

# FACILITY DEVELOPMENT PLAN:

## DRYSDALE RECREATION RESERVE

REPORT

**NOVEMBER 2025**

CITY OF GREATER GEELONG

**WE ACKNOWLEDGE THE TRADITIONAL CUSTODIANS OF THE LAND, THE WADAWURRUNG PEOPLE OF THE KULIN NATIONS. WE PAY OUR RESPECTS TO THEIR ELDERS PAST AND PRESENT AND ACKNOWLEDGE ALL ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE WHO ARE PART OF THE GREATER GEELONG COMMUNITY TODAY.**

## 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 (2023-24) and developed in conjunction with Drysdale Football & Netball Club and Drysdale Cricket Club.

This Plan aims to provide an evidence base and strategic justification for the improvement of Drysdale Recreation Reserve to ensure its viability and suitability as a local level community sporting venue into the future.

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# PROJECT STAGES

**This Report outlines the current issues associated with existing facility provision, condition and functionality at the Drysdale Recreation Reserve. It also highlights the demand for its future use and identifies opportunities for improvement to support the site to reach its full potential.**

This project is being delivered in collaboration with tenant clubs, peak sporting bodies, the City of Greater Geelong, Traditional Owners and in consultation with relevant sporting infrastructure guidelines for a "local level community sporting facility". The following methodology outlines the staged approach to project delivery:

1

## STAGE 1: BACKGROUND REVIEW

Site inspections and stakeholder engagement – undertake and complete information gathering and engagement.

2

## STAGE 2: ENVIRONMENTAL SCAN

Demographic and participation analysis, strategic review and facility audit assessment – review relevant exiting data and future forecasts to understand site utilisation, challenges and opportunities.

3

## STAGE 3: TRADITIONAL OWNER ENGAGEMENT

Traditional Owner engagement – City of Greater Geelong met with Traditional Owners to present existing site challenges and functional constraints and to better understand the cultural significance of the site.

4

## STAGE 4: STRATEGIC DIRECTION SETTING

Concept plans and further stakeholder engagement – develop site and building concept plans that align to investment partner objectives and represent the cultural needs of the site. Undertake further engagement and compile feedback on plans.

5

## STAGE 5: FDP DEVELOPMENT

Produce Draft and Final Facility Development Plan, highlighting future upgrades and prioritised improvements.

# INTRODUCTION

**Drysdale Recreation Reserve is centrally located on the northern Bellarine Peninsula, in the well-established residential area of Drysdale.**

## KEY FINDINGS

Drysdale Recreation Reserve provides a large 12ha expanse of sporting fields and related infrastructure, as well as significant open space areas. The sporting facilities are home to the Drysdale Football & Netball Club and the Drysdale Cricket Club. In 2024, the Clubs fielded more than 1,000 participants across all age cohorts, genders and programmed activities.

Whilst participation is strong, gaps in facility provision and Reserve functionality prevent the Clubs from being able to manage match day and training activities, as well as provide a base from which to continue to grow and develop.

At present, five key Reserve and infrastructure related challenges exist and have been explored in greater detail throughout this Report:

1. **Cultural significance:** In 2014, as part of a formal CHMP, a Desktop Assessment of the Drysdale Recreation Reserve concluded that Aboriginal people would have been present in the Drysdale area, both before and after European settlement and that it is likely that the Activity Area will retain Aboriginal Cultural Heritage - most likely in the form of subsurface artefact scatters. There is also a possibility that Aboriginal burials may be located within the Activity Area, within the small dune near the oval, where a previous burial has been uncovered.

   Ongoing meaningful engagement with the site's Traditional Owners will be essential in further understanding the full extent of the cultural heritage and places of cultural significance ("Activity Areas") at Drysdale Recreation Reserve.

   Opportunities for future development and future planning and design will be guided by the directions identified within the existing and any future CHMP reporting and from consultation and engagement with Traditional Owners.

2. **Sporting pavilion compliance and footprint:** The netball clubrooms require refurbishment to better support the court area and achieve compliance with sporting code standards. The football and cricket pavilions (in their current form) are separate, disjointed, non-compliant in part and create an excessive building footprint on the site.

   Opportunities for consolidation of pavilion buildings under one joint / shared building footprint exist to better support club sustainability and reduce building bulk on-site.

3. **Non-compliant and ageing field of play infrastructure:** This includes the condition of competition netball courts and training areas, their orientation and lighting, and player support amenities. Cricket training nets and centre cricket wicket also require upgrading to better meet sporting code standards.Opportunities for renovation or replacement of non-compliant infrastructure should be considered to support improved functionality and safety of use.

4. **Accessibility and ease of mobility:** The topography of the Reserve, its level changes, informal path and road network and age of infrastructure create significant challenges in moving through and around the site. Parking areas are mostly ad-hoc and undefined, pedestrians and vehicles conflict and the transitions in and around the existing sporting pavilions are difficult to navigate.A wholistic Reserve circulation plan would improve site functionality, improve safety and better support and integrate any new site development or improvement initiatives.

5. **Club growth and demand:** The Drysdale Football & Netball Club and Drysdale Cricket Club collectively have over 1,000 registered participants, with access to a single oval playing field at the Reserve. Oval use becomes problematic in winter with issues of ground management and overuse due to the number of teams and recent club growth. While off-field amenities are provided, they are not provided in a footprint that supports social cohesion, club sustainability and efficiency in management. The clubs have simply outgrown the available infrastructure. Opportunities exist to plan for future infrastructure that meets sporting code standards, better accommodates growth needs and can be flexible and creative in design to manage growing needs.



# PROJECT CONTEXT

# SITE CONTEXT

**Drysdale Recreation Reserve is centrally located on the northern Bellarine Peninsula, in the well-established residential area of Drysdale.**

## LOCATION

Drysdale Recreation Reserve is approximately 20km east of Geelong's CBD and an estimated 10km from the Bellarine locations of Leopold, Ocean Grove and Portarlington. The venue is a single oval facility, bordered by residential housing around its north, east and southern perimeter, and with open space and McLeods Waterhole to the west.

## SITE CONTEXT

The 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 offers both sporting opportunities as well as a space for informal recreation and play, and in particular, dog walking.

## FACILITY HIERARCHY

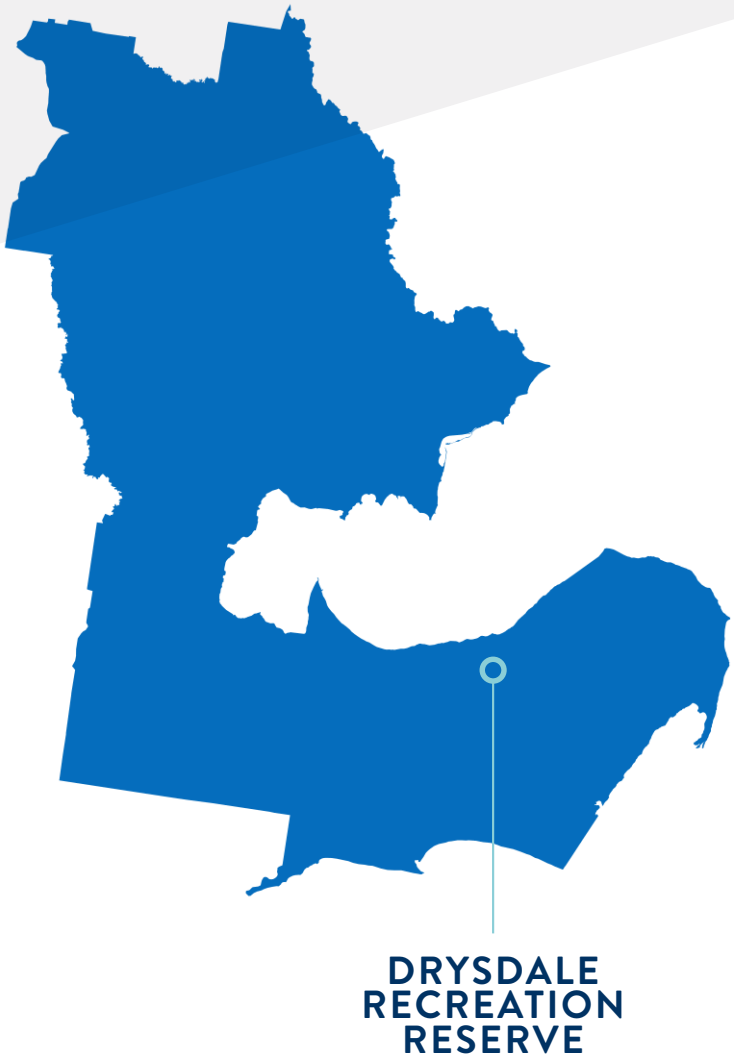
Drysdale Recreation Reserve is classified as a 'local level' sporting facility and considered appropriate for hosting community level Australian Rules football, cricket and netball programs and competition.

## PRIMARY USER GROUPS

The primary user groups and tenants of the site are the Drysdale Football & Netball Club and the Drysdale Cricket Club.

## CULTURAL SIGNIFICANCE

The Wadawurrung are recognised as the Traditional Owners of Drysdale Recreation Reserve.  In 2014, a CHMP report concluded that it is likely that Drysdale Recreation Reserve area retains significant Aboriginal Cultural Heritage - most likely in the form of subsurface artefact scatters and potential Aboriginal burials.



# FACILITY COMPONENTS

Drysdale Recreation Reserve provides the following key facility elements and attributes:

- Floodlit senior size AFL and cricket playing field – measuring 162m x 108m
- Synthetic centre cricket wicket
- Two competition standard netball courts (one acrylic, one asphalt) with floodlights
- Three netball training courts with asphalt surface
- Cricket practice nets (three synthetic lanes)
- Community sporting pavilion (football)
- Community sporting change rooms (football)
- Community sporting pavilion (netball)
- George Malcolm Pavilion (cricket)
- Football club gymnasium
- Community playground
- Community access tennis courts (two courts)
- Car parking – both formal and informal
- Public toilets
- Open space to the west of netball courts used for community markets



# SITE CATCHMENT

**The Drysdale Recreation Reserve provides a range of catchment areas, based on the variety of activities undertaken at the Reserve and its geographic location.**

## WALKING CATCHMENT

15 minute walking catchment, equating to an estimated 1km from the central point of the Reserve. The Reserve is accessible from multiple entry points from surrounding residential streets (mostly streets that terminate at the Reserve or surrounding waterways).

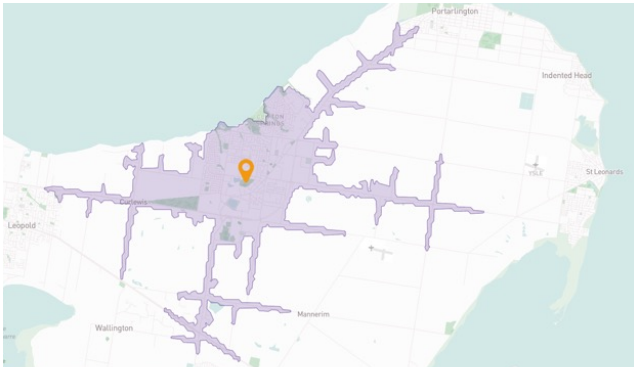
An estimated 2,300 residents live within the 15 minute walking catchment, a population that has grown by 30% over the past decade. The walking catchment is considered to be an older age demographic, with higher proportions of people aged 65+ and lower levels of 15 to 44 year olds. Significant numbers of dog walkers, walkers and joggers are regularly observed at the Reserve.




## PRIMARY CLUB CATCHMENT

The Primary catchment area for formal sporting participants is typically township based and within 10 minutes drive time. This distance from Drysdale Recreation Reserve covers the Northern Bellarine area, including the locations of Drysdale, Curlewis and Clifton Springs.

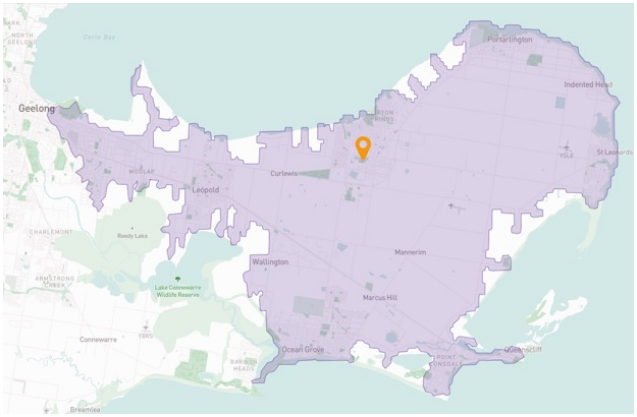
An estimated 78% of Drysdale sporting club participants reside within this catchment, along with an estimated 16,000 local residents. Resident population within the catchment has grown by 34% in the past decade.




## BROADER PARTICIPANT CATCHMENT

Based on the regional catchment of the Drysdale Recreation Reserve and the activities participated in, a broader catchment area of 20 minutes drive time could be expected for home and away competition. This catchment also accommodates 95% of the Reserve's club participants.

This catchment is essentially the whole of the Bellarine Peninsula (excluding Barwon Heads), which has grown to over 75,000 residents in recent years. This catchment population has age and demographic characteristics consistent to the rest of Victoria.



# CLUB MEMBER CATCHMENT

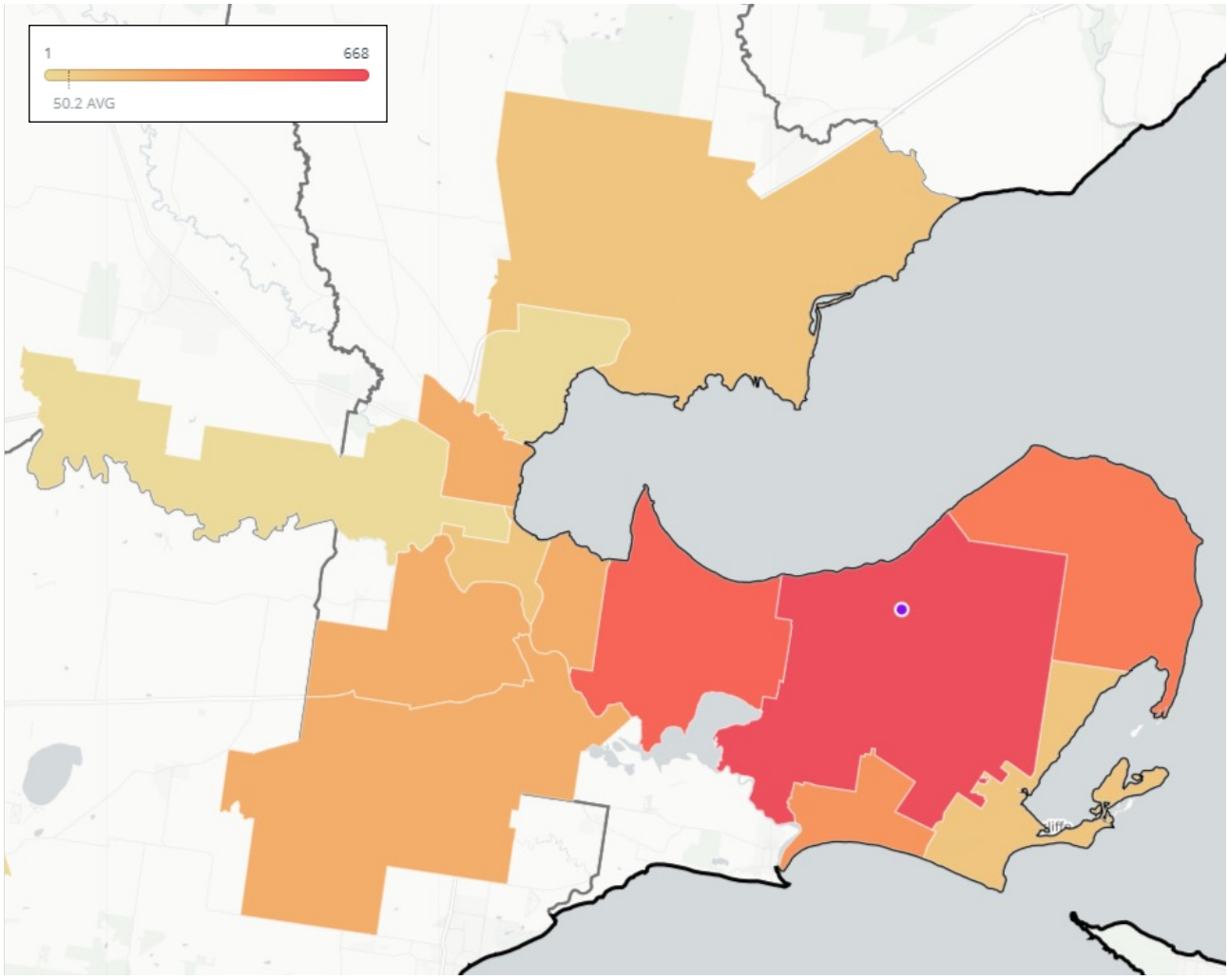
## Drysdale Recreation Reserve is predominately used by the Drysdale Football & Netball Club and Drysdale Cricket Club. The map below provides a summary of 2024 club participants for netball, football and Auskick.

The below map indicates the Drysdale Football & Netball Club's catchment of players and their respective residential postcodes in season 2024. The below heat map shows that the majority of players (668) reside in the postcode of 3222, which includes the residential areas closest to the Recreation Reserve being Drysdale, Curlewis and Clifton Springs.

Secondary locations for member residential locations include 3224 (Leopold and Moolap – 62 players) and 3223 (Bellarine, Indented Head, Portarlington and St Leonards - 51 players).

**"78% of DFNC members live in postcode 3222, including the residential areas of Drysdale, Curlewis and Clifton Springs."**

**"95% of DFNC members live on the Bellarine Peninsula – indicating the club has a very localised catchment and is well supported by the local community."**



# CLUB PARTICIPATION

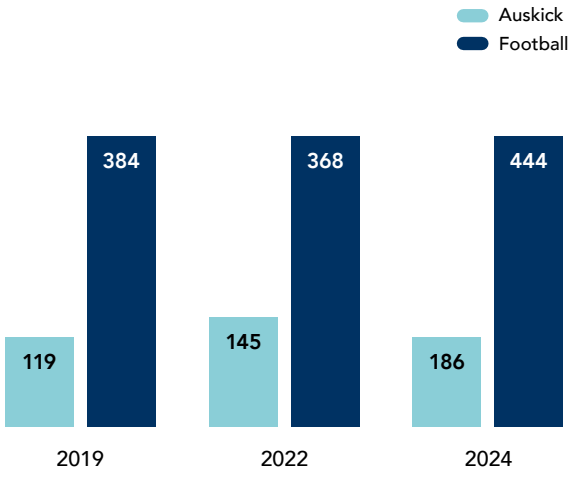
**Drysdale Recreation Reserve is predominately used by the Drysdale Football & Netball Club and Drysdale Cricket Club. A summary of football and netball club membership and registered participation for the past five-years is provided below.**

## FOOTBALL MEMBERSHIP

DFNC football participation levels have shown steady growth over the past 5 years from 2019 to 2024, achieving almost 25% growth over the period (+127 participants). This growth has come from both the Auskick program and from junior competition football. Ideally a strong Auskick and junior football program feeds into the senior football program over time.

The club's female football participation has also grown in recent years, reaching 147 registered female players in 2024, up from 107 in 2019.

This growth is significant within the context of the local area and with the club having access to a single ground at the Drysdale Recreation Reserve. The AFL recommends access to one oval for every 175 registered players (excluding Auskick). With 444 competition football participants the DFNC would benefit from access to 2.5 ovals for training and competition activities.

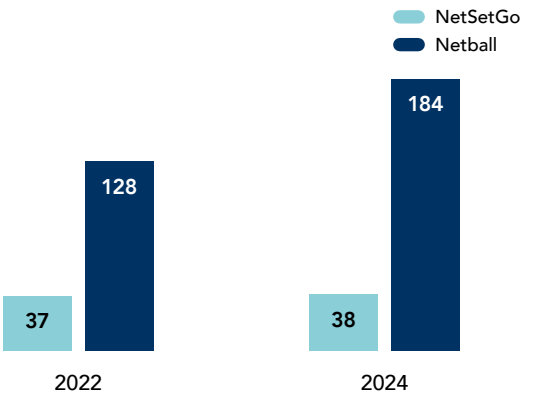



## NETBALL MEMBERSHIP

DFNC netball participation data was available for the 2022 to 2024 seasons. In 2024, DFNC had 222 registered participants across its NetSetGo program (38) and competition netball program (184). All participants in 2024 were female.

Participation levels for NetSetGo have been consistent for the past 3 years, with competition netball experiencing 44% growth over the 2022-2024 period (+56 participants).

With 184 competition netballers at the DFNC, access to a minimum of two competition netball courts is required, as is access to floodlighting and dedicated training spaces to accommodate all teams and players.




**Total Football and Netball participation over the past 5 years at the DFNC has grown from 503 playing members in 2019, to 678 in 2022 and onto 852 in 2024 – over 36% growth in five years.**

**A summary of cricket club teams and estimated player numbers for the past two seasons is provided below. Information has been gathered from Cricket Australia's PlayHQ registration platform.**

## DRYSDALE CRICKET CLUB

In season 2024/2025, the Drysdale Cricket Club (DCC) fielded 13 teams across senior men's, juniors and girls competitions across Geelong and the Bellarine Peninsula.

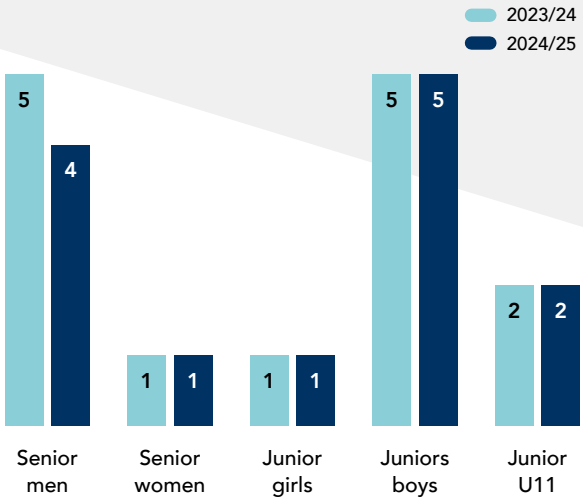
- 4 senior men's teams in the Bellarine Peninsula Cricket Association (BPCA)
- 2 x U11 junior teams in the BPCA
- 1 junior girl's team in the Geelong Cricket Association (GCA) Girls League
- 1 women's team the GCA Women's League
- 5 junior boy's teams (U13, U15, U17) in the GCA Boys Competition.

Season 2024/2025 team numbers were consistent with season 2023/2024 where the DCC fielded 14 teams.

Participation levels have remained consistent and inclusive of a strong junior participant base, as well as girls and women's teams.

DCC team numbers are considered to be generally reflective of a sustainable club that would be maximising the capacity of its existing synthetic cricket pitch at Drysdale Recreation Reserve.

Training times would need to be diversified with only three cricket practice nets at the Drysdale Recreation Reserve, given the volume of registered players is estimated to be 130-150.



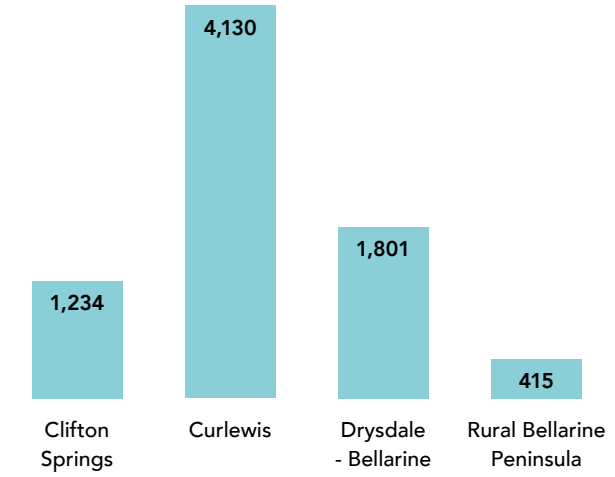
# COMMUNITY PROFILE

**The local catchment area around the Drysdale Recreation Reserve is identified to be primarily in the Drysdale, Curlewis and Clifton Springs residential areas. This geographical area, along with rural areas within the Bellarine are projected to grow by 32% over the next 15 years.**

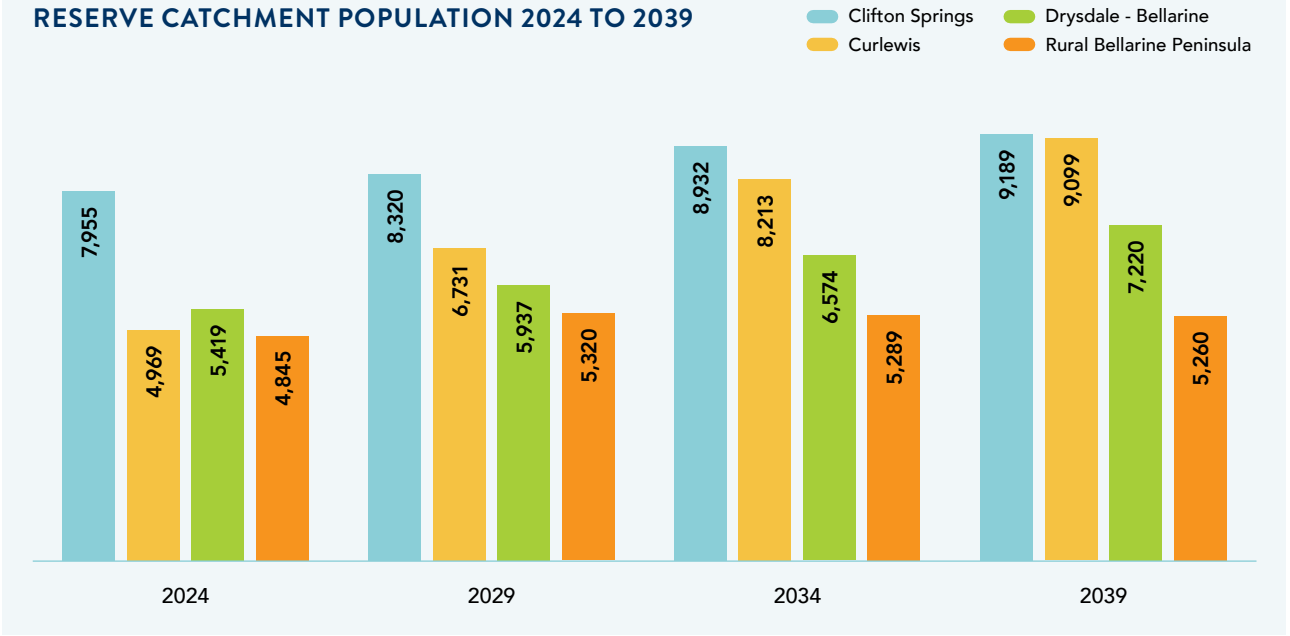
City of Greater Geelong idForecast data identified the following population projections for the key small area populations within the Reserve's immediate primary catchment. The site is currently servicing a local residential population of around 23,000, with the population anticipated to continually grow over the next 10 to 15 years to over 30,000 residents.

In 2039 the catchment population is projected to grow by 7,500+ at a rate of 32.7%. Curlewis appears to be the main source of population growth, accounting for around 54% of catchment area residential growth to 2039.

## 2024-2039 POPULATION GROWTH




## RESERVE CATCHMENT POPULATION 2024 TO 2039




**Residential population in the active age cohort of 5 to 39 years will grow by 2,200 by 2039 – 26% growth in this age cohort who are directly engaged in football, netball and cricket activities.**

**Curlewis appears to be the main source of population growth in the catchment area, accounting for around 54% of projected residential growth from 2024 to 2039.**

# STRATEGIC ALIGNMENT

## The following provides a high-level overview of strategic documents that guide and support the Drysdale Recreation Reserve FDP.

**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.

**Cultural heritage:** Ongoing reference to CHMP reporting and ongoing engagement with the Traditional Owners will determine the sensitivities and implications for future development at Drysdale Recreation Reserve.

### CITY OF GREATER GEELONG STRATEGIC DIRECTION

- Council Plan 2025-2029
- Social Infrastructure Plan Outdoor Sport and Recreation Report
- Social Infrastructure Plan Investment Policy




**Community Participation**

**Community & Recreation**

- Fair Play Policy 2026-2029
- Fair Access Policy 2024
- Open Space Strategy 2025 (Draft)
- Recreation Master Plans & Facility Development

**City Infrastrucutre**

**Parks & Natural Assets**

- Environment Strategy 2020-2030
- Urban Forest Strategy 2015-2025

- AFL Preferred Facility Guidelines 2024
- Cricket Australia Community Cricket Facility Guidelines 2023
- Netball Victoria Facilities Manual
- AFL Victoria Growing the Heartland Strategy
- G21 Regional Football Facilities Strategy
- Netball Victoria Statewide Facilities Strategy
- G21 & Cricket Victoria Regional Cricket Strategy

- Environmental Management Plans and design processes

# ECONOMIC AND SOCIAL VALUE OF SPORT

## THE VALUE OF COMMUNITY FOOTBALL

In 2015, AFL Victoria and Latrobe University undertook research to determine the social value of a typical community football club.

The study found that for every $1 spent on a community football club, there was at least $4.40 return in social value.

The strongest benefits were found to be delivered in the areas of mental health, physical health, personal well being and education. Others benefits included social inclusion, civic pride, empowerment, social connectedness, regional population stability and cultural integration.

**$1** SPENT ON COMMUNITY FOOTBALL → **$4.40** RETURN IN SOCIAL VALUE

## THE VALUE OF COMMUNITY SPORT & ACTIVE RECREATION

Sport and Recreation Victoria commissioned a report by KPMG in 2020 to highlight the value of community sport and recreation infrastructure. The report looked at the economic, health and social benefits that accrue to individuals, community and society via the construction and operation of sport and recreation facilities and the activities that are conducted within.

The report found the following benefits contributed annually to Victoria through community sport and recreation included:

- $2.1 billion dollars in economic benefits – including increased economic activity and event related tourism.
- $2.3 billion dollars in health benefits – including reduced risk of chronic disease and improved mental health and wellbeing.
- $2.6 billion in social benefits – including human capital uplift, volunteering benefits and green space benefits.

Qualitative benefits included:

- Increased social connectedness, inclusion and networking.
- Increased level of trust in others.
- Reduced anti-social behaviour.
- Community pride.


Centre for Sport and Social Impact
LA TROBE UNIVERSITY
AFL VICTORIA

Value of a Community Football Club

Research Background

The Centre for Sport and Social Impact (CSSI) at La Trobe University was commissioned by AFL Victoria to determine the social value of a "typical" community football club; specifically its social, health and community impact.

Research Design

The research design comprised two stages:

1. Conducting nine case studies on the activities and outcomes of football clubs in various locations across Victoria developed through 110 in-depth interviews with club and community members; and
2. A survey sent to all members of AFL Victoria football clubs across the state (with 1677 returned) examining individual health, well-being, trust and social connectedness.

It is important to note that this research includes the views of people outside of football clubs. The research design deliberately sought to confirm the views of football club members with those in their communities in developing the case studies and comparing the results of the survey of football club members with the general community.

For every $1 spent on a community football club, there is at least $4.40 return in social value.

$1 investment → CLUB → $4.40 return

Social Return on Investment

The social return on investment for an average community football club indicates that for every $1 spent to run a club, there is at least $4.40 return in social value in terms of increased social connectedness, wellbeing, and mental health status; employment outcomes; personal development; physical health; civic pride and support of other community groups.

SROI is an increasingly accepted method for undertaking impact assessments, especially for community focussed organisations and has been identified by the Productivity Commission as a comprehensive method for social impact assessment. SROI is based on program logic – the process of identifying the inputs, activities, outputs, outcomes and impacts associated with an organisation.

# CULTURAL HERITAGE

**The following provides a high-level overview of the Cultural Heritage values of the Drysdale Recreation Reserve and their influence on the development of the Reserve and the FDP.**

## REPORT OVERVIEW

In 2014 the City of Greater Geelong commissioned a Cultural Heritage Management Plan (CHMP) for the Drysdale Recreation Reserve. This was undertaken to establish whether there was any cultural sensitivity in the area.

The study was undertaken by Terra Culture Heritage Consultants in the context of understanding if future development works could be undertaken at the Reserve. The site works that were considered through the study were extensive and included redevelopment of the existing pavilion buildings, the netball court area and pavilion, formalising roadways and car parking areas, replacing the cricket practice nets and making other improvements to signage, wayfinding, park furniture and traffic management infrastructure.

An extensive range of infrastructure improvements were proposed within the CHMP and considered through the study. Of key significance for this report (the Drysdale Recreation Reserve Facility Development Plan), the following proposed activities were identified as "not going ahead due to significant impacts to the site":

- Football and cricket pavilion extension and/or redevelopment works
- Spectator seating works
- Power to, and extension works associated with the cricket practice nets.

The CHMP and its assessment findings indicate that any future planning and site development works must be presented and discussed with Traditional Owners and management of cultural artifacts and places of sensitivity and significance must be managed appropriately under the CHMP.

## DESKTOP ASSESSMENT

The CHMP process undertook a desktop assessment of available information and data.

The Desktop Assessment concluded that Aboriginal people would have been present in the Drysdale area, both before and after European settlement and that it is likely that the Activity Area will retain Aboriginal Cultural Heritage, most likely in the form of subsurface artefact scatters. There is also a possibility that Aboriginal burials may be located within the Activity Area, within the small dune near the oval, where a previous burial has been uncovered.

## STANDARD ASSESSMENT

No Aboriginal Cultural Heritage Places were identified during the Standard Assessment. Two areas stood out as being potentially sensitive for subsurface material; the large dune on the northern side of the netball courts, and the smaller dune on the northern side of the oval.

However, it was noted that the larger dune would remain unharmed, as no development activities were proposed within this location. The smaller dune may have undergone some disturbance from the construction of several buildings, including the football and cricket clubrooms, in conjunction with previous archaeological work undertaken in 2008 (Marshall and Tucker 2008). This is the area where a burial was previously uncovered; therefore it is possible that another burial may be present.

Other rises in the landform (near the market garden site) also have the potential to contain subsurface material, however the closer to existing infrastructure, the more likely that any artefacts present will have been disturbed.

## COMPLEX ASSESSMENT

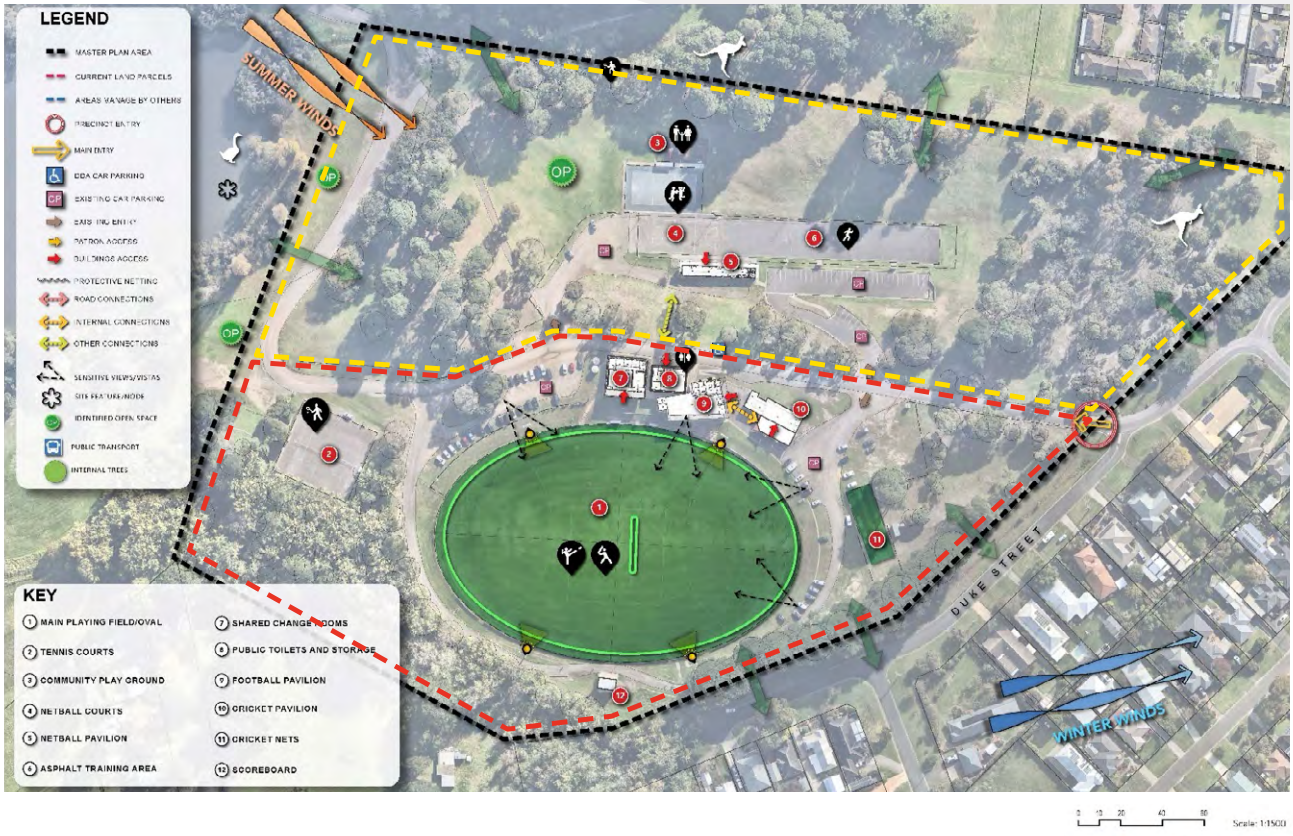
The subsurface testing program resulted in the recording of two Aboriginal Cultural Heritage Places; one low density artefact scatter and one low density artefact distribution.

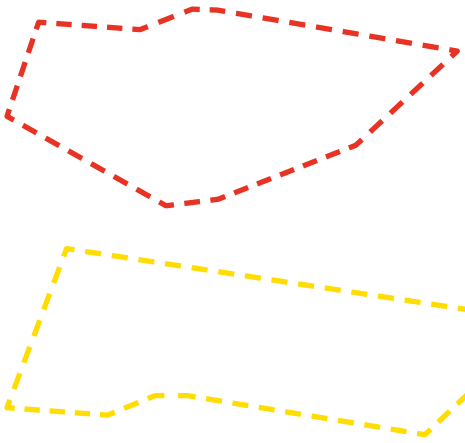
The full CHMP report is available via the City of Greater Geelong.




# EXISITNG SITE CONDITIONS

# EXISTING SITE CONDITIONS



## AREA A (HIGH SIDE)

Incorporates the Football/Cricket playing and training areas, associated pavilion buildings, tennis courts and vehicle parking and circulation.

## AREA B (LOW SIDE)

Incorporates the Netball playing and training areas, associated amenities building, children's playground and vehicle parking and circulation

# EXISTING CONDITIONS SUMMARY
# AREA A – HIGH SIDE

**Existing facilities at Drysdale Recreation Reserve and their condition were assessed as part of the Facility Development Plan. Key infrastructure items and associated issues and opportunities for Area A – the High side are documented over the following pages.**

## AREAS AND INFRASTRUCTURE ASSOCIATED WITH AREA A INCLUDE:

1. Main AFL and Cricket Oval (including synthetic cricket pitch)
2. Oval related infrastructure (including fencing, lighting, scoreboard, player benches)
3. Cricket training nets
4. Cricket pavilion
5. Football club social pavilion
6. Football club gym
7. Football change rooms
8. Public tennis courts
9. Access roads and car parking



## FOOTBALL CLUB – SOCIAL ROOMS

**Description:** The football clubroom facilities (estimated 378m2) at the Reserve are located on the high-northern side of the main oval, albeit slightly orientated towards the eastern pocket of the ground. The timber building consists of a large kitchen, servery, bar and social area and outdoor spectator viewing areas.

**Issue: The building is primarily a spectator services building and does not provide any change rooms or player amenities. The orientation of the spectator viewing structures is sub-optimal facing south-east. Internally the building is functional, however the timber structure itself is showing signs of degradation.**

**Opportunity:** Explore opportunities to provide facilities that align with the building code and relevant sporting standards. Consider integrating the social and spectator amenities into one single building footprint that optimises viewing and reduces overall building bulk on-site.



## FOOTBALL CLUB – GYM & PUBLIC TOILETS

**Description:** The gym and public toilet building provides an 178m2 footprint primarily for football club use, as well as external male and female public toilets.

**Issue: The orientation and proximity of the gym building on-site creates many undesirable and hard to navigate spaces. The toilets do not provide a safe level of accessibility and the building itself is reaching the end of its functional life.**

**Opportunity:** Explore opportunities to provide facilities that align with the building code and relevant sporting standards. Consider integrating the gym and public toilet amenities into one single building footprint that optimises community use and benefit.



## FOOTBALL CLUB – CHANGE ROOMS

**Description:** The separate change room facility provides change facilities for home and away teams, with recently updated shower areas. The building provides an estimated 280m2 of floor space, including storage areas and an umpire change room.

**Issue: The change room spaces provided meet minimum levels for change rooms and new showers provide lockable cubicles. The presence of urinals, the age of the building, its inaccessibility and the storage areas all detract from its overall functionality.**

**Opportunity:** With the overall foorprint available, providing greater flexibility and improved functionality should be the key improvement (including two change rooms that can be divisible into four). Explore opportunities to provide facilities that align with the building code and relevant sporting standards. Consider integrating player and umpire change rooms with other social and spectator spaces into one single building footprint that optimises match-day functionality and flexibility.



## CRICKET CLUB - PAVILION

**Description:** Single cricket pavilion estimated to be 233m2 with covered viewing deck over the ground. Pavilion includes social area (approximately 100m2), toilets, kitchen, bar and servery.

**Issue: Building is aged, in moderate condition and provides basic functionality for cricket club use. Lack of adequate storage is an issue for the cricket club.**

**Opportunity:** The DFNC and Drysdale Cricket Club have entered into an MOU to consolidate existing multiple building footprints into one shared new sporting pavilion.



## CRICKET TRAINING NETS

**Description:** There are three cricket net lanes, all at various levels of condition. The enclosure and roof fencing is failing, with broken upright posts also observed. Synthetic pitch surfaces are wearing in high-use areas The spatial area exceeds the minimum size requirements. The nets are orientated east-west, with the ideal orientation being north-south. Leaf litter is impacting pitch quality and increasing maintenance needs, particularly in the third lane.

**Issue: The training net fencing requires replacement. Visibility with the pine trees behind the bowler will be poor, particularly as the light fades. Issues with functionality and ball deviation are likely to be experienced.**

**Opportunity:** Netting fence will require replacement in the short-term with overall consideration to the replacement of the net structure and its orientation a consideration in the future.



## CRICKET PITCH

**Description:** The centre synthetic pitch is 1.83m wide and has had its wings patched recently.

**Issue: The pitch is heavily worn in high traffic areas, impacted by over-sanding of the oval and is non-compliant to the latest pitch width standards.**

**Opportunity:** When the existing synthetic pitch surface is due for renewal (in the short-term), consider replacing the pitch with a 2.4m wide x 28m long concrete pad and new synthetic surface.



## MAIN FOOTBALL AND CRICKET OVAL

**Description:** The main oval measures 162m x 108m and is orientated east-west for football (not-optimal) and cricket pitch is oriented north-south (ideal). The oval surface was observed to be in poor-moderate condition in September and is well-used throughout the football season. Worn patches were observed and many holes and areas where dogs have impacted the surface quality and integrity. The surface was heavily sanded, most likely as part of seasonal maintenance.

**Issue: Single oval used for club competition and training is likely to be over-used and will ongoing maintenance, particularly during winter. The oval is considered narrow but acceptable for senior football. Significant cost would be required to re-orientate or expand the oval.**

**Opportunity:** Retain oval and ensure that regular maintenance and renewal works are implemented. Expansion could be considered, with impact to the overall vehicle circulation around the oval impacted. Identify solutions to minimise the impact of dogs digging up the main oval surface.



## OVAL INFRASTRUCTURE – PLAYER BENCHES

**Description:** Player benches are provided for match day use.

**Issue: Player benches are ageing and smaller than optimal, but functional.**

**Opportunity:** Retain player benches and renew infrastructure as required.



## OVAL INFRASTRUCTURE – LIGHTING

**Description:** Four light towers are provided with four light fittings provided on each tower. Metal halide lights are provided and lux levels are training standard only.

**Issue: LED lighting to a minimum of 100 lux is preferred to better support winter training and community level night match play. Any significant lighting upgrade may require an additional power upgrade at the site.**

**Opportunity:** New playing field lighting is being designed (2024/25 budget year) to support the upgrading of lights to 100+ lux to support improved training conditions and provide opportunities for night fixtures.



## OVAL INFRASTRUCTURE – FENCING

**Description:** The main oval has perimeter fencing around it with chain mesh. This helps to keep cricket and footballs within the playing area, as well as dogs that are off-leash. Multiple access gates are provided.

**Issue: Fencing was observed to be in good condition and suitable for the site and its use.**

**Opportunity:** Retain and repair/renew fencing as appropriate over its lifecycle.



## OVAL INFRASTRUCTURE – SCOREBOARD

**Description:** Electronic scoreboard provided for football and cricket use, as part of a larger multi-functional structure. Scoreboard faces north towards the main pavilions and spectator viewing areas.

**Issue: Scoreboard was installed in 2021 with no functionality issues reported.**

**Opportunity:** Retain and repair/renew scoreboard as appropriate.




## PUBLIC TENNIS COURTS

**Description:** Two public access asphalt tennis courts are provided, both line marked for tennis and netball.

**Issue: The courts are almost functionally obsolete, asphalt pavement is cracking and failing, weed growth is prevalent throughout and nets/posts appear in poor condition. Court fencing is rusting and vegetation is impacting its structural integrity.**

**Opportunity:** Consideration is to be given to the importance of these public access courts in the context of Council's overall network of tennis courts. They appear to be very irregularly used, not maintained and if considered surplus to needs, could be returned to open space. If tennis courts are required in the future, providing them in conjunction with the netball training and competition courts and amenities building might be a more strategic approach to provision.



## ACCESS, EGRESS AND TRAFFIC MOVEMENT

**Description:** The main access and egress to the Reserve is via a two-way thoroughfare that connects with Duke Street and Wyndham Street. The thoroughfare runs through the centre of the Reserve between the netball courts and the sporting pavilions and is utilised by cars, pedestrians and bike riders.

**Issue: The thoroughfare in its current orientation presents a safety issue to reserve users. The thoroughfare splits the reserve in two and is an undefined gravel surface. The perimeter vehicle road around the main oval, while desired for football viewing, creates traffic management challenges, safety issues and increased damaged to natural areas and vegetation.**

**Opportunity:** In conjunction with a future plan for car parking, undertake a review that aims to redirect the thoroughfare away from reserve users. Consider the thoroughfare becoming one way and ensure that accessway maintenance is regularly undertaken. Asphalting the main thoroughfare should be considered within the overall budget of the FDP and the Reserve CHMP.



## CAR PARKING AND OVERFLOW PARKING AREAS

**Description:** There are several areas of the Reserve that are utilised for car parking, both formal and informal. This mostly occurs in the vicinity of the existing netball club rooms (formalised at the bottom of the site), to the west of the football clubrooms (informal parking) and east of the cricket clubrooms (informal parking). Informal parking and vehicle circulation road is also provided around the perimeter of the main oval.

**Issue: Outside of the formalised and asphalted netball car parking, parking areas are not delineated and vehicle roadways undefined. This presents a safety risk to users, minimises parking and creates traffic management issues on match days. Accessible parking options are "not that accessible" or compliant with current standards.**

**Opportunity:** Propose a more coordinated approach to car parking through the FDP. Aim to create designated car parking associated with any new clubroom facility. Identify areas where more formalised car parking can be created to better support key activity areas and improve traffic flow.



## WALKING PATHS AND LANDSCAPING

**Description:** A waterway runs from the lake area along the southern boundary of the site with connections provided from surrounding streets into the Reserve. There is no formlised network of walking paths or trails within the Reserve itself, with the exception of the gravelled roadways that promote vehicle traffic. Significant walking, running and dog walking activities take place through all areas of the Reserve.

**Issue: The environmental properties of the Drysdale Recreation Reserve area could be improved through more targeted land management practices.**

**Opportunity:** A focus on an improved integrated network of walking paths throughout the Reserve, making it easier to navigate the changes in topography should be considered. A path system that has limited impact on the existing natural environment, but aids to better connection between activity areas is required.



# EXISTING CONDITIONS SUMMARY
# AREA B – LOW SIDE

**Existing facilities at Drysdale Recreation Reserve and their condition were assessed as part of the Facility Development Plan. Key infrastructure items and associated issues and opportunities for Area B – the Low side are documented over the following pages.**

## AREAS AND INFRASTRUCTURE ASSOCIATED WITH AREA B INCLUDE:

1. Competition Netball courts
2. Netball Training courts
3. Netball court related infrastructure (including fencing, lighting, player shelters)
4. Children's playground
5. Netball amenities building
6. Access roads and car parking



## NETBALL – COMPETITION COURTS

**Description:** Two floodlit competition courts are provided at the Reserve – 1 acrylic hard court and 1 asphalt. Courts are both orientated east-west. Lighting levels unknown.

**Issue: The acrylic hard court is compliant, however the surface is significantly worn in high use areas and requires resurfacing. The asphalt court has non-compliant run-offs.**

**Opportunity:** Explore opportunities to create two compliant acrylic hard courts with 100 lux lighting to accommodate training and match day needs. Courts would also be better orientated north-south in-line with sporting code standards.



## NETBALL – TRAINING COURTS

**Description:** Three additional asphalt netball courts are line marked and floodlit and provided in addition to competition courts. These courts have been advised to be surplus to the club needs.

**Issue: The additional training courts have poor surface quality and non-compliant run-offs. Lighting on these courts has been decommissioned. Courts are not utilised and present safety issues in their current form.**

**Opportunity:** Consider repurposing some of the court area to provide a dedicated netball training, shooting and/or half space to help maximise site use and promote better activate for netball. Superfluous asphalt area may be used to extend formalised car parking, allowing unformalised overflow parking areas to be returned to open space.



## NETBALL COURT INFRASTRUCTURE – PLAYER SHELTERS

**Description:** Dedicated covered player and scorer benches are provided for the acrylic hard court only. Structures are structurally sound and meet competition needs for the single court. Shelters are heavily graffitied.

**Issue: Benches meet the needs of the acrylic hard court only and are not provided to support the second asphalt competition court.**

**Opportunity:** Renew and replace as required at the end of their functional life or replace if future design options require them to be relocated to serve new netball courts. A set of covered player and scorer benches should be provided for each competition netball court.



## NETBALL COURT INFRASTRUCTURE - LIGHTING

**Description:** Court lighting is provided to both competition netball courts. Lux levels are unknown but would need to be 100 lux to reach minimum compliance. Court lighting for training courts is non-compliant and ineffective.

**Issue: Unknown lux levels and metal halide lighting would need to be replaced with newer more sustainable LED lighting systems. Non-compliant systems should be removed for the unused training courts.**

**Opportunity:** Provide new 100+ lux LED lighting for any newly constructed competition netball courts and/or formalised training area.



## NETBALL - AMENITIES BUILDING

**Description:** The netball amenities building (approximately 180m2) is an ageing besa block building that has been reconfigured internally to improve functional use. It includes storage area, office, spectator toilets, social area, kitchen and change rooms.

**Issue: The amenities building is reaching a stage where it requires either replacement or significant refurbishment to adequately cater for users. Only single toilet and shower areas are provided in change rooms and spaces are inadequate to cater for multiple teams.**

**Opportunity:** Consider a complete refurbishment and reconfiguration of spaces to better align with external court areas and redesign to ensure compliance with contemporary expectations and sporting code standards.



## CHILDREN'S PLAYGROUND

**Description:** The existing playground provides a basic set of junior play and swing equipment. It's position adjacent to the netball court lends itself to mainly being used during netball activities. The playground presents in good condition.

**Issue: The playground location, while supporting use during netball activities, is not ideally located within the Reserve to promote access and use. It is not located within the logical main activity areas, is difficult to access and not highly visible from most of the Reserve.**

**Opportunity:** Playground may require some reconfiguration to accommodate any additional netball court redevelopment, but should be retained to assist in servicing the netball community. As there is no other play space within the Reserve, consideration of a second playground in-line with Council's Playspace Strategy could be considered to service more users.



## CAR PARKING AND OVERFLOW PARKING AREAS

**Description:** The lower area of the Reserve has two car parking areas that services it and the netball courts. The formalised asphalt area with 43 dedicated car spaces and the unsealed and unformalised area to the west of the netball courts.

**Issue: Parking is too haphazard in the uniformalised area and presents a safety risk to users. It does however provide vehicle service entry to the netball amenities building, but a redesign is required.**

**Opportunity:** Consider options to extend formalised parking on the disused asphalt netball courts and redesign the informal access road and parking area to the west of the courts to provide a safer and more defined entry area.



# FACILITY AUDIT SUMMARY
# BUILDINGS AND PAVILIONS

In addition to the key observations, issues and opportunities identified on the previous pages, an assessment of the facilities at Drysdale Recreation Reserve was undertaken using insideEDGE's Sports Facility Auditor Tool and the preferred infrastructure guidelines of AFL, Cricket Australia and Netball Victoria. The below table identifies where the facility meets current expectations (green) and where shortfalls exist (red).

As demonstrated below, the greatest gaps across the network of buildings at Drysdale Recreation Reserve is in accessible and universal facilities and amenities. Storage across facilities is also lacking. While buildings generally meet basic size and provision guidelines, the number of independent buildings and the overall condition require strategic redevelopment.

| Pavilion spaces | Number of rooms | Room size | Number of showers | Shower type | Toilet type | Accessible entry | Storage |
|---|---|---|---|---|---|---|---|
| Football Social Rooms | 1 | 195m² | N/A | N/A | Pan toilets (M/F)[A] | Yes | 12m² |
| Gym & Accessible Toilets | 1 | 50m² Gym 9m² Toilets | N/A | N/A | 2 Accessible Toilets | Yes | No |
| Male Public Toilets | 1 | 26m² | N/A | N/A | 2 Pans & Urinal | No | No |
| Female Public Toilets | 1 | 25m² | N/A | N/A | 4 Pans & Baby change | No | No |
| Football Change Room 1 | 1 | 57m² | 3 | Lockable cubicle | Shared urinal and 2 pans[A] | No | 10m² |
| Football Change Room 2 | 1 | 47m² | 3 | Lockable cubicle | | No | 5.5m² |
| Football Umpire Change Rooms | 1 | 14m² | None | N/A | | No | No |
| Football First Aid Room | 1 | 20m² | N/A | N/A | N/A | No | N/A |
| Cricket Social Rooms | 1 | 95m² | N/A | N/A | Pan toilets (M/F)[A] | Yes | 25m² |
| Cricket Home Change Rooms | 0 | N/A | None | N/A | None | N/A | No |
| Cricket Away Change Rooms | 0 | N/A | None | N/A | None | N/A | No |
| Netball Social / Multi Purpose Rooms | 3 | 90m² (total) | N/A | N/A | 4 Pans (M/F/Acc) | Yes | No |
| Netball Home Change Rooms | 1[B] | 17m² | 1 | Lockable cubicle | 1 Pan | No | No |
| Netball Away Change Rooms | 1[B] | 18m² | 1 | Lockable cubicle | 1 Pan | No | 2.5m² |

A. No accessible toilet provided within the building.
B. Recommended to have one set of home and away change rooms per competition court.

# FACILITY AUDIT SUMMARY
# PLAYING AND TRAINING AREAS

In addition to the key observations, issues and opportunities identified on the previous pages, an assessment of the playing and training areas at Drysdale Recreation Reserve was undertaken using insideEDGE's Sports Facility Auditor Tool and the preferred infrastructure guidelines of AFL, Cricket Australia and Netball Victoria. The below table identifies where amenities meet current expectations (green) and where shortfalls exist (red).

As demonstrated below, the greatest gaps / shortfalls are evident with the existing football / cricket playing field and netball court lighting, as well as the east-west configuration of competition netball courts, football oval and cricket training nets. Netball court and football oval run-offs also fail to meet minimum compliance standards.

| Site features | Number of areas / courts | Length x width | Run-offs | Lighting | Goal posts | Inter-change benches | Fencing |
|---|---|---|---|---|---|---|---|
| Main oval (Football) | 1 (east-west) | 158m x 108m | 2.8m | Less than 50 lux | Permanent Goal Posts | 2 Permanent | Full field wire mesh 900mm high |
| Main oval (Cricket) | 1 (north-south) | 108m x 128m (min 53m boundary) | 2.8m | Less than 50 lux | N/A | N/A | |
| Cricket synthetic pitch | 1 (north-south) | 1.83m x 28m | N/A | Less than 50 lux | N/A | N/A | N/A |
| Cricket training area | 3 lanes (east-west) | 620m$^2$ | N/A | None | N/A | N/A | Enclosed fencing |
| Netball court 1 | 1 (east-west) | 30.5m x 15.25m | 3.05m | Unknown lux | Permanent Goal Posts | Fully covered | Partial fencing |
| Netball court 2 | 1 (east-west) | 30.5m x 15.25m | 1.30m | Unknown lux | Permanent Goal Posts | None | Partial fencing |
| Netball training courts | 3 (east-west) | 30.5m x 15.25m | <1m | Decomm-issioned | 2 courts only | Fully covered | Partial fencing |
| Tennis courts | 2 (north-south) | 23.77m x 10.97m | Exceeds minimum | None | Permanent nets | Fully covered | Enclosed fencing |



# FACILITY DEVELOPMENT PLAN

# SITE AND FACILITY DEVELOPMENT PRINCIPLES

**Recommendations within the Facility Development Plan align with the principles below. This has ensured that recommendations are realistic, achievable and meet the identified needs of the Reserve, its user groups and the strategic priorities of potential future investment and facility delivery partners.**

## 1. FIT-FOR-PURPOSE INFRASTRUCTURE

- Deliver infrastructure that enhances user experience and accommodates current and future participation.
- Ensure designs meet the functional standards of peak sporting bodies for local-level football, cricket, and netball.
- Balance quality, long-term value, and affordability in all infrastructure solutions.

## 2. ACCESSIBLE AND INCLUSIVE DESIGN

- Prioritise universally designed, welcoming spaces that support safe and shared participation for all ages and genders.
- Consolidate facilities to improve functionality, operational efficiency, and user experience.
- Respond to the site's topography to maximise access and safety of movement.
- Design vehicle access and parking to optimise safety, connectivity, and accessibility across the Reserve.

## 3. CULTURAL SENSITIVITY

- Respect the cultural significance of the site through collaboration with the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC) and adherence to CHMP recommendations.
- Minimise building footprints, disturbance, and excavation, especially in culturally sensitive areas.
- Rehabilitate redundant facilities into open space with minimal site impact.

## 4. COLLABORATION AND PARTNERSHIPS

- Incorporate features that support community use, social recreation, and events such as markets and league finals.
- Align planning with the strategic priorities of the City of Greater Geelong and potential funding and delivery partners.
- Engage regularly with the WTOAC and key stakeholders to ensure culturally respectful and community-focused outcomes.

# SITE AND FACILITY DEVELOPMENT PRIORITIES

**To assist with Facility Development Plan implementation, key infrastructure recommendations have been prioritised in partnership with the Drysdale Football & Netball Club, Drysdale Cricket Club and City of Greater Geelong.**

Priorities are based on outcomes from the Issues and Opportunities Report, site analysis and from user group input and consultation.

Their alignment to the Plan's site and facility development principles are outlined. The priorities and associated projects listed below are also represented on the Site Development Plan drawings. Note that all costs listed below are baseline estimates and have not been prepared by a qualified Quantity Surveyor or Cost Estimator. Costs factor in estimates for site preparation and construction contingencies, however escalation costs, staging considerations or unknown latent site conditions have not been included.

It is recommended that individual priorities and projects are identified for funding using the investment opportunities outlined in subsequent pages. Individual project costs should be refined through detailed design and delivery, and it is recommended that a formal cost

### PRIORITY 01 – NETBALL FACILITY REDEVELOPMENT

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Redevelop existing netball facilities to meet Netball Victoria compliance standards. Works include:<br>• Rebuilding 2 competition courts with shelters.<br>• Floodlighting to 100 lux (LED).<br>• Dedicated training/warm-up area.<br>• Demolition of existing structures and construction of a new netball clubroom with change rooms, toilets, storage and supporting amenities.<br>• Upgrade of disused asphalt court for additional formalised parking. | • Delivers fit-for-purpose, compliant facilities for competition and training.<br>• Enhances accessibility and inclusion through new change rooms, toilets and amenities.<br>• Minimises site disturbance by utilising existing developed areas.<br>• Strong alignment with government funding programs.<br>• Delivers new, dedicated sporting facilities that will drive women and girls participation. | **$5.45M**<br>Funding already allocated via federal election commitment from Libby Coker MP and the Albanese Government.<br>**Funding to be expended before 2028.** |

### PRIORITY 02 – UPGRADE SPORTSGROUND LIGHTING

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Upgrade sportsground lighting to support increased usage, improve scheduling flexibility and enable night fixtures. | • Delivers fit-for-purpose infrastructure.<br>• Enhances facility access and usability.<br>• Minimises excavation and site disturbance.<br>• Aligns with external funding opportunities. | **$380,000**<br>Potentially eligible for COGG Lighting Program, SRV LSIF and/or Country Football-Netball Program.<br>**Funding to be secured for delivery by football season 2027.** |

## PRIORITY 03 – SPORTSGROUND IMPROVEMENTS

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Replace existing centre cricket wicket with a compliant 2.4m x 28m synthetic cricket pitch.<br><br>Install behind-goal netting at both ends of the oval to reduce ball loss, improve safety, and enhance functionality of adjacent car parking. | • Provides fit-for-purpose sporting infrastructure.<br>• Enhances safety and user experience.<br>• Maximises use of existing facilities.<br>• Aligns with relevant external funding programs. | **$25,000 – Cricket pitch**<br>**$80,000 – Behind goal nets**<br><br>Potentially eligible for COGG Infrastructure Grants, Country Football-Netball Program, Australian Cricket Infrastructure Fund and/or 2026 State Election funding.<br><br>**Target delivery for 2027** |

## PRIORITY 04 – REPLACE CRICKET PRACTICE NETS

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Redevelop cricket practice nets in preferred location as a 4-lane, fully enclosed facility, compliant with Cricket Australia Community Cricket Facility Guidelines.<br><br>Design to accommodate football warm-ups and consider mature trees, orientation, and batter visibility.<br><br>Include secure, purpose-built storage with access to power for a bowling machine (replacing existing shipping container). | • Delivers fit-for-purpose, multi-sport training facilities.<br>• Enhances usability and safety for club and community training.<br>• Optimises under-utilised areas of the Reserve.<br>• Minimises site disturbance.<br>• Aligns with relevant external funding programs. | **$600,000**<br><br>Potentially eligible for COGG Infrastructure Grants, Australian Cricket Infrastructure Fund, SRV LSIF and/or 2026 Victorian State election.<br><br>**Target delivery for 2029** |

## PRIORITY 05 – REPLACE CLUBROOMS, CHANGEROOMS AND & SOCIAL AMENITIES

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Demolish four outdated buildings (approx. 1,066m² total) including change rooms, gymnasium, football and cricket club social rooms.<br><br>Construct a new multi-purpose amenity building to support local-level football, netball and cricket, designed in accordance with AFL and Cricket Australia facility guidelines.<br><br>Ensure the building supports shared use by clubs with adequate storage, high visibility to oval and netball courts, and functionality for both community and club use.<br><br>Design to improve all-weather usability, safety, and accessibility, especially for women and girls. | • Replaces outdated, non-compliant infrastructure.<br>• Delivers modern, fit-for-purpose and inclusive facilities.<br>• Enhances safety, access and user experience.<br>• Reduces built footprint, allowing space to be returned to open parkland.<br>• Aligns with key funding streams and long-term planning objectives. | **Circa $10M**<br><br>Project aligns best with 2028 Federal Election and 2030 Victorian Election cycles, Long-term COGG budget process, club fundraising and the Australian Sports Foundation.<br><br>**Target securing necessary funds by 2032** |

## PRIORITY 06 – COMMUNITY & SITE INFRASTRUCTURE IMPROVEMENTS

| DESCRIPTION | OUTCOMES ALIGNED WITH PRINCIPLES | ESTIMATED COST & INVESTMENT POTENTIAL |
|---|---|---|
| Upgrade and formalise gravel access roads and parking areas around the proposed new clubroom.<br><br>Realign roadway near the scoreboard and improve the Duke Street entry to enhance traffic flow and implement traffic calming measures.<br><br>Provide additional formal accessible car parking and improve pedestrian safety and movement across key activity areas.<br><br>Install low-impact pedestrian pathways to formalise existing desire lines and avoid culturally sensitive areas.<br><br>Relocate playground to preferred location closer to proposed new clubroom building. | • Enhances site access, safety and connectivity.<br>• Improves user experience and pedestrian safety.<br>• Activates underutilised areas for broader community benefit.<br>• Supports family-friendly recreational use.<br>• Aligns with council capital works programs and cultural sensitivity principles. | **$2M**<br><br>Potential funding sources may include COGG long-term budget process, club fundraising and the Australian Sports Foundation (assuming they are delivered as part of the new clubroom facility)<br><br>**Target securing necessary funds by 2032** |



# DRYSDALE RECREATION RESERVE

## KEY PRIORITIES

1. Redevelop the existing netball facilities to meet Netball Victoria compliance standards including courts, warm up areas, lighting and new change rooms and storage.
2. Install low-impact pedestrian pathways to formalise existing desire lines and avoid culturally sensitive areas.
3. Upgrade of disused asphalt court for additional formalised parking.
4. Investigate reconstructing the Duke Street entry to enhance traffic flow and implement traffic calming measures.
5. Redevelop cricket practice nets as a 4-lane, fully enclosed facility with separate storage, compliant with Cricket Australia Community Cricket Facility Guidelines.
6. Upgrade and formalise gravel access roads and parking areas around the proposed new clubroom.
7. Relocate the existing playground if impacted by netball court realignment to more appropriate location.
8. Construct a new multipurpose amenity building to support local-level football, netball and cricket, designed in accordance with AFL and Cricket Australia facility guidelines.
9. Upgrade and formalise gravel access roads and parking.
10. Alternative location to be investigated for cricket nets upgrade.
11. Realign roadway near the scoreboard.
12. Replace existing centre cricket wicket with a compliant 2.4m x 28m synthetic cricket pitch.
13. Install behind-goal netting at both ends of the oval to reduce ball loss, improve safety, and enhance functionality of adjacent car parking.
14. Upgrade sportsground lighting to LED to support increased usage, improve scheduling flexibility, and enable night tixtures.




0 10 20 40 60
Scale: 1:1500
DUKE STREET
LEGEND
PRECINCT ENTRY
DDA CAR PARKING
EXISTING CAR PARKING
NEW CAR PARKING
DROP-OFF/PICK-UP
INFORMAL PARKING
PEDESTRIAN PRIORITY
SERVICE ACCESS
PLAY SPACE
STORAGE SHED
TICKET BOX
PLAYER SHELTER
COACHES/UMPIRES
BBQ AREAS
KEY SIGNAGE
PUBLIC TOILETS
EMERGENCY ACCESS
PASSIVE OPEN SPACE
NEW TREE PLANTINGS
EXISTING TREES
TREE REMOVAL

# FACILITY DEVELOPMENT PLAN STAGING

**The following table provides a summary of the potential staged implementation of the Drysdale Recreation Reserve Facility Development Plan.**

| Priority | Project Name | Description | Estimated Cost | Potential Funding Sources | Target Implemen -tation |
|---|---|---|---|---|---|
| 1 | Netball Facility Redevelopment | Rebuild two compliant competition courts with shelters, warm-up area and 100 lux LED lighting. Construct new clubroom with changerooms, toilets and storage. Convert disused court to formalised car parking. | $5.45M | Federal election commitment (Libby Coker MP, 2025), COGG capital works | By 2028 |
| 2 | Sportsground Lighting Upgrade | Upgrade oval lighting to enable night football matches. | $380,000 | COGG Lighting Program, SRV LSIF, CFNP, 2026 VIC Election | 2027 |
| 3 | Sportsground Improvements | Replace central synthetic cricket pitch with a compliant surface. Install behind-goal netting at both ends to improve safety and site usability. | $25,000 (pitch)<br>$80,000 (nets) | ACIF, COGG Grants, CFNP | 2027 |
| 4 | Replace Cricket Practice Nets | Install new 4-lane enclosed cricket nets. Co-locate with secure storage and power for training. Location to consider trees, orientation and integration with football warm-up needs. | $600,000 | ACIF, SRV LSIF, COGG Grants, 2026 VIC Election | 2029 |
| 5 | Clubrooms, Changerooms & Social Amenities | Demolish four ageing buildings (~1,066m$^2$). Construct new consolidated amenities building shared by cricket and football/ netball. Design to meet AFL/Cricket standards, improve accessibility and support social functions and community use. | Circa $10M | 2028 Federal Election, 2030 VIC Election, COGG Budget Process, ASF, Club Fundraising | By 2032 |
| 6 | Community & Site Infrastructure Improvements | Formalise car parks and access roads. Improve traffic flow around scoreboard. Enhance Duke Street entry. Add accessible parking, formalised paths, and potentially relocate playground pending netball development impacts. | $2M | COGG Capital Works, ASF | By 2032 |

# INVESTMENT OPPORTUNITIES

**To achieve recommendations outlined within this report, a collaborative approach to investment is required. Opportunities for partnerships via club, local, state and other community sources should be explored. At the time of writing this report, the below funding programs and opportunities aligning with recommendations are available and outlined below.**

## MP Libby Coker – 2025 Federation Election Commitment

Libby Coker MP and Prime Minister Anthony Albanese announced a $5.45M election commitment in 2025 to support the Drysdale Football & Netball Club with its ongoing commitment to providing top-tier sporting infrastructure for its members and the wider community. The proposed upgrades include the construction of two new acrylic hard courts with competition standard lighting and spectator seating, as well as new netball clubrooms.

Libby Coker MP announcement

## City of Greater Geelong's Community Infrastructure Grants Program

These grants support the planning and delivery of community-led infrastructure projects that increase community access to places, spaces, services, and provide facilities that foster and facilitate positive health and wellbeing outcomes within the City of Greater Geelong.

The 2024/25 program accepted grant for amounts up to $250,000 towards capital works (up to two thirds of total project cost). The preparation of this Facility Development Plan was funded via the planning stream of the 2024/25 Community Infrastructure Grants Program.

From 2025/26 onwards, this program will be not be available to fund floodlighting infrastructure projects. A dedicated funding program specifically to support Floodlighting Projects will be implemented for 2025/26.

CoGG Community Infrastructure Grants Program

## Sport & Recreation Victoria Local Sports Infrastructure Fund (LSIF)

This Fund aims to provide a range of grant opportunities across funding streams including Community Sports Lighting (up to $250,000), Community Facilities (up to $300,000) and Planning (up to $40,000). Projects must align with the strategic directions identified in the Victorian Government's Active Victoria 2022-2026 framework.

SRV Local Sports Infrastructure Fund (LSIF)

## Sport & Recreation Victoria Country Football & Netball Program (CFNP)

This fund is delivered in partnership with the AFL, AFL Victoria and Netball Victoria and aims enhance participation opportunities in football and netball through improved playing surfaces, gender-neutral player and umpire change facilities, improved multi-use facility outcomes and sports lighting upgrades.

Up to $250,000 is available through this program with a funding contribution ratio of $2 SRV to $1 Local investment.

Country Football Netball Program

## Australian Cricket Infrastructure Fund (ACIF)

The Australian Cricket Infrastructure Fund (ACIF) provides funding for community cricket facility projects, enhancing participation and accessibility of cricket as a game for all. The ACIF has two funding categories: Minor (up to $15,000) and Major ($15,000 to $40,000). The maximum grant amount available is up to 50% of the total project cost.

The ACIF focuses on supporting the delivery of projects such as new cricket practice facilities, new synthetic cricket pitches, and change room improvements to support women and girl's cricket and junior participation.

Australian Cricket Infrastructure Fund (ACIF)

## 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.

## Club fundraising

Clubs tenanting Drysdale Recreation 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 Council in their pursuits to leverage both internal and external funds.

## Australian Sports Foundation (ASF)

The ASF is Australia's national non-profit sports fundraising organisation, and the only organisation in Australia to which donations for sport are tax-deductible. The ASF provides a fundraising platform dedicated to supporting sports, athletes and the sporting club network to start, manage and ultimately received funds from donors.

Donors maybe club members and supporters, businesses, sponsors or other community members who wish to contribute funds to Facility Development Plan projects and receive a tax-deductible benefit at the same time. A single project or multiple projects can be identified on the ASF fundraising platform and dedicated campaigns created to support project fundraising.

Australian Sports Foundation

## Government election cycle

The 2026 Victorian state election is expected to be held on 28 November 2026, with all 88 seats in the Legislative Assembly (lower house) and all 40 seats in the Legislative Council (upper house) up for election. This election may offer opportunities to leverage contributions to the projects outlined within this report.

The Victorian state election is conducted every four years, with 2030 being the next following opportunity after November 2026.

The next Australian federal election is likely to take place between March and September 2028. Due to the successful advocacy to Libby Coker MP and the Albanese Government during the 2025 federal election campaign, preparing for the 2028 election provides another opportunity to showcase the work of the clubs and the priority needs identified with the Facility Development Plan.

# KEY OUTCOMES AND BENEFITS

**The implementation of this Facility Development Plan will deliver the following key benefits:**

1

## SAFER AND COMPLIANT FACILITIES

Redeveloped netball courts, new clubrooms, updated cricket practice nets, and a compliant synthetic cricket pitch will provide modern, safe and standards-aligned facilities for participants.

2

## SUPPORT FOR GROWING PARTICIPATION

Upgraded change rooms, umpire facilities, netball courts and oval lighting will increase facility capacity and usage flexibility, enabling Drysdale Recreation Reserve to accommodate current and future demand.

3

## ENHANCED FUNCTIONALITY AND INCLUSION

Replacing four outdated and non-compliant buildings with a new, multi-purpose community clubroom will support shared use between clubs and the broader community, with inclusive and accessible amenities.

4

## IMPROVED ACCESS AND SAFETY

Formalised pedestrian paths, roadways, traffic calming measures, and upgraded car parking will provide safer, more accessible movement throughout the Reserve.

5

## GREATER EVENT-HOSTING CAPACITY

High-quality infrastructure and centralised spectator facilities will strengthen Drysdale's capacity to host local football, netball and cricket finals centrally on the Bellarine, as well as supporting other community events.

6

## PRESERVE CULTURAL SIGNIFICANCE

Design and development of infrastructure that is sympathetic to the historical and cultural significance of the site, and through ongoing collaboration and engagement with Traditional Owners.

# QUOTES

**In 2025 Prime Minister Anthony Albanese joined local member Libby Coker at the Drysdale Recreation Reserve to announce a $5.45M contribution towards improving the netball courts and clubrooms.**




"This is about supporting you, just as you've supported your community. Communities like this need facilities like this. It brings a sense of pride – and if you make the finals, you want to play a home game. This will ensure that can happen." Mr Albanese said.

Mr Albanese said "the upgrade would benefit both netball and football and acknowledged the growing number of women and girls playing team sports. The benefit of these youngsters here playing team sport is so important. It teaches you how to win, how to lose, how to work together. It teaches resilience".

Libby Coker MP said "I have spent a number of years working with this club to get this outcome. For so long this club has not been able to play finals – and we want you to play finals, because it's great for the credibility of the club. It brings the town together and gives you pride in your club. The new facilities would create a modern and inclusive space for netballers to "grow and thrive".

# APPENDIX 1: EXISITNG BUILDING FLOOR M2 FOOTPRINT



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