funding from external sources may be required to complete all master plan proposals.

An indicative list of funding opportunities has been provided that could be pursued to support completion of the plan. These reflect the typical funding pathways available to local government and community organisations for sport and recreation projects.

Generally, opportunities can be sought to support:

- Facility upgrades and new builds – State and federal programs often target investment in pavilions, change facilities, and playing surfaces, particularly where they address participation growth and community demand.
- Lighting and safety improvements – Grants are commonly available to upgrade sports lighting, improve accessibility, and extend safe use of facilities.
- Inclusion and female participation – Dedicated funds regularly focus on increasing opportunities for women and girls, as well as removing barriers for under-represented groups.

- Open space and active recreation – Broader programs can support improvements to parks, playgrounds, and informal recreation spaces that encourage physical activity.
- Planning and feasibility – Funding is sometimes provided for master planning, feasibility studies, or detailed designs that prepare projects for future investment.

INDICATIVE PROGRAMS

- **Sport and Recreation Victoria: Local Sports Infrastructure Fund** – Delivers new and upgraded infrastructure across community facilities, community sports lighting, and planning.
- **Victorian Government: Better Parks and Playgrounds** – Invests in projects that optimise and revitalise the quality, safety, amenity, shared use, accessibility, and function of the open space network in targeted locations.
- **Federal Government: Play Our Way – National Sport Participation Grants** – Increases opportunities for women and girls in sport, including facility enhancements that remove barriers to participation.

IMPLEMENTATION PLAN

The implementation table outlines the recommendations in the Coastside Drive Recreation Reserve Master Plan, including priority order and indicative costs. The project has a delivery budget of approximately \$18.4 million, with additional funding to be sought if required.

The indicative costs for the recommendations in the table below do not include non-construction expenses, contingencies, and cost escalations, which are estimated to add approximately \$7.5 million to these cost estimates. Implementation will remain focused on aligning outcomes with the vision, objectives, and community needs, supported through collaboration with key stakeholders, future tenant clubs, and funding partners.

KEY RECOMMENDATIONS		INDICATIVE 2025 COST ESTIMATE	PRIORITY
3.	Construct two senior soccer fields overlaid with a cricket oval, on the western side of the reserve.	\$3,025,000	High
4a.	Construct two senior soccer fields to the east of the pavilion.	\$2,522,000	
5.	Build a new multi-purpose community sports pavilion.	\$3,869,000	
1.	Deliver a district level play space for children of all ages – teens, infants and toddlers, and a sheltered barbeque and picnic area.	\$1,050,000	
2.	Include a car park of approximately 150 spaces.	\$850,000	Medium
7.	Integrate a shared pathway running through the entire reserve.	\$2,600,000*	
8.	Investigate the opportunity to incorporate a nature trail that winds through the existing native tree areas.	Included in above (7)	
9.	Investigate opportunities for revegetation and ecological remediation.	Included in above (7)	Low
6.	Designate a space for potential installation of future cricket nets.	Excluded	
4b.	Plan for potential future development of a cricket oval to be overlaid across two proposed senior soccer fields on the east of the pavilion should demand necessitate.	Included in above (7)	

*Cost includes general reserve landscaping.

APPENDICES

LITERATURE REVIEW

The following documents provide a broader context for this master plan and ensure that it aligns with our process and planning. We have reviewed several others that can be found in this section.



Each document has been critically reviewed to provide an initial summary of the document, as well as the key insight for consideration.





Council Plan 2025-29

The Council Plan outlines the vision and strategic direction of the Greater Geelong community over the next four years.

The plan provides insights into the key indicators that will help Geelong to achieve their vision of being 'internationally recognised as a clever and creative city-region that is forward looking, enterprising and adaptive, and cares for its people and environment'.

-  **Wealth generated by businesses, organisations and individuals working.**
-  **Percentage of residents reporting their health and wellbeing as very good or excellent.**
-  **Percentage of journeys to work made by public transport, walking or cycling.**
-  **Total number of visitors to the city-region.**
-  **Percentage of urban tree canopy cover.**
-  **Percentage of Geelong's population in the labour force.**
-  **Tonnes of CO2 emissions.**
-  **Number of Greater Geelong suburbs in the bottom 20 per cent of Index of Relative socio-economic disadvantage.**

The plan highlights the key areas that will be the focus for the next four years:

-  Core and critical infrastructure
-  Healthy and caring community
-  Economic development
-  Heritage and culture
-  Environment and circular economy
-  Governance and integrity

The master plan will deliver infrastructure that is high-quality, while prioritising climate responsibility, encouraging sustainable transport, and creating healthy, inclusive spaces connected to the natural landscape.



Community Health and Wellbeing Strategy 2025-29

This document outlines the health and wellbeing priorities for The City over the next four years and is shaping the social, environmental and economic factors that influence health.

The six health and wellbeing priorities identified in the Strategy are:



Mental wellbeing and social inclusion – tackling loneliness, psychological distress, and housing insecurity while strengthening community hubs.



Equitable access to safe, healthy, and sustainable food – addressing rising food insecurity, poor diets, and the resilience of the local food system.



Physical activity and active living – improving walkability, transport, and affordable access to active spaces to reduce sedentary behaviour.



Gender equity and prevention of violence – promoting safety, reducing discrimination, and addressing family violence, particularly for women and diverse groups.



Climate change and health impacts – preparing for extreme weather, heat, and environmental risks while integrating health into climate action.



Harm minimisation – reducing harm from tobacco, vaping, alcohol, and gambling, especially among young people and disadvantaged communities.

The strategy commits to annual action plans and regular reviews, including an evaluation framework to track progress. Partnerships are central, with Council working alongside health services, community organisations, and state agencies to deliver collective impact.

The master plan should ensure spaces foster connection, active living, safety, equity, and climate resilience. Facilities and environments should actively promote positive health behaviours, reduce harm, and provide inclusive, accessible opportunities for all community members.



Social Infrastructure Plan – Generation One 2020-2023

This document aims to ensure that future decision making and investment in community infrastructure is clear, equitable and based on evidence of need. The plan brings together all our social infrastructure strategies, plans, needs, priorities and responses.

Generation One of the *Social Infrastructure Plan* covers the following social infrastructure networks: early years, youth spaces, libraries, community meeting and program spaces, arts and culture, open space, play spaces, aquatics and leisure, indoor sport and recreation, outdoor sport and recreation (including sports pavilions), golf, cycling and trails, and public toilets.

The key focus areas of the plan are:

- Improving access and connectivity.
- Empowered and informed.
- Intergenerational and adaptive.
- Place based and fit-for-purpose.
- Addressing our ageing and obsolete infrastructure.
- Bridging the difference in service provision across sectors and locations.
- Contemporary systems and data.

The outdoor sport and recreation social network will be vital for this project, identifying the following four key focus areas:

- Focus on building capacity and capability across the existing network.
- Align maintenance programs and budgets to meet agreed service levels.
- Contemporise and undertake holistic planning and policy development.
- Ensure adequate resource alignment to enable and service growth and new projects.

The master plan will need to ensure that proposed facilities not only meet the minimum requirements but provide an equitable and sustainable offering to the local community.

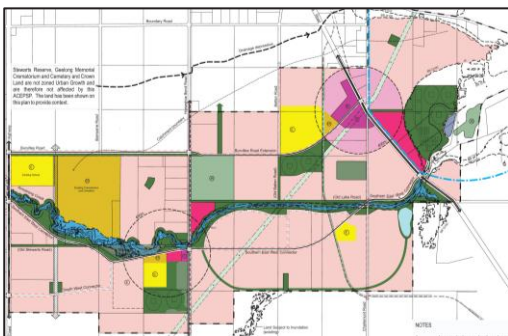


Armstrong Creek East Precinct Structure Plan

The key information relating to the Armstrong Creek East Precinct Structure Plan (ACEPSP) has been detailed throughout this report. We have provided a summary of the PSP and its area, as well as the vision for the precinct.

A precinct structure plan is the planning mechanism used to plan for new urban development together with the infrastructure and services required by its future community. This PSP is in relation to the Armstrong Creek Urban Growth Area (ACUGA) and more specifically the Armstrong Creek East Precinct (ACEP) that sits within this growth area.

The ACEPSP covers approximately 794 hectares, bounded by Surf Coast Highway (west), private properties to the north of Lower Duneed Road (south), Hospital Swamp (east) and the edge of private properties situated between Burvilles Road and Boundary Road (north).



The vision for the ACEP will be:

- An inter-linked public open space and path network and public open space nodes that build on the existing landscape character while protecting the biodiversity in habitat conservation areas and through native vegetation retention and protection.
- Transport and movement systems planned from the outset to facilitate the ability to move about safely by walking and cycling to promote healthy activity, energy conservation and social interaction and, in a coordinated planning manner, to provide for essential vehicle traffic.
- Human-scale facilities including a 'main street' neighbourhood activity centre and a range of other planned and co-located community facilities that are accessible safely by all means of transport and from throughout ACEP and beyond.

The PSP identifies the delivery of two football/cricket ovals, two netball courts, two bowling greens and a pavilion. The master plan will need to consider the capacity of the site, including the impact of the native vegetation, to appropriately cater for facilities that are proposed in the PSP (along with consideration of the provision analysis).

To ensure that the Coastside Drive Recreation Reserve aligns with the vision of the ACEP, the master plan will also need to incorporate public pathway networks that connect existing access points and community facilities to the reserve. This will promote healthy, physical activity and social interaction, as well as reduce the reliance on vehicular traffic.



Armstrong Creek East Precinct Development Contributions Plan

The *Armstrong Creek East Precinct Development Contributions Plan* was developed to support the funding of infrastructure in the Armstrong Creek East Precinct (ACEP) and set out a long-term framework in relation to:

- Land use (such as residential development of varying densities, open space and community facilities).
- Transport (such as the road network, collector roads and proposed public transport).
- Activity centres (e.g. community and commercial facilities).
- Open space (passive and active), waterways and environmentally sensitive areas.

This is not the sole source of funding for all infrastructure in the precinct. The full range of infrastructure identified will only be delivered if infrastructure is provided by a variety of funding sources.

Many components of the Coastside Drive Recreation Reserve are included within the developer contribution plan - shared trails, active and passive open space, playground and the community pavilion.

Estimated project costs are determined in the DCP and indexed annually.

The master plan will need to take the budgetary costs into consideration for the implementation planning phase.



Sports Facility Development Guide

The *Sports Facility Development Guide* sets out the different levels of facility provision for sport open space and the facility standards required by us for the growth areas.

The guide aims to:

- Provide the community with local access to places and spaces where they can achieve health and wellbeing aspirations through, physical activity and social connectedness.
- Provide places and spaces where people feel safe, supported and respected, where they can participate free from discrimination and fear of violence.
- Plan, design and deliver places and spaces where people of all ages can participate in physical activity together.
- Maximise the flexibility of facilities through inclusive design which promotes active leisure by the whole community including people of varying ages, interests, gender, identities, abilities and cultures.
- Provide facilities that are flexible, multi-use and shared by a range of users to maximise use of limited spaces.
- Ensure facilities are fit for purpose, compliant, economically sustainable and maximise principles of Environmentally Sustainable Design (ESD) to achieve a balance between functionality and sustainability.
- To undertake careful planning and design to address the community access to a range of activities and diversity of opportunities to be healthy and active.

The guide provides standard specifications for regional and district level facilities for each sport. As the Coastside Drive Recreation Reserve is a district level facility, we have provided the detailed specifications for the relevant sports are provided in an appendix.

The master plan will need to prioritise sporting infrastructure that has a flexible and inclusive design and promotes physical activity and social connectedness.



Armstrong Creek Sports Development Plan

The *Armstrong Creek Sports Development Plan* outlines how sport and associated partners can make a positive contribution towards delivering an active and healthy community. It builds on the historical commitment and grows our involvement in sport to progress and develop its new communities.

The vision as outlined in this plan for Armstrong Creek is 'a residential development that meets the highest standards of sustainable living.'

In alignment with this vision, this plan identified the following four priority areas as having the greatest impact on the planning, development and delivery of sport across Armstrong Creek.

✔ Participation

Ensure the right mix of programs are planned and delivered for the community, whilst balancing development, competition and participation needs.

✔ Management

Understanding the needs of the local community and to match them with the requirements of sport, in addition to delivering quality infrastructure and managing it in a welcoming, shared and flexible way.

✔ People

Understanding the local community, who they are (now and in the future) and how they will connect with sport in the local area.

✔ Delivery

Securing sport, government and community resources, aligning objectives, integrating existing systems and accessing enough resources (financial and human) to create a sustainable sports development model for the local community.

The master plan needs to ensure well planned facilities, in consultation with relevant stakeholders to ensure the above principles are met.

Fair Play Strategy (2017)

(The Fair Play Strategy is currently under review.)

This document provides the fees and charges framework for use of community assets and clarity around the standard provisions and levels of service to be consistent across the region.

The City currently own, manage and maintain 1,700 hectares of open space and \$85 million in sport and recreation facilities and assets. These facilities and assets are home to 300 clubs and community groups.

Our renewal gap in 2017 was \$197 million over the next 20 years, whereby \$121 million is contractually obligated infrastructure in planned growth areas.

The aim of the strategy was to gain a clear understanding of the cost of sport and recreation to us and participants, the subsidy required to support healthy communities and physical activity, and the capacity of clubs and community groups to pay for facility use.

The master plan will need to consider that any new tenants will have a cost associated with their activities and also consideration to the provision of facilities aligns with fair play.

Fair Access Policy (2024)

This document addresses known barriers experienced by women and girls in accessing and using community sports infrastructure.

The policy aims to progressively build the capacity and capabilities in identifying and eliminating systemic causes of gender inequality in policy, programs, communications, and delivery and allocation of community sports and recreation infrastructure.

We have previously identified a need to improve participation for all genders and abilities, in its *Fair Play Strategy*. A *Fair Access Policy* is required focusing on infrastructure, programs and governance.

Whilst key findings from the *Greater Geelong Sport and Recreation Census (2023)* show encouraging trends across:

- 95 per cent of all sports facilities are used for training, events or games for all genders.
- 91 per cent of clubs have women coaches, managers and administrators.
- 84 per cent of clubs report women and girls' results and achievements.

Other indicators from the census support the research that more support is needed to reverse the lower levels of participation and barriers experienced by women and girls, trans and gender diverse people:

- Sports participation rates among girls (22 per cent) are lower than boys (37 per cent).
- Sports participation rates among women (16 per cent) are lower than men (24 per cent).
- 30 per cent of change rooms are gender neutral.

The *Fair Access Policy*, together with the *Fair Access Action Plan* aim to facilitate greater equitable access and allocation of community sport and recreation infrastructure in Greater Geelong.

The policy framework aligns with the State Government's six guiding principles and commitments under the *Fair Access Policy Roadmap* – two of the six principles relate to infrastructure.

Principle 1 – Infrastructure

Commitment – Community sports and active recreation infrastructure are genuinely welcoming, safe and inclusive.

Principle 3 – Allocation and Scheduling

Commitment – Women and girls will have fair access to and use of community sport and recreation infrastructure which is of the highest quality, at the most convenient location and times and includes new opportunities and sports.

The master plan will need to consider that any new infrastructure is welcoming, safe, inclusive and of a high quality.

Sustainable Communities Infrastructure Guidelines (2016)

The document is intended to facilitate the development of Sustainable Communities through quality planning, design and construction of infrastructure. The infrastructure guidelines are split into the following areas, where relevant components to this project have been provided:



Transport and Movement.



Landscape and Streetscape (park and street planting, turf and planting preferences, and weed management).



To make open space contribute to the health of the local community.



Water Management.



Sport, Recreation and Open Space (sporting open space, and pavilions and built infrastructure).



Protect and enhance the natural and cultural environments.



Open spaces that ensure conservation and heritage values are retained.



Social and Community Facilities.



Environment and Biodiversity

Infrastructure and/or developments should be designed so that:

- They remain viable under the widest range of probable climate futures.
- They can be implemented within planned budgets or refer to sufficient evidence to justify budget/revenue increases.
- They incorporate flexible features and preserve options.
- Due consideration is given to systematic interdependencies when considering climate impacts.

The master plan will need to ensure that facilities not only meet minimum requirements but provide a high quality, equitable and sustainable offering to the local community.

Opportunities for passive recreation, as well as active sporting tenants will need to be discussed.



Urban Forest Strategy (2015-25)

The *Urban Forest Strategy* expands on the concept of enhancing the public and private tree population, where the sum of trees and vegetation is the urban forest. The strategy provides a vision for the urban forest of 'Geelong will be a cool green city for the future.'

Four objectives to achieve the vision:

To green the city

Increase tree planting and associated vegetation in prioritised locations.

To cool the city

Increase canopy cover, increase use of smart water sensitive urban design and an increase in landscape permeability.

To engage the city's community and build regional partnerships

More community activities: tree planting, arts and culture activities, use of social media, working with partners to improve and enhance tree planting projects.

To demonstrate best practice urban tree management

Develop a complete set of technical guidelines for urban tree management and offer training and upskilling where needed.

The key opportunities for providing a healthier and more dynamic urban forest are:

- 45,000 existing vacant nature strips in our streets.
- Developing tree lined entrances to our city.
- Thousands of tree planting locations across Geelong's open space network.
- Improving the quality of streetscapes and open space in urban growth areas.
- Planting more indigenous trees in wetland reserves and conservation areas.

The master plan will be required to conserve the existing forestry and landscape in its planning. The reserve will need to integrate sufficient trees and vegetation to work towards the goal of increasing the tree canopy to 25 per cent over a 30-year period across Geelong.



Armstrong Creek East Native Vegetation Protection Plan

Purpose

In accordance with clause 52.16 of the City of Greater Geelong Planning Scheme, the purpose of this plan is to:

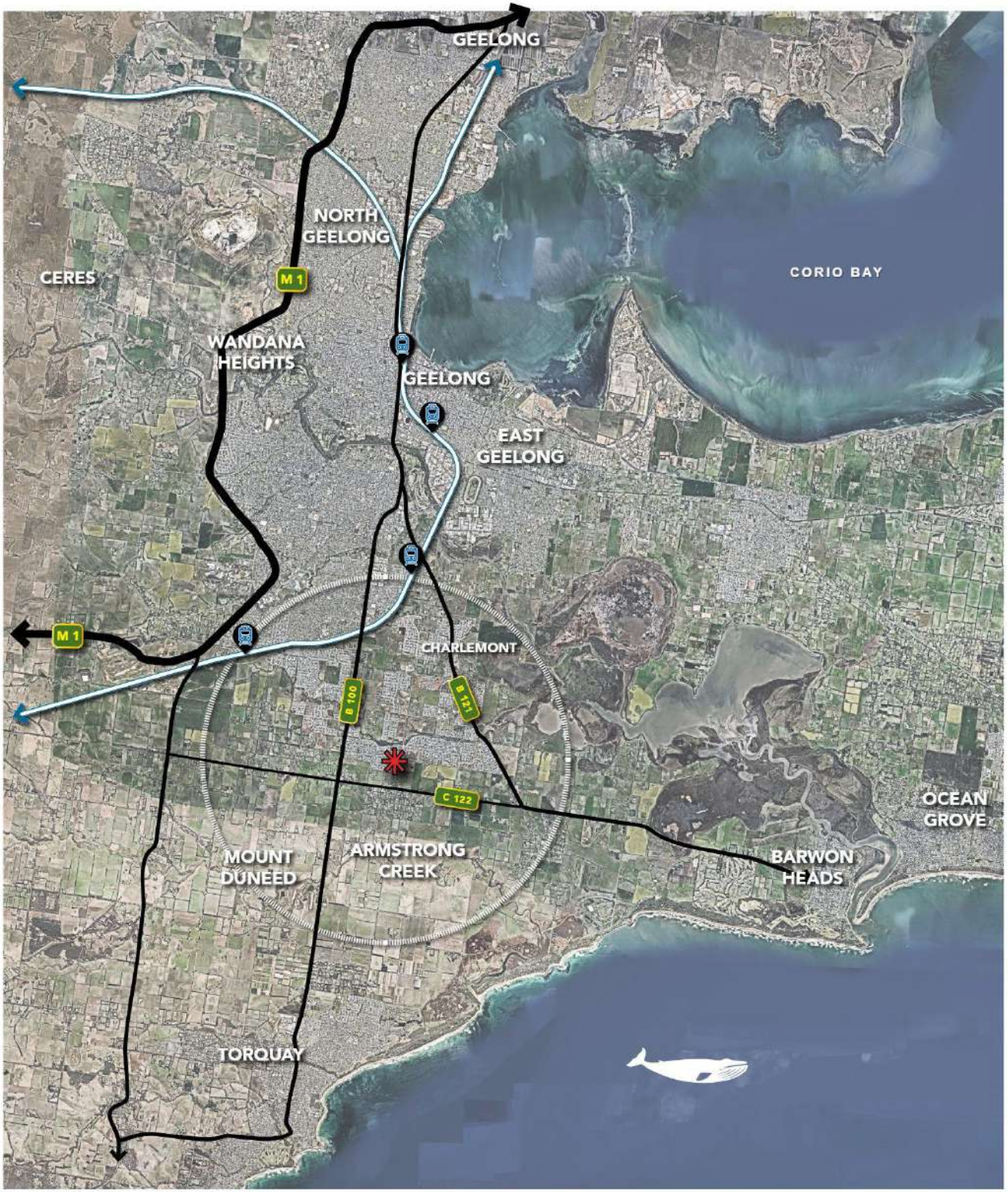
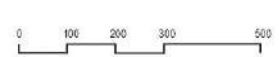
- To make open space contribute to the health of the local community and to provide an experience and landscape that creates opportunities.
- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the Armstrong Creek East Precinct Structure Plan (ACEPSP).
- Set out the works or other necessary actions to offset the removal, destruction or lopping of native vegetation.
- Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

Vegetation Protection Objectives to be Achieved

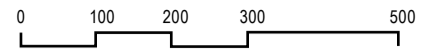
1. Provide for the protection of native vegetation within the landscape that recognises the conservation significance of native vegetation in accordance with Victoria's Native Vegetation Management – A Framework for Action (the Framework) (DNRE 2002).
2. Be consistent with and complement the desired outcomes of the ACEPSP.
3. Ensure that appropriate biodiversity outcomes are achieved through the retention of specified native vegetation, habitat enhancement and waterway protection.
4. Support the provision of Public Open Space (POS) and dedicated conservation areas that avoid vegetation loss, minimise impacts and enhance native vegetation protection through the precinct.

SITE CONTEXT MAPS

Location Context



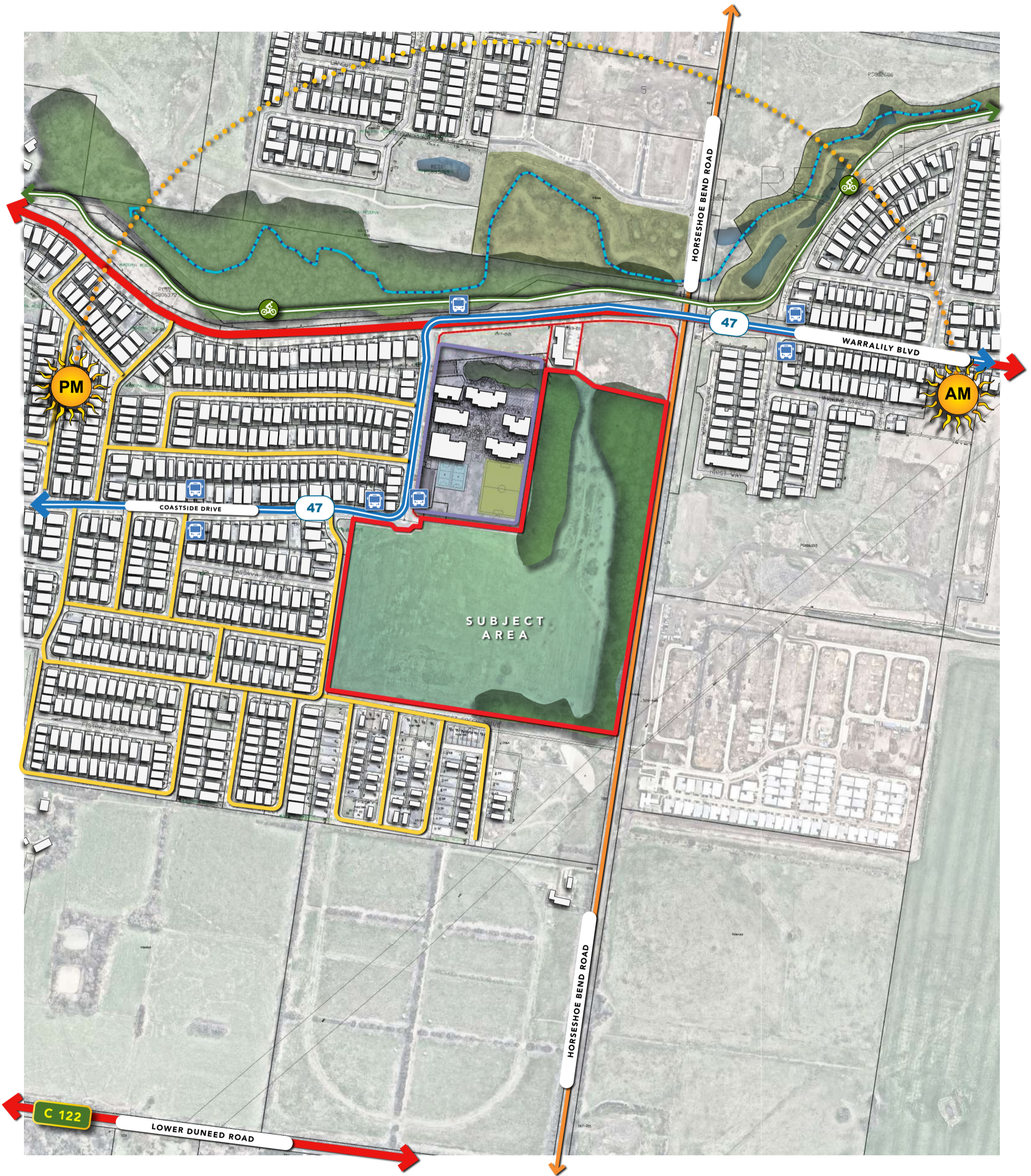
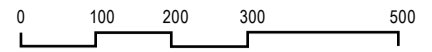
Location Context



LEGEND

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|-------------------------|-------------------|--------------------------------|--|
| SITE BOUNDARY | TOWN CENTRE | RESIDENTIAL | OTHER USE & NOTABLE |
| PRECINCT ENTRY | URBAN DEVELOPMENT | CLUB SPORTS & OTHER RECREATION | EDUCATION & OTHER |
| GENERAL OPEN SPACE | RESIDENTIAL | PARKLAND & RESERVE | HERITAGE FEATURES AND CULTURAL SENSITIVITY |
| NATIVE VEGETATION AREAS | SCHOOL | COMMUNITY & INSTITUTIONAL | INDUSTRY & COMMERCIAL |
| | AGRICULTURE | CHURCH & RELIGION | AGRICULTURE & FARMING |

Location Context

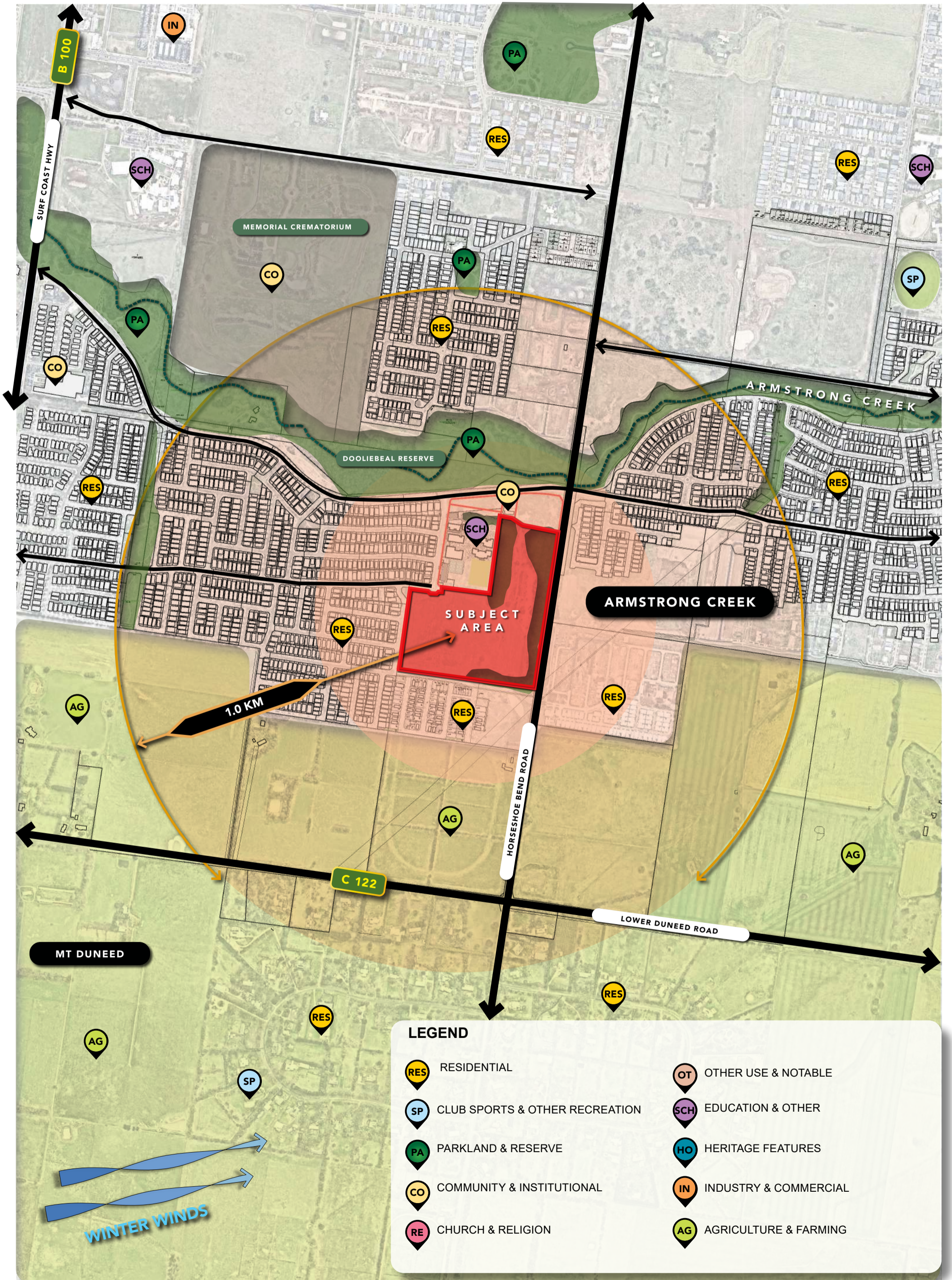
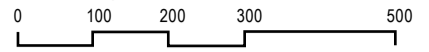


LEGEND

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|-------------------------|--------------------------------|-------------------------------|
| SITE BOUNDARY | KEY PRECINCT AND RESERVE ENTRY | LOCAL CYCLEWAY |
| PRECINCT ENTRY | BUS DROP-OFF / PICK-UP | PRIMARY ROADS |
| GENERAL OPEN SPACE | SMALL BICYCLE PARKING | SECONDARY AND CONNECTOR ROADS |
| NATIVE VEGETATION AREAS | BUS ROUTE | LOCAL ROADS |

Location Context

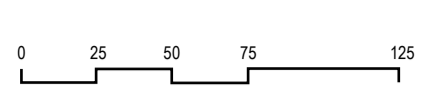
Scale: 1:10,000 @A3



LEGEND

- | | |
|--------------------------------|-----------------------|
| RESIDENTIAL | OTHER USE & NOTABLE |
| CLUB SPORTS & OTHER RECREATION | EDUCATION & OTHER |
| PARKLAND & RESERVE | HERITAGE FEATURES |
| COMMUNITY & INSTITUTIONAL | INDUSTRY & COMMERCIAL |
| CHURCH & RELIGION | AGRICULTURE & FARMING |

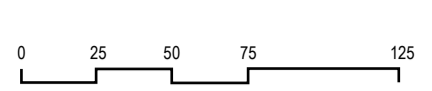
Site Analysis Plan












LEGEND

- | | |
|----------------------------------|--------------------------------------|
| ① BLOINKS RESERVE - SUBJECT AREA | ⑤ FUTURE COMMERCIAL DEVELOPMENT SITE |
| ② PROPOSED NEW SCHOOL | ⑥ WALKING TRAIL AND SHARED PATH |
| ③ PROPOSED COMMUNITY CENTRE | ⑦ ARMSTRONG CREEK OPEN SPACE |
| ④ CHILDCARE FACILITY | ⑧ NEW RESIDENTIAL DEVELOPMENTS |

Existing Site Plan



LEGEND

-  SUBJECT AREA
-  MAIN ENTRY
-  SENSITIVE INTERFACES
-  EXISTING CAR PARK
-  BUS STOP
-  SENSITIVE VIEWS/VISTAS
-  PRECINCT FOCUS
-  IDENTIFIED OPEN SPACE
-  PASSIVE CONNECTIONS

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CUSTOMER SERVICE CENTRE

Wurrik Nyal

137-149 Mercer Street

Geelong VIC 3220

8.00am-5.00pm

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