

Portarlington Recreation Reserve Master Plan



Executive Summary

The Portarlington Recreation Reserve Master Plan has been developed to guide the future development and improvement of the reserve in order to more effectively address the contemporary needs of existing users, whilst supporting and enhancing opportunities for broad community use and enjoyment.

In accordance with the original project brief, the aim of the project is as follows:

The aim of this project is to develop a Master Plan that builds on work already undertaken as part of the development of the Portarlington Recreation Reserve Concept Plan (i.e. initial concept developed as part of the Bellarine Peninsula Recreation & Leisure Needs Study, adopted by Council in 2005). The Master Plan should provide direction for the City in the future development of the Portarlington Recreation Reserve. The plan will need to protect the character of the reserves and ensure the enhancement of the sporting, social, environmental and heritage values, while considering and accommodating the long-term development aspirations of the tenant clubs, schools, community groups and local residents.

The project brief acknowledged that there are a number of issues associated with the existing netball courts (i.e. inadequate run-off space to meet relevant standards) and lack of support facilities (i.e. toilets and change rooms). Hence the identification of a preferred location for the netball courts which considered opportunities to relocate them closer to the existing main pavilion was a key objective of the Master Plan project.

Existing users of the Portarlington Recreation Reserve include to the Portarlington Football/Netball Club, Portarlington Cricket Club, Portarlington Tennis Club, Bellarine Agricultural Society and Girl Guides Club. The reserve is also highly valued and used by the general community for a range of informal activities including dog-walking, use of the children's playground and casual enjoyment of the open space.

Core facilities and infrastructure within the reserve include:

- Playing fields/ovals (2).
- Cricket Practice Nets (4).
- Tennis Courts (8).
- CFA Fire Track.
- Netball Courts (3).
- Half Court Basketball Court.
- Main Sporting Pavilion.
- Tennis Pavilion.
- CFA/Netball Pavilion.
- Girl Guides.
- Agricultural Society Shed.
- Community Playground.
- Public Toilets (2).
- Sealed Car Parking and additional CFA Track.
- Loading Ramp.
- Day Yards.
- Ticket Box.

According to the *City of Greater Geelong Household and Population Forecasts for Portarlington* (completed in October 2008), the estimated usual resident population of Portarlington was 3,144 people in 2006, which is expected to grow to 3,958 people by 2031. This represents a total estimated increase of 814 people over the 25 year period, or approximately 32 additional people per annum.

However, as indicated in the *Portarlington Structure Plan (2007)*, it is acknowledged that the peak holiday season population can increase to over 14,000 people. The Structure Plan also identifies that the age profile of the Portarlington community differs considerably to that of the rest of the City of Greater Geelong, that is, persons in the older age groups form the greater part of the population of Portarlington.

The impact of the forecast minimal population growth and older age profile of the community have been considered in developing the Master Plan.

The project has also involved extensive consultation with stakeholders, Council staff, Ward Councillor and the community. Appendix 2 provides a summary of key notes/suggestions or comments from the main consultation activities undertaken, including:

- Individual meetings with representatives from each of the main user groups.
- Public submissions (13 received, plus a submission from 10 junior netball players).
- Establishment of the Project Control Group (PCG), Project Working Group (PWG) and Project Reference Group (PRG) (refer to Section 1.4). The PWG and PRG have met on a minimum of three occasions each in the lead up to this report. The PCG has met on approximately five occasions.
- Follow-up site visits, telephone interviews or meetings as required.
- Summary of submissions received as a result of the Public Exhibition for the initial Draft Master Plan report (NB: submissions largely supported the directions of the Draft Plan and no substantive changes have been made to the Final Master Plan as a result of the feedback received during the exhibition period).

As a result of the research and consultation process, the following core objectives for the Master Plan have been identified:

- Support the ongoing use and development of the reserve as the main active sport/recreation reserve in the township.
- Support existing multi-sport and community use of the reserve, including events.
- Increase opportunities for informal community use.
- Enhance the appearance and appeal of the reserve.
- Improve facilities and infrastructure to cater for all age groups in the community.
- Identify treatments or initiatives to improve user safety within the reserve.
- Improve landscaping.
- Improve pedestrian and vehicular circulation.
- Develop a plan that guides priorities for the staged development and improvement of the reserve.
- Encourage the development of multi-purpose facilities and infrastructure.
- Support initiatives that contribute to overall sustainability and positive environmental outcomes.

Having regard to the core objectives as outlined above, the following vision for Portarlington Recreation Reserve has been identified:

Portarlington Recreation Reserve will play an important role in serving local community needs, contributing to a strong sense of community connectedness and well being.

Portarlington Recreation Reserve is the townships sole active sports reserve. Facilities and infrastructure will be developed and maintained in order to support active sporting use, informal recreation and general community use.

A number of different options were considered in order to address the major issues identified in relation to the netball facilities, including possible options for relocation of the netball courts to alternative locations throughout the reserve. An overview of the options considered is included in Section 5.1 (page 15).

Feedback on the issues and opportunities confirmed the preference (by Clubs and Council) is to retain the netball courts in their current location in the short/medium term. This requires rectification of the court sizes to address necessary run-off zones and development of toilets and change rooms to service female participants.

The attached Master Plan illustration includes notations highlighting key improvement initiatives to address each of the identified issues, an infrastructure style guide and architectural concept for the proposed change room/amenity facility to service netballers at their current location (with the capacity for possible future relocation and expansion to establish a multi-use community facility).

Section 7 presents each recommendation within an overall prioritised implementation framework, including indicative costs. A summary of the indicative implementation costs is noted below:

Priority Rating	Indicative Costs
Mandatory	Nil
Critical	Nil
High	\$526,140
Medium	\$498,500
Low	\$1,593,371
Total	\$2,618,011

The Master Plan should be implemented sequentially in accordance with the identified prioritisation and/or as funding becomes available. Ultimately timing of implementation will be subject to the financial capacity of Council and Clubs having regard to competing resource demands, partnership opportunities and external grants.

The plan addresses the core objectives for the project, in particular clear direction regarding long-term infrastructure development, including addressing the needs of netballers whilst retaining overall flexibility for multi-use of the reserve for a range of community sports, events and informal recreation.

The plan also responds to community and stakeholder feedback, including a strong desire to improve facilities for female sports participants and enhance the general amenity and appeal of the reserve.

Progressive implementation of the Master Plan will help achieve the overall vision for the site, including reinforcing its role as an important local sporting facility and valued community open space.

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1. Introduction

The following extract has been taken from the original project brief, which provides an overview of the background and introduction to the project.

Portarlington is a coastal village on the northern portion of the Bellarine Peninsula which serves a small permanent population, weekenders and summer holiday makers. The seaside and rural character of the town is highly valued by the community.

The Portarlington Recreation Reserve caters for a variety of competitive sports that include cricket, netball, tennis and football facilities. Non competitive informal sporting activities are catered for by unstructured open space, a children's playground and an informal pedestrian path network. The reserve is home ground to the Portarlington Football/Netball Club, Portarlington Cricket Club, the Agricultural Society and the Girl Guides Club. The reserve is a highly valued open space area and is well utilised by the local community.

The Bellarine Peninsula Recreation & Leisure Needs Study was adopted by Council in 2005. The Study included a Strategic Concept Plan for Portarlington Recreation Reserve and the adjoining Point Richards Flora and Fauna Reserve. This plan identified a number of opportunities and constraints for the site following a review of site conditions/features and community needs/aspirations.

The Portarlington Recreation Reserve Strategic Concept Plan proposed retaining the majority of recreation facilities in their existing locations. New or more formalised recreation opportunities were incorporated into the Concept Plan, which included paths to facilitate pedestrian movement and equestrian activities.

Any future development of the Portarlington Recreation Reserve must not have any negative impacts on the Point Richards Flora and Fauna Reserve which includes an area currently utilised by the Pony Club. Planning of the study area should consider future pedestrian access between the two reserves.

The City is seeking to develop a Master Plan that builds on the adopted Portarlington Recreation Reserve Concept Plan, 2005.

1.1 Project Purpose

The original brief describes the aim of the project as follows:

The aim of this project is to develop a Master Plan that builds on work already undertaken as part of the development of the Portarlington Recreation Reserve Concept Plan. The Master Plan should provide direction for the City in the future development of the Portarlington Recreation Reserve. The plan will need to protect the character of the reserves and ensure the enhancement of the sporting, social, environmental and heritage values, while considering and accommodating the long-term development aspirations of the tenant clubs, schools, community groups and local residents.

The brief identifies a number of important objectives to be considered in the development of the Master Plan, key items are summarised below:

- A preferred location for the netball courts which considers opportunities to relocate them closer to the existing main pavilion.
- Consideration of potential impacts on other sporting facilities within the reserve in the event that the netball courts are relocated.
- Reassess the need for a third oval as proposed in the 2005 Concept Plan.
- A clear overall implementation plan for all recreation areas to meet short, medium and longer term sport, recreation and open space needs of the Portarlington community.
- Identification of the range and mix of recreational activities and their location.
- An appropriate level of consultation with key stakeholders and the wider community.
- A plan that ensures the appearance of the reserve is visibly improved and the character of the reserve enhanced.
- A plan that ensures that environmentally sustainable design practices are incorporated into the plan.
- A plan that ensures the improvement of the amenity function of the study area.
- A plan that resolves vehicular circulation, parking, access and egress issues within the reserve.
- Strategies to improve the function and water-use efficiencies at the reserve.
- The establishment of preferred building siting, building forms and activity mix principles and directions.
- A final plan that provides direction to the City regarding the future development of the existing sporting club pavilion (development to demonstrate clear rationale and need).
- Incorporation of the proposed storm water management and reed treatment system along the southern boundary of the study area.

1.2 Study Area

The Portarlington Recreation Reserve is bounded by Boat Road to the north, Sproat Street to the east and residential properties to the south. The Master Plan is to focus on the eastern portion of the reserve, east of the proposed equestrian trail detailed in the Portarlington Recreation Reserve Strategic Concept Plan. The study area is identified below:



Portarlington Recreation Reserve



Site boundary for Master Plan development.

1.3 Planning Process

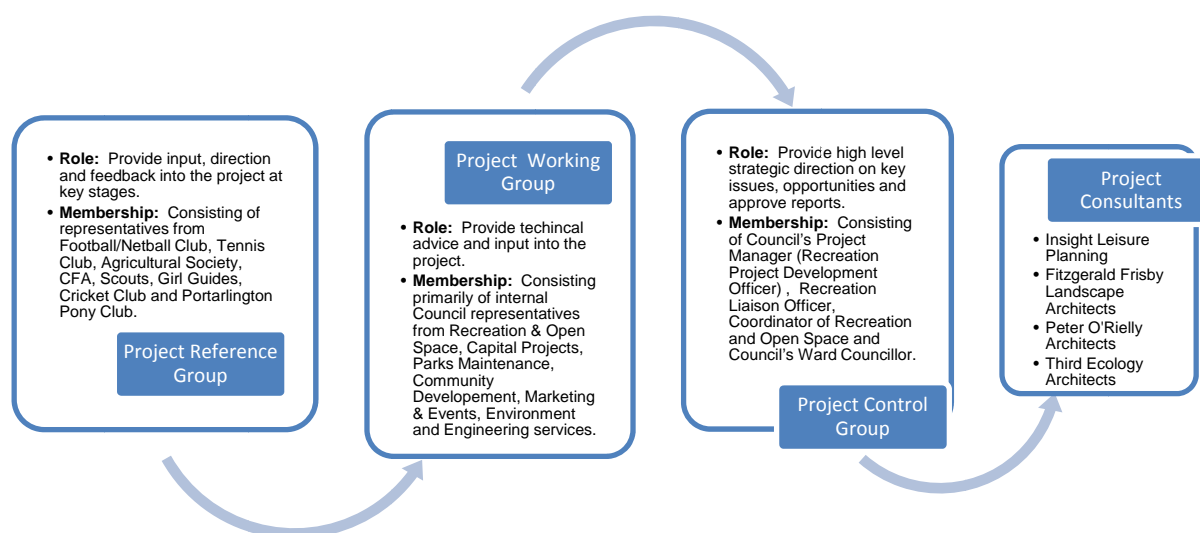
The planning process employed for this project has included the following key phases:

- Phase 1 Situation Analysis – incorporating a review of background information, site familiarisation and identification of key stakeholders.
- Phase 2 Initial Consultation – including meetings and interviews with key stakeholders, sporting clubs and Council, as well as consideration of public submissions.
- Phase 3 Issues and Opportunities Summary – a Power Point presentation including initial findings and preliminary directions, presented to the Project Control Group and Project Reference Group.
 - **NB:** Following presentation of the initial Issues and Opportunities summary, it became evident that additional investigation and architectural input was required in order to fully explore options for the possible development of facilities to accommodate netballers, including options for general community use, construction staging and incorporation into a broader hub of community facilities.

- Therefore the City of Greater Geelong appointed specialist architects *Third Ecology* to consider options for such a facility.
- The results from the Third Ecology investigation are discussed in Section 6.
- Phase 4 Draft Report and Master Plan – The Draft Report was developed having regard to feedback on the initial Issues and Opportunities summary and results from the Third Ecology feasibility analysis.
- Phase 5 Final Report and Master Plan – (i.e. this document) The Draft Report and Master Plan has been updated following consideration of feedback as a result of the Public Exhibition period and a Final Report and Master Plan developed (NB: Feedback received during the public exhibition period largely supported the Draft Master Plan and therefore there have been no substantive changes to the Master Plan in this final version).

1.4 Project Management Framework

This project has been overseen by three key reference groups which met at various stages throughout the project, these were:



1.5 Acknowledgements

Insight Leisure Planning would like to acknowledge the input and direction provided throughout this project by a number of key stakeholders and Council staff, including:

- Lisa Monahan (CoGG Project Manager – NB: Lisa resigned from CoGG in late 2010).
- Stephen Rodwell (CoGG Recreation Liaison Officer / Project Manager).
- Stephen Parker (CoGG Coordinator Recreation and Open Space).
- Adrian Cobb (CoGG East Zone Parks Maintenance Coordinator).
- Councillor John Doull.
- Members of the Project Control Group, Project Working Group and Project Reference Group, including:

(NB: Individual club and Council representatives may have varied throughout the project, depending on availability).

- Keryn Bailey & Sharon Rossi – Portarlington Tennis Club.
- Jocelyn Peucker – Portarlington Scouts.
- Mandy Carson – Portarlington Girl Guides.
- Phil Stevens & Dick Underwood – Portarlington Football Netball Club.

- John Harris & Donald McDonald – Bellarine Agricultural Society.
- Chris Dunne – Portarlington Cricket Club.

We would also like to acknowledge the advice and expertise provided by other members of the project team, specifically:

- Fitzgerald Frisby Landscape Architects – Tim Fitzgerald and Winnie An.
- Peter O’Rielly Architects – Peter O’Rielly.
- Third Ecology Architects – Mark Saunders (NB: Third Ecology were appointed directly by CoGG).

2. Situation Analysis

The following section provides an overview of the existing situation, including existing facilities, population and demographic profile for Portarlinton, as well as a review of relevant background reports and plans. The situation analysis helps to inform the planning context for the master plan.

2.1 Existing Facilities

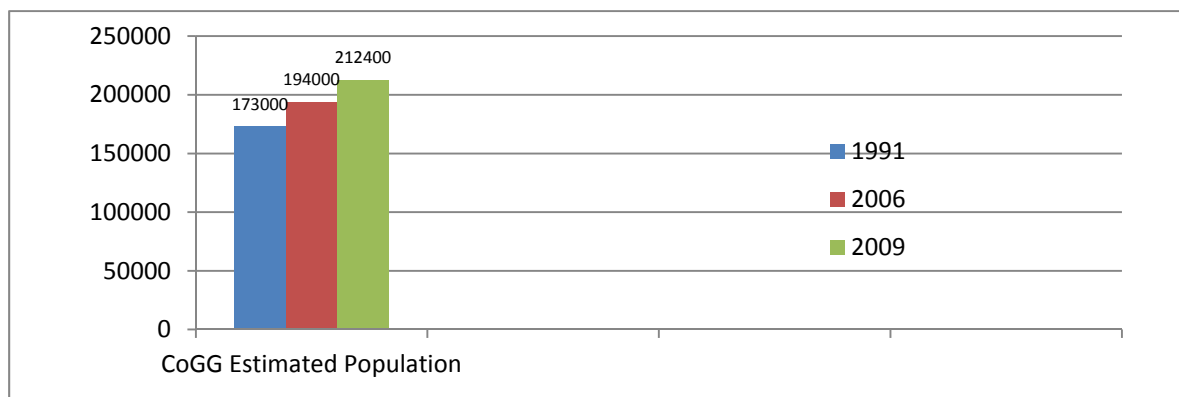
The following table provides an overview of the main existing facilities and infrastructure located within the study area.

Existing Facilities	Description	Main User Groups
Playing fields/ovals.	<ul style="list-style-type: none"> 2 ovals, each with a central concrete cricket pitch. The main oval boundary fence includes advertising/sponsorship signage and hording around the majority of the perimeter. The main oval includes home and away team coach/player boxes and training lights. The second oval is defined by a low treated pine post/rail fence. The second oval includes a small shelter/spectator viewing area at the northern end of the ground. 	<ul style="list-style-type: none"> Portarlinton Football Netball Club. Portarlinton Cricket Club.
Cricket Practice Nets.	<ul style="list-style-type: none"> Four concrete cricket practice nets. 	<ul style="list-style-type: none"> Portarlinton Cricket Club.
Tennis Courts.	<ul style="list-style-type: none"> Eight hard surface tennis courts (6 asphalt, two acrylic). Small hit up wall. 	<ul style="list-style-type: none"> Portarlinton Tennis Club. Seasonal holiday campers. General community.
CFA Fire Track.	<ul style="list-style-type: none"> Asphalt training track, approximately 180m long. 	<ul style="list-style-type: none"> Portarlinton CFA.
Netball Courts.	<ul style="list-style-type: none"> The CFA Fire Track incorporates three netball courts, including training lights. 	<ul style="list-style-type: none"> Portarlinton Football Netball Club.
Half Court Basketball Court.	<ul style="list-style-type: none"> The western end of the CFA Fire Track incorporates a half court basketball facility. 	<ul style="list-style-type: none"> General community.
Main Sporting Pavilion.	<ul style="list-style-type: none"> Located on the western side of the main oval, the pavilion includes: <ul style="list-style-type: none"> Public toilets. Home and away male change rooms and amenities. Umpires change room. Two social rooms. Kitchen, kiosk and bar facilities. Undercover spectator viewing areas. Internal toilets. Storage areas. Stage. Football gym (converted from a change room). 	<ul style="list-style-type: none"> Portarlinton Football Netball Club. Portarlinton Cricket Club. The pavilion is also used on occasions by other clubs/groups located within the reserve and the general community for a range of functions, events and activities.

Existing Facilities	Description	Main User Groups
Tennis Pavilion.	<ul style="list-style-type: none"> The pavilion incorporates a kitchen, social room, toilets and change room facilities. 	<ul style="list-style-type: none"> Portarlington Tennis Club.
CFA/Netball Pavilion.	<ul style="list-style-type: none"> Two story building overlooking/adjacent to the Fire Track used for CFA judging and shared with the Netballers. Building consists of two main rooms. No amenities, toilets or kitchen facilities. 	<ul style="list-style-type: none"> Portarlington Football Netball Club. Portarlington CFA.
Girl Guides.	<ul style="list-style-type: none"> The building incorporates kitchen, social and meeting room facilities as well as toilets. 	<ul style="list-style-type: none"> Portarlington Girl Guides.
Agricultural Society Shed.	<ul style="list-style-type: none"> Storage shed/workshop/garage. 	<ul style="list-style-type: none"> Bellarine Agricultural Society. Portarlington Pony Club.
Community Playground.	<ul style="list-style-type: none"> Located adjacent to the cricket practice nets, the playground caters primarily for 1-8 year olds. Facilities and equipment require upgrading. 	<ul style="list-style-type: none"> General community.
Public Toilets.	<ul style="list-style-type: none"> Stand alone public toilets are located on the southern side of the main oval. Despite recent minor improvements (e.g. lighting and vegetation removal) the toilets are reaching the end of their useful asset life and fail to meet the contemporary needs of users. 	<ul style="list-style-type: none"> General community.
Sealed Car Parking and additional CFA Track.	<ul style="list-style-type: none"> A small section of asphalt sealed car parking exists adjacent to the main pavilion. The car park caters for approximately 20-25 vehicles. The area is adjacent to an additional CFA Fire Track (approximately 30m long) which supports CFA competition/event use. 	<ul style="list-style-type: none"> General community. Portarlington CFA.
Loading Ramp.	<ul style="list-style-type: none"> An earth loading ramp has been constructed in the central section of the open space, south of the second oval. The ramp is primarily used for loading and unloading of vehicles and stock associated with the annual Agricultural Society show. 	<ul style="list-style-type: none"> Bellarine Agricultural Society.
Day Yards.	<ul style="list-style-type: none"> A number of day yards are located south west of the main oval and used during the annual Agricultural Society show for stock tethering. The yards are also used by the Pony Club during events. 	<ul style="list-style-type: none"> Bellarine Agricultural Society. Portarlington Pony Club.
Ticket Box.	<ul style="list-style-type: none"> A small brick ticket box is located at the main entrance off Boat Road which is used for access control/ticketing during football matches. 	<ul style="list-style-type: none"> Portarlington Football Netball Club.

2.2 Population Projections & Profile

The population of the City of Greater Geelong has grown from 173,000 in 1991 to nearly 194,000 in 2006, with much of this growth between 1996 and 2006. Recent growth has been centred in the fringe urban areas of Grovedale, Highton, St Albans Park, Wandana Heights and Waurin Ponds and the outlying areas of Lara, Leopold and Ocean Grove. As at June 30th 2009, the estimated resident population reached 212,400 people and continues to grow. There were 1,611 new residential dwellings approved in 2007-2008 with total residential dwellings now estimated at 90,509 across the municipality.

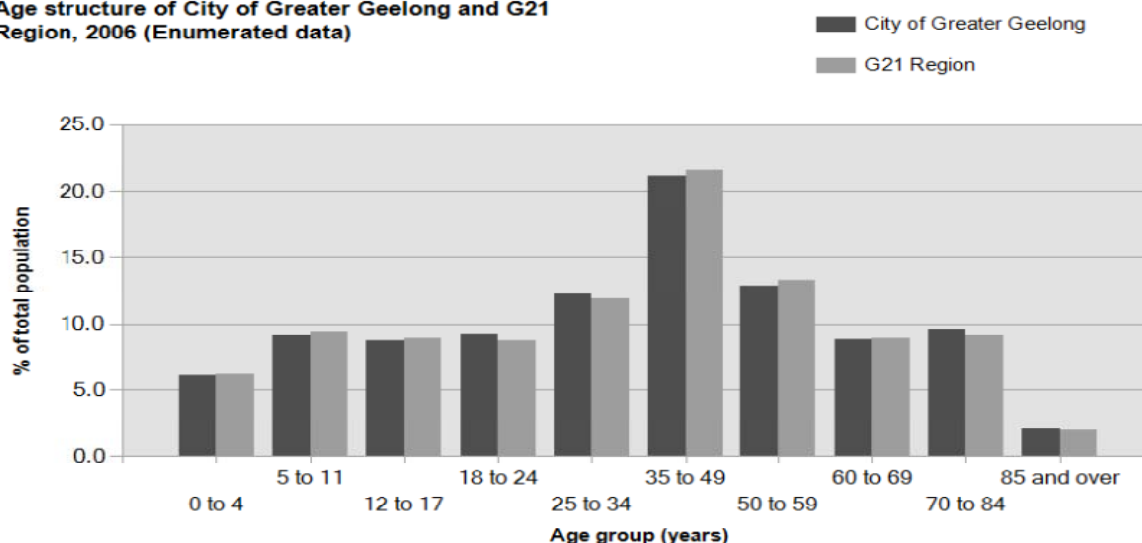


COGG Population 1991, 2006 and Estimated 2009 Population

The City of Greater Geelong is a rural, residential, resort, industrial and commercial area. Geelong is the largest regional city in Victoria and the leading commercial centre for south-western Victoria. The City encompasses a total land area of about 1,250 square kilometres. Over two-thirds of the population live in the urban areas. The City includes the historic coastal townships and resort areas of Barwon Heads, Indented Head, Ocean Grove, Portarlington and St Leonards.

Analysis of the age structure of the City of Greater Geelong in 2006 (i.e. the latest Census results) compared to the G21 Region¹ shows that there was a similar proportion of people in the younger age groups (0 to 17) as well as a similar proportion of people in the older age groups (60+).

Age structure of City of Greater Geelong and G21 Region, 2006 (Enumerated data)

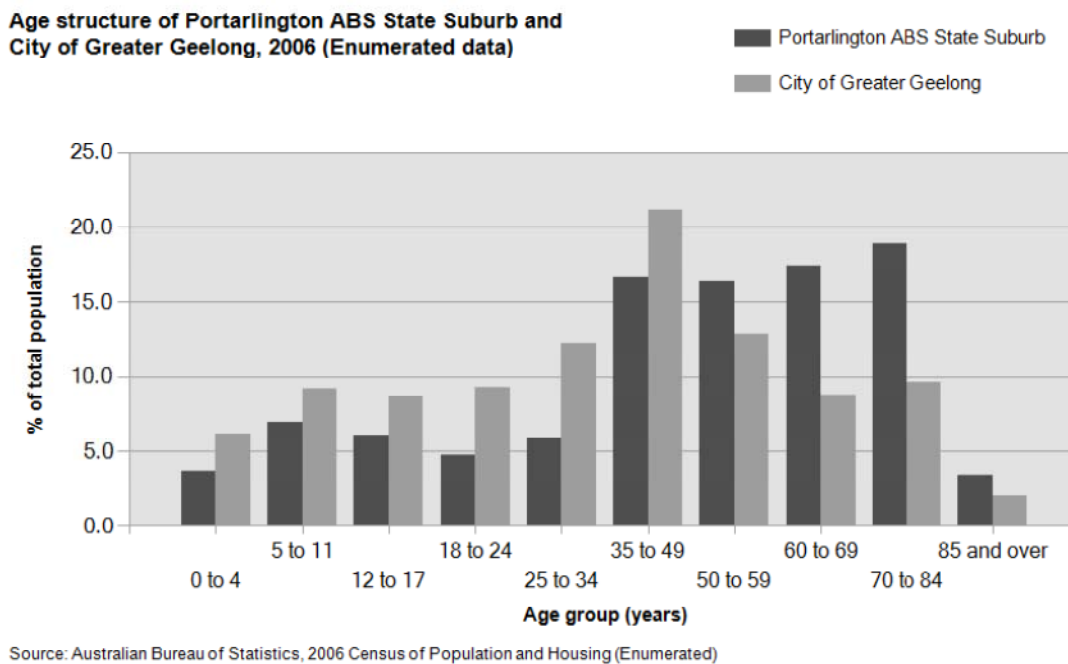


Source: Australian Bureau of Statistics, 2006 Census of Population and Housing (Enumerated)

¹ Encompassing CoGG, Surf Coast Shire, Golden Plains Shire, Colac Otway Shire and Borough of Queenscliff.

According to the *City of Greater Geelong Household and Population Forecasts for Portarlington* (completed in October 2008), the estimated usual resident population of Portarlington was 3,144 people in 2006, which is expected to grow to 3,958 people by 2031. This represents a total estimated increase of 814 people over the 25 year period, or approximately 32 additional people per annum.

However, as indicated in the *Portarlington Structure Plan (2007)*, it is acknowledged that the peak holiday season population can increase to over 14,000 people. The Structure Plan also identifies that the age profile of the Portarlington community differs considerably to that of the rest of the City of Greater Geelong, that is, persons in the older age groups form the greater part of the population of Portarlington. This is reflected in the following table:



Analysis of the age structure of Portarlington in 2006 compared to the City of Greater Geelong shows that there was a smaller proportion of people in the younger age groups (0 to 17) but a larger proportion of people in the older age groups (60+).

Overall, 16.8% of the population was aged between 0 and 17, and 39.7% were aged 60 years and over, compared with 24.0% and 20.5% respectively for the City of Greater Geelong.

The major differences between the age structure of Portarlington and the City of Greater Geelong were:

- A larger percentage of 70 to 84 year olds (18.9% compared to 9.6%);
- A larger percentage of 60 to 69 year olds (17.4% compared to 8.8%);
- A smaller percentage of 25 to 34 year olds (5.8% compared to 12.3%), and;
- A smaller percentage of 35 to 49 year olds (16.6% compared to 21.1%).

2.3 Background Research

A range of background reports and material have been reviewed as part of the *Situation Analysis*. An overview of the main documents reviewed, including key findings is included in Appendix 10.1.

A number of key implications from the background research documents reviewed include:

- 1) This project is consistent with Council's strategic directions and desired outcomes as expressed in the City Plan, in particular encouraging participation in a range of active recreation opportunities.
Primary source: City Plan, 2009-2013.
- 2) Ongoing development of Portarlington Recreation Reserve for active sports participation is consistent with the open space classification for the site.
Primary source: Bellarine Peninsula Recreation and Leisure Needs Study and Open Space Networks Study.
- 3) Consideration will need to be given to the use of indigenous vegetation, protection of existing significant vegetation (with biodiversity significance), improved management of stormwater run-off and consideration of water harvesting and reuse options.
Primary source: Environmental Management Strategy and Portarlington Structure Plan.
- 4) Consider opportunities to incorporate initiatives and infrastructure that will reduce the reliance on potable water (e.g. use of the Bore).
Primary source: Environmental Management Strategy and Sustainable Sports Fields Management.
- 5) Consider opportunities to contribute to Biodiversity targets e.g. use of indigenous species, removal of noxious weeds, protection of significant indigenous vegetation and habitat.
Primary source: Biodiversity Management Strategy.
- 6) The Master Plan needs to consider the anticipated low level of population growth and age profile of the community when considering infrastructure and facility priorities. Facilities and infrastructure need to cater for all age groups, including and increasing proportion of older adults.
Primary source: Portarlington Structure Plan.
- 7) Future impacts from climate change may result in occasional storm surges and possible flooding.
Primary source: Portarlington Structure Plan.
- 8) The Netball Facility Planning Guide and Sports Lighting Standards will be considered to guide the updated Master Plan.
Primary source: Netball Planning Guide, DPCD.
- 9) Dogs are required to be on-leash at Portarlington Recreation Reserve during hours of formal sporting use. Retain as an off-leash area at other times. Improve areas within the reserve for dog walking.
Primary source: Domestic Animal Management Plan.
- 10) The initial Concept Plan and Vegetation Assessment undertaken for the Portarlington Recreation Reserve have been considered as a core reference documents in preparing this Master Plan.
Primary source: Bellarine Peninsula Recreation & Leisure Needs Study.

3. Consultation

The project has involved extensive consultation with stakeholders, Council staff, Ward Councillor and the community.

Appendix 2 provides a summary of key notes/suggestions or comments from the main consultation activities, including:

- Individual meetings with representatives from each of the main user groups.
- Public submissions (13 received, plus a submission from 10 junior netball players).
- Establishment of the Project Control Group (PCG), Project Working Group (PWG) and Project Reference Group (PRG) (refer to Section 1.4). The PWG and PRG have met on a minimum of three occasions each in the lead up to this report. The PCG has met on approximately five occasions.
- Follow-up site visits, telephone interviews or meetings as required.
- Summary of submissions received during the Public Exhibition period for the Draft Report and impacts on the final Master Plan (i.e. no changes).

The consultation results have been used to inform the development of the Objectives and Vision for the Portarlington Recreation Reserve, as well as identification of subsequent critical issues and opportunities for consideration in the Master Plan. These are presented in the following sections.

4. Core Objectives and Vision for Portarlington Recreation Reserve

The following section describes the core objectives and vision for the reserve, having regard to the research results, consultation outcomes and original project intent.

4.1 Objectives

The following core objectives for the Master Plan have been identified:

- Support the ongoing use and development of the reserve as the main active sport/recreation reserve in the township.
- Support existing multi-sport and community use of the reserve, including events.
- Increase opportunities for informal community use.
- Enhance the appearance and appeal of the reserve.
- Improve facilities and infrastructure to cater for all age groups in the community.
- Identify treatments or initiatives to improve user safety within the reserve.
- Improve landscaping.
- Improve pedestrian and vehicular circulation.
- Develop a plan that guides priorities for the staged development and improvement of the reserve.
- Encourage the development of multi-purpose facilities and infrastructure.
- Support initiatives that contribute to overall sustainability and positive environmental outcomes.

4.2 Vision

Having regard to the core objectives as outlined above, the following vision for Portarlington Recreation Reserve has been identified:

Portarlington Recreation Reserve will play an important role in serving local community needs, contributing to a strong sense of community connectedness and well being.

Portarlington Recreation Reserve is the townships sole active sports reserve. Facilities and infrastructure will be developed and maintained in order to support active sporting use, informal recreation and general community use.

5. Issues and Opportunities

Having regard to the research, consultation and overarching objectives and vision for the reserve, the following summary of initial issues and opportunities have been identified. The issues and opportunities have been presented to the PCG, PWG and PRG in order to confirm key directions for the subsequent Master Plan.

5.1 Netball Facilities:

Issues Summary:

- Lack dedicated toilet, change rooms or showers, canteen, spectator viewing and player facilities (i.e. benches).
- Poor lighting.
- Inadequate court safety run-off.
- Distance from main pavilion and other sporting users.

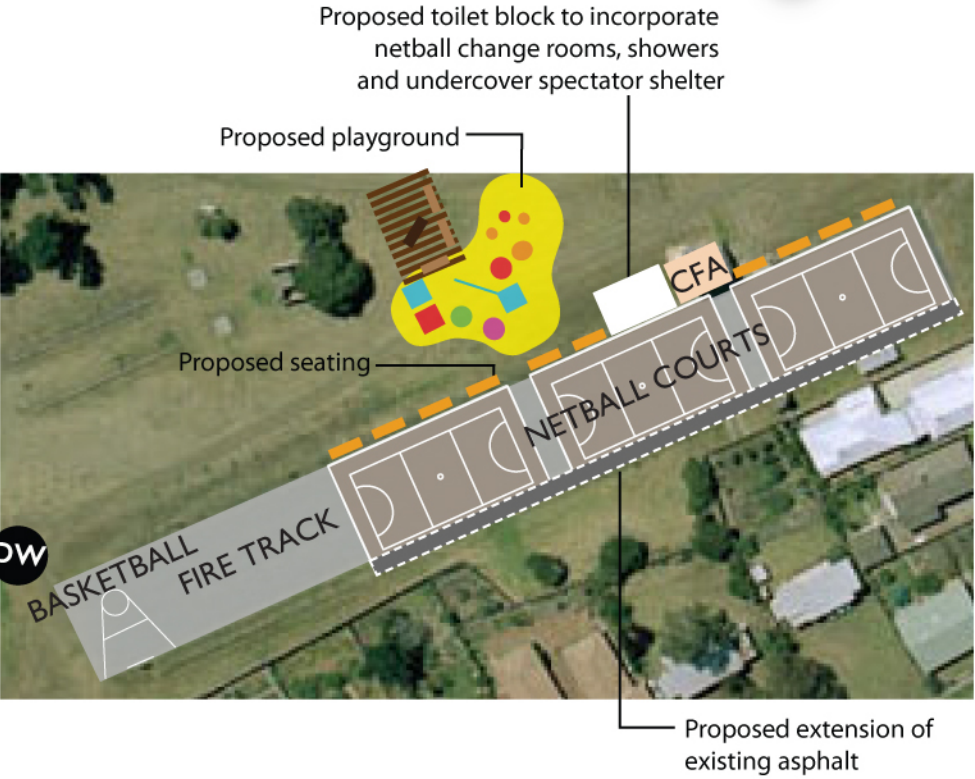
Opportunities:

- Five possible site options were initially considered, specifically:
 - Remain at current Fire Track location.
 - Relocate to vacant open space immediately east of the tennis courts (west of Boat Rd entry).
 - Relocate and occupy the existing group of three tennis courts on the southern side of the tennis pavilion.
 - Relocate to the area currently occupied by the cricket nets and playground, thereby requiring relocation of these facilities.
 - Relocate to the area currently occupied by the playground and retain the cricket nets.

These options are reflected in the attached preliminary concepts which were developed for discussion purposes with the project control groups (in particular PCG and PRG).

NB: The investigation by Third Ecology subsequently identified options for development of a modular building, utilising staged construction, which will allow possible relocation at a later date. Therefore the Master Plan incorporates a short/medium term option for netball remaining in their current location and provides scope for possible future relocation to the west side of the reserve in the longer term.

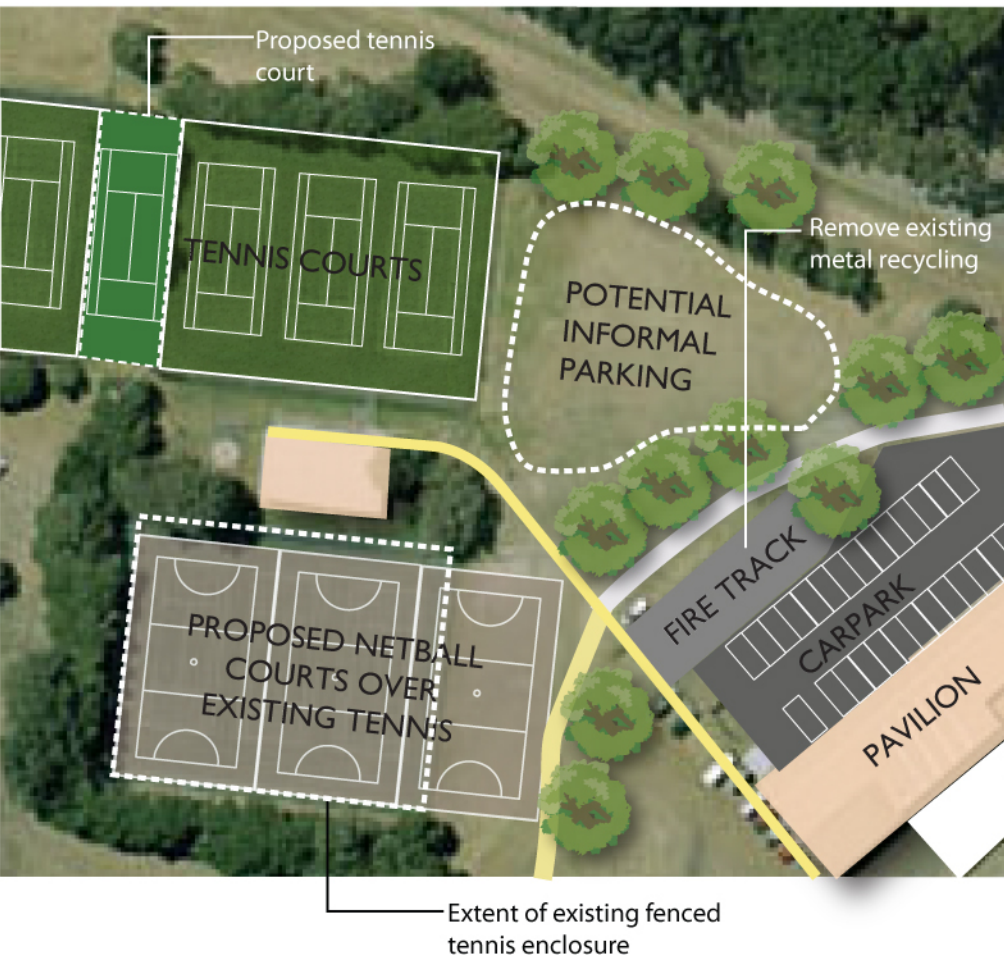
Option 1



Option 2



Option 3



- LEGEND
- proposed trees
 - proposed planting
 - existing buildings/structures retained
 - existing structures to be removed
 - proposed structures
 - existing sealed road
 - Proposed unsealed road over existing informal tracks
 - Proposed pedestrian path
 - proposed seating
 - proposed power/ water connection for event usage

Option 4



Option 5



LEGEND

proposed trees

proposed planting

existing buildings/structures retained

existing structures to be removed

proposed structures

existing sealed road

Proposed unsealed road over existing informal tracks

Proposed pedestrian path

proposed seating

proposed power/water connection for event usage

5.2 Public Toilets

Issues Summary:

- Age and poor design.
- Safety concerns, particularly female users.
- Lack roof and lighting.
- Vegetation management – subsequently addressed.

Opportunities:

- Refurbish.
- Demolish and rebuild.

5.3 Playground Equipment

Issues Summary:

- Vehicle conflict concerns with existing playground location.
- Lack of shade.
- Inadequate play facilities or appeal of existing play equipment.
- Desire for a small playground to service the netball courts.

Opportunities:

- Remove the tennis play-pen area.
- Consider relocation of the main playground.
- Enhance facilities to improve appeal.
- Incorporate community BBQ facilities.

5.4 Tennis Courts

Issues:

- Rectify Court 4 surface issues (i.e. poor condition of plexi pave surface).
- Lighting may require upgrade, including maintenance by the club (i.e. globe replacement).
- A total of eight courts may be surplus to core club needs (however it is acknowledged that two courts are permanently available for general community use).

Opportunities:

- Address maintenance issues.
- Add a new court to the north to establish a group of 4 courts with new surface (i.e. plexi pave) and improve lighting. Retain two asphalt 'public' courts.
(NB: This opportunity is associated with possible relocation of the netball courts to the tennis court area).
- Review/monitor demand for tennis courts in the longer term. Consider opportunities for shared use with netball (i.e. dual line-marking).

5.5 Agricultural Show

Issues Summary:

- Existing shed lacks power and under-cover display and gathering area.
- The Show requires access to adequate space for horse rings (e.g. 5-6).
- Open grass area requires surface repairs.
- Prefer to have a secure site (fully fenced) to control access to the Show (particularly along Boat Road).

Opportunities:

- Install power and water to the agricultural shed.
- Install power and water points at key locations throughout the reserve.
- Extend the shed to provide an undercover hard stand area.
- Top dress and seeding of grassed areas.
- Consider use of temporary fencing during the Show.
- Ensure access to adequate space for horse rings.

5.6 Cricket Practice Nets

Issues Summary:

- Safety concerns, i.e. surface of run ups is loose and slippery.
- The Monterey Pines near the nets drop litter which contributes to slippery surface and impact on the oval playing surface.
- Balls enter the caged water tank area over the top of existing fencing.
- There can be traffic management and pedestrian conflicts in and around the nets and playground.

Opportunities:

- Hard seal the cricket run up area (i.e. asphalt).
- Assess the structural integrity and life expectancy of the existing Monterey Pines. Replace with more appropriate landscaping.
- Cover the water tank cage.
- Improve traffic management.

5.7 Ovals

Issues Summary:

- Clubs question the salinity levels of the existing Bore and believe this can be used for irrigation of both ovals.
- The fencing around the main oval may require replacement/repair in key sections.
- The Monterey Pines near the cricket nets are impacting on the main oval playing surface condition.
- Drinking water to the 2nd oval shelter is needed.
- The original 2005 Concept Plan for the reserve noted the opportunity to create a 3rd cricket oval should demand require. Consultation with the cricket club has confirmed that existing membership numbers and trends suggest that it is unlikely that a 3rd oval will be needed in the

foreseeable future. The five existing junior teams and four senior teams can be accommodated on the existing two ovals.

Opportunities:

- Continue to assess salinity levels of the bore and consider opportunities for irrigation use.
- Review oval fencing and upgrade as required.
- Assess the structural integrity and life expectancy of the existing Monterey Pines. Replace with more appropriate landscaping.
- Provide a drinking tap to service the second oval.
- Do not establish a 3rd cricket oval in the foreseeable future, however retain longer-term flexibility for multi-use of the central open space area for a range of active recreation activities.

5.8 Broad Community Use

Issues Summary:

- Consider opportunities for encouraging broad community use, including dog walking.
- Concerns have been raised with the location of the town's monthly market, it has been suggested that this could be moved to the recreation reserve.

Opportunities:

- Improve walking tracks and trails, including connections to the Flora and Fauna reserve and foreshore.
- Install BBQ, picnic and park furniture to encourage community use and improve appeal (including associated landscaping).
- Provide access to power and water at key locations to allow flexibility for future event use.
- Install dog litter bins and bag dispensers.

5.9 Car Parking and Traffic Management

Issues Summary:

- Poor vehicle control and definition, including informal tracks.
- Undefined car parking areas.
- Potential conflicts with spectators and reserve users.
- Congestion at main entry (off Boat Road).
- Dust from the unsealed section of Boat Road has been raised as an issue.

Opportunities:

- Improve defined vehicle access, circulation and control within the reserve.
- Improve definition of car parking areas.
- Ensure Bellarine Bayside Foreshore Committee are aware of concerns raised with dust from Boat Road.

5.10 Water Use Sustainability

Issues Summary:

- Ongoing drought and water restrictions have impacted on the capacity to irrigate the playing fields and landscaped areas.
- Clubs question the salinity levels of the existing Bore and believe this can be used for irrigation of both ovals. Tests on the water to date have indicated that the salinity is too high as well as high calcium levels. The high calcium levels cause problems with the irrigation system.

Opportunities:

- Consider options for water harvesting off roof surfaces for reuse in buildings or landscaping/irrigation.
- Consider options to improve stormwater run-off, capture, treatment and possible reuse within the reserve.
- Continue to assess salinity and calcium levels of the bore and consider opportunities for irrigation use.

5.11 Main Pavilion

Issues Summary:

- There is a lack of undercover spectator viewing and cover for the canteen in front of the pavilion.
- There are a number of maintenance issues which require rectification e.g. leaking roof.
- The pavilion is in excess of 30 years old and requires general refurbishment.
- The facility does not meet contemporary disability provision requirements.
- Use of the facility appears dominated by the football and cricket clubs, which may discourage use by the broader community.

Opportunities:

- Consider opportunities to improve undercover spectator viewing and cover for the canteen.
- Address maintenance issues (Clubs and Council responsibility).
- General refurbishment and improved disability access provision will need to be considered as part of Council's Capital Improvement Plans for reserve buildings.

5.12 Scouts

Issues Summary:

- The Scouts are likely to be evicted from their existing foreshore site in the foreseeable future (i.e. at the end of the current 6-year lease).

Opportunities:

- Consider space within the reserve for facilities to service the Scouts (i.e. proposed multi-purpose Community Hall).

5.13 Other Matters

Issues Summary:

- Need to retain access to the CFA Track near the main pavilion for CFA 'pumping' events.
- Retain access to the Pony Club cross country course.
- Lack of drinking taps and park furniture throughout the reserve.
- Clubs have expressed a desire to upgrade mesh fencing and secure the entire reserve.
- The existing metal recycling facilities are unsightly and an inappropriate use of the reserve.

Opportunities:

- Retain provision for the pumping track and the Pony Club cross country course.
- Improve park furniture, including drinking taps.
- Council does not support additional fencing of the reserve.
- Improve reserve signage and entry points.
- Retain flexibility for multiple use of the general/undeveloped open space area.
- Remove the metal recycling facility.

6. Architectural Review

As previously indicated, following presentation of the initial Issues and Opportunities summary, it became evident that additional investigation and architectural input was required in order to fully explore options for the possible development of facilities to accommodate netballers, including options for general community use, construction staging and incorporation into a broader hub of community facilities.

Therefore the City of Greater Geelong appointed specialist architects *Third Ecology* to consider options for such a facility. The parameters of the review included:

- A high quality and robust building construction that can cater to a variety of uses that may include meetings, casual ball games, informal sports training sessions, etc.
- A design that is sensitive to the rural/coastal character of the reserve.
- A design that employs sustainable design principles.
- A design that employs accessibility principles that cater for all ages and abilities.
- The inclusion of external access public toilets within the footprint of the building.

Key implications from the *Third Ecology* report which have been incorporated into the Master Plan include:

- Option for staged development of facilities to accommodate netballers and possible future establishment of a new community recreation facility.
- Retention of the netball courts in their current location for the short-medium term.
- Establishment of new netball courts, over existing tennis courts, as a long term option.
- Relocation of the netball facilities and incorporation into a new multi-use community recreation facility.
- Establishment of new tennis courts.
- Upgrade to the existing playground and retention in the current location.
- Access, parking and landscape improvements.
- Cost estimates for the proposed works outlined above have been incorporated into the overall Master Plan costings.

A copy of the *Third Ecology* feasibility report and workshop presentation material is included as Appendix 10.3.

7. Master Plan

The following Master Plan has been developed having regard to the feedback provided on the initial Issues and Opportunities summary, *Third Ecology* feasibility report and community review of the initial Draft Master Plan.

The Master Plan illustration includes notations highlighting key improvement initiatives and provides an indicative infrastructure style guide.

Please also refer to the *Third Ecology* report presented in Appendix 10.3 which provides a concept plans for the proposed new netball and community hub facilities.

Section 8 presents each recommendation within an overall prioritised implementation framework, including indicative costs.

LEGEND

- existing trees to be retained and protected
- proposed trees
- proposed planting
- existing buildings/structures retained
- existing structures to be removed
- proposed structures
- existing sealed road
- Proposed unsealed road over existing informal tracks
- Proposed cross-country equestrian trail
- Proposed pedestrian path
- proposed power/water connection for event usage
- site boundary



- 1 Pedestrian Links**
Proposed cross-country equestrian trail and improved pedestrian links to adjacent Flora and Fauna Reserve.
- 2 Stormwater treatment**
The opportunity exists to expand the existing drainage channel into a broader ephemeral wetland/water body, filtering runoff from the adjacent residential areas. It is proposed that this not drain to the existing wetland within the flora and fauna reserve to the west to avoid negatively impacting upon this existing system. There is the potential to draw irrigation water from a water body in this area, however cost and reliability (including risk of water becoming saline) will need to be considered.

LEGEND

-  proposed trees
-  proposed planting
-  existing buildings/structures retained
-  existing structures to be removed
-  proposed structures
-  existing sealed road
-  Proposed unsealed road over existing informal tracks
-  Proposed pedestrian path
-  proposed seating
-  proposed players shelter
-  proposed bollards with removable bollards at access points (for maintenance etc.)
-  proposed power/water connection for event usage
-  site boundary

3 Netball Court
Retain netball courts in existing location (short-medium term) with extended asphalt area to allow for safety zone to comply with standards. Proposed new line markings, players shelters and lighting to netball courts.

4 Tennis Courts/ Future Netball Courts
Refurbish existing northern tennis courts with provision for 6 courts and potential to convert southern tennis courts to new netball courts (long term).



5 Existing vegetation
Remove existing cypress trees and replace with appropriate locally indigenous tree species.

6 Playground
Upgrade existing playground to incorporate public bbq facility, seating and shelter area.

7 Multi Purpose Open Space
Potential for up to 5 horse rings for equestrian use during Agricultural show as well as potential for 3rd oval if required.

8 Cricket Nets
Retain existing cricket nets and formalise hard paved run up area. Cover water tank area north of cricket nets to prevent ball access.

9 Car Parking and Traffic
Proposed informal car parking areas. Proposed tree planting of indigenous species to define and reinforce the unsealed road tracks, assist vehicle control and enhance the visual qualities of the reserve.

10 Entry points
Enhance existing entries from Boat Rd and Sproat St including signage.

11 Main pavilion
Proposed extension of shelter to the front of existing pavilion for under cover spectator viewing and canteen servery. Address general maintenance issues eg. leaking roof, poor disabled access etc.

12 New change rooms
Proposed relocatable netball change rooms for future intergration with new Community Hub Hall.

13 Bin Storage
Improve bin storage facilities and general tidy up of area.

14 Community Hub Hall
Construct new hall space, stores, toilets (to replace existing toilet block) and change facilities, including relocation of netball amenities. Potential future venue for Scout meetings and expanded Agricultural Show activities.

scale 0m 25m 50m 75m 100m 150m 200m



furniture and structures



Seating- Nepean Seat (Commercial Systems Australia)



BBq- Electric modular bbq (DA Christie)



Skillion Shelter/ Picnic Setting - (Gunnarsens Recreation)

vegetation



Banksia integrifolia



Eucalyptus sideroxylon

fencing and bollards



Oval Fencing- Proposed low black powder coated wire mesh fence (image from Wire and Steel Industries)



Playground combination- (All Play)



Timber Bollards

8. Implementation Schedule

The following section provides an overview of the indicative capital costs to implement each of the key improvement actions identified, and presents these actions within an overall recommended implementation framework (i.e. priorities).

The priorities are classified as follows:

- Mandatory (i.e. required by legislation or regulation).
- Critical (i.e. relating to risk mitigation or safety).
- High
- Medium
- Low
- Ongoing

8.1 Summary of Indicative Costs and Priorities

• Mandatory	=	Nil
• Critical	=	Nil
• High	=	\$526,140
• Medium	=	\$498,500
• Low	=	\$1,593,371
• Total	=	\$2,618,011

8.2 Implementation

The Master Plan should be implemented sequentially in accordance with the identified prioritisation and/or as funding becomes available. Ultimately timing of implementation will be subject to the financial capacity of Council and Clubs having regard to competing resource demands, partnership opportunities and external grants.

The Master Plan should be reviewed annually by Council in order to identify key projects for consideration in annual work plans and to target funding opportunities, with a more formal review occurring every five years in consultation with clubs and key stakeholders to ensure outstanding actions remain relevant and appropriate.

8.3 Indicative Cost Details

The table on the following page provides a detailed breakdown of the indicative costs and description for each of the improvement initiatives identified in the Master Plan.

Portarlington Recreation Reserve Master Plan Indicative Implementation Costs

no	item	unit	qty	rate	total	subtotals	priority mandatory, critical, high, medium, low	master plan predecessor to this action	responsibility	possible funding source
1	Demolition									
1.1	Removal of existing Cypress trees, and making good the disturbed area.	item	1	\$5,000.00	\$5,000.00		high	Nil	CoGG	CoGG
1.2	Demolition of existing toilet block, and making good the disturbed area.	item	1	\$15,000.00	\$15,000.00		high	Nil	CoGG	CoGG
	Sub Total					\$20,000.00				
2	Pavilion									
2.1	Allowance for extension of a shelter/verandah in front of the existing pavilion (subject to detailed design resolution, having regard to site lines and effective weather protection).	item	1	\$40,000.00	\$40,000.00		low	Nil	CoGG	CoGG SRV RDV
2.2	Allowance for general pavilion maintenance/access issues rectification, including leaking roof, poor disabled access etc.	item	1	\$50,000.00	\$50,000.00		high	Nil	CoGG Tenant Clubs	CoGG Tenant Clubs
2.3	Allowance for paving and landscape works around the pavilion.	item	1	\$20,000.00	\$20,000.00		low	2.1 2.2 10.3	CoGG	CoGG
	Sub Total					\$110,000.00				
3	Signage									
3.1	Allowance for reserve signage (particularly at the entry points), including directional signage relating to the facilities within the reserve.	item	1	\$15,000.00	\$15,000.00		low	Nil	CoGG	CoGG
	Sub Total					\$15,000.00				
4	Circulation and parking									
4.1	Allowance for creation of unsealed roads over existing tracks (based upon detailed traffic design to be undertaken).	Lm	650	\$200.00	\$130,000.00		medium	1.1 1.2 1.3	CoGG	CoGG
4.2	New pedestrian paths (compacted gravel)	Lm	1200	\$100.00	\$120,000.00		medium	1.1 1.2 1.3	CoGG	CoGG
4.3	Works to cross country equestrian trail	Lm	1500		By club volunteers		low	Nil	Pony Club	Pony Club
4.4	Provision for informal car parking areas (including provision of bollards to define parking areas as required)	item	1	\$20,000.00	\$20,000.00		medium	1.1 1.2 1.3	CoGG	CoGG
4.5	Provision of gravel car parking, including drainage infrastructure, swales and rain gardens as required.	spaces	20	\$1,000.00	\$20,000.00		medium	1.1 1.2 1.3	CoGG	CoGG
4.6	Allowance for vehicle control bollards with removable bollards for maintenance/event access as shown on the master plan.	Lm	650	\$75.00	\$48,750.00		medium	4.1 4.5	CoGG	CoGG
	Sub Total					\$338,750.00				
5	Netball Courts & Amenities									
5.1	Allowance for extended asphalt area around netball courts to comply with safety zone standards (including reworking existing edging and drainage, as required).	item	1	\$30,000.00	\$30,000.00		high	Nil	CoGG	CoGG SRV
5.2	Allowance for new line markings to netball courts	item	1	\$5,000.00	\$5,000.00		high	5.1	CoGG	CoGG SRV
5.3	Allowance for (10) players benches	no.	6	\$1,000.00	\$6,000.00		high	5.1	CoGG	CoGG SRV
5.4	Allowance for (2) players shelters	no.	3	\$10,000.00	\$30,000.00		high	5.1	CoGG	CoGG SRV
5.5	Provision for lighting upgrade to netball courts	item	1	\$40,000.00	\$40,000.00		high	5.1	CoGG	Netball Club
5.6	Allowance for new modular Netball change rooms and toilets as per Third Ecology report (includes \$30,000 allowance for service connections and \$39,140 for 'other costs' e.g. fees and contingency).	item	1	As per Third Ecology report.	\$275,140.00		high	Nil	CoGG	CoGG SRV
	Sub Total					\$386,140.00				
6	Football/cricket oval									
6.1	Allowance for improvements to fencing.	Lm	850	\$75.00	\$63,750.00		medium	Nil	CoGG	CoGG
	Sub Total					\$63,750.00				

Portarlington Recreation Reserve Master Plan Indicative Implementation Costs

no	item	unit	qty	rate	total	subtotals	priority mandatory, critical, high, medium, low	master plan predecessor to this action	responsibility	possible funding source
7	Cricket Nets									
7.1	Minor improvements to existing cricket nets with allowance for a paved run up area.	item	1	\$20,000.00	\$20,000.00		medium	1.1	CoGG Cricket Club	CoGG Cricket Club
7.2	Allowance for cover to existing water tank area	item	1	\$5,000.00	\$5,000.00		high	Nil	CoGG	CoGG
	Sub Total					\$25,000.00				
8	Landscaping									
8.1	Installation of semi-advanced trees (e.g. 40-50L containers) around the site to provide shade, assist vehicle control and to define spaces, paths and views.	no.	50	\$200.00	\$10,000.00		medium	4	CoGG	CoGG
8.2	Allowance for establishment watering of the trees by water tanker.	weeks	52	\$500.00	\$26,000.00		medium	4	CoGG	CoGG
8.3	Allowance for the formalisation of a wetland element along the southern boundary (including minor earthworks and some planting of wetland species)	item	1	\$50,000.00	\$50,000.00		low	Nil	CoGG	CoGG
	Sub Total					\$86,000.00				
9	Site furniture and playground									
9.1	Allowance for park benches along pathways around the site.	no.	10	\$1,500.00	\$15,000.00		medium	4.2	CoGG	CoGG RDV
9.2	Allowance for upgraded playground, potentially including re-use of elements of the existing playground.	item	1	\$35,000.00	\$35,000.00		high	1.2 1.3	CoGG	CoGG RDV
9.3	Allowance for a public BBQ facility with seating and shelter.	item	1	\$30,000.00	\$30,000.00		high	9.2	CoGG	CoGG RDV
	Sub Total					\$80,000.00				
10	Miscellaneous									
10.1	Provision for power and water connection points for events usage, as indicated on the plans).	no.	2	\$10,000.00	\$20,000.00		medium	Nil	CoGG	CoGG
10.2	Allowance for bin storage facilities at the pavilion.	item	1	\$5,000.00	\$5,000.00		medium	Nil	CoGG	CoGG
10.3	Allowance for turf surface improvements (e.g. top dressing) for Oval 2 and multi-use open space area.	item	1	\$20,000.00	\$20,000.00		low	Nil	CoGG	CoGG
	Sub Total					\$45,000.00				
11	Community Hub									
11.1	Establish new Community Hub Facility as per Third Ecology report, including relocation of Netball change rooms and facilities.	item	1	As per Third Ecology report.	\$930,371.00		low	5.6	CoGG	CoGG State Govt.
11.2	Allowance for landscaping and hard surface treatments around new building and netball courts.	item	1	Allowance	\$100,000.00		low	11.1	CoGG	CoGG State Govt.
	Sub Total					\$1,030,371.00				
12	New Tennis and Netball Courts									
12.1	New Tennis Court to accommodate relocation of netball (NB: Total of 6 courts to be provided). Includes allowance for resurfacing and fencing.	item	1	As per Third Ecology report.	\$184,800.00		low	Nil	CoGG	CoGG State Govt.
12.2	New Netball Courts (3) to be established over existing tennis courts, includes allowance for resurfacing and fencing.	item	1	As per Third Ecology report.	\$233,200.00		low	12.1	CoGG	CoGG State Govt.
	Sub Total					\$418,000.00				
	TOTAL (excluding GST and contingencies)					\$2,618,011.00				

8.4 Responding to New or Unforeseen Requests

It is foreseeable that there may be recreation issues or capital requests which emerge after this Master Plan has been finalised.

In such instances, the merits of the requested infrastructure development or service delivery should be assessed against the level of fit (i.e. consistency) with the Core Objectives and Vision for the Portarlington Recreation Reserve, as presented in Section 4.

9. Conclusion

The Portarlington Recreation Reserve Master Plan has been developed to guide the future development and improvement of the reserve in order to more effectively address the contemporary needs of existing users, whilst supporting and enhancing opportunities for broad community use and enjoyment.

The plan addresses the core objectives for the project, in particular clear direction regarding long-term infrastructure development, including addressing the needs of netballers whilst retaining overall flexibility for multi-use of the reserve for a range of community sports, events and informal recreation.

The plan also responds to community and stakeholder feedback, including a strong desire to improve facilities for female sports participants and enhance the general amenity and appeal of the reserve.

Progressive implementation of the Master Plan will help achieve the overall vision for the site, including reinforcing its role as an important local sporting facility and valued community open space.

10. Appendices

10.1 Review of Background Reports

Appendix 10.1: Portarlington Recreation Reserve Master Plan Background Research Review

Planning Context:

The following section provides an overview of key existing documents and highlights how these may influence the Portarlington Recreation Reserve Master Plan.

Ref #.	Document Name	Year	Overview	Potential Implications
City of Greater Geelong Documents				
1	City Plan	2009-2013	<p>OUR VISION: “Geelong: coast, country and suburbs is the best place to live through prosperous and cohesive communities in an exceptional environment.”</p> <p>MISSION: “We will focus on developing and maintaining effective working relationships to deliver Council’s strategic directions and high quality services that meet the changing needs of our community.”</p> <p>The City Plan establishes three strategic directions for the City, these are:</p> <ul style="list-style-type: none"> • Community Wellbeing, • Growing the Economy, and • Sustainable Built and Natural Environment. <p>Relevant desired outcomes include:</p> <ul style="list-style-type: none"> • Improving healthy eating and physical activity. • Liveable neighbourhoods. • Increased use of public and active transport. • A reduction in the organisations’ environmental footprint. • Agreed (building) standards for sustainable development. • Enhancement and protection of natural areas. 	Development of the Master Plan is consistent with Council’s three strategic directions and desired outcomes, in particular encouraging participation in a range of active recreation opportunities and community well being.

Ref #.	Document Name	Year	Overview	Potential Implications
2	Study of Open Space Networks	2001	<p>Principles of Open Space Provision: The following principles will guide all future decisions and recommendations on open space acquisition, reservation, use and management in the City of Greater Geelong.</p> <ul style="list-style-type: none"> • Conserve and protect the natural and cultural environment. • Reflecting community needs. • Enhancing recreation and tourism opportunities. • Improving provision and optimizing access. • Ensuring diversity of provision. • Expanding the network of linkages. • Providing for people with disabilities. • Site responsive uses. • Maintenance (assist ease of maintenance). • Contribute to social and/or economic well-being and growth. • A flexible and long term focus. • Provision partnerships. <p>The Study of Open Space Networks established 11 categories of open space types throughout the City. Each open space reserve may have 'primary' and 'secondary' roles.</p> <p>The primary role of Portarlington Recreation Reserve is as <i>Sports</i> open space. The definition of Sports open space is as follows:</p> <p><i>Sports open spaces are sites predominantly used for active, competitive recreation. They may also contribute to passive recreation and environmental values of the area. They include sports grounds for a wide range of team and individual competitions, golf courses, tennis courts, race tracks, outdoor courts, rowing courses, equestrian courses, outdoor pools, rifle ranges, lawn bowls and outdoor sports facilities at schools.</i></p> <p><i>Sports open spaces can have a range of other recreation facilities and support amenities associated with them including halls and sports stadia, clubrooms, management buildings, toilet/change facilities, car parks, playgrounds, BBQs, and informal gardens.</i></p>	Ongoing development of Portarlington Recreation Reserve for active sports participation and community recreation is consistent with the open space classification for the site.

Ref #.	Document Name	Year	Overview	Potential Implications
3	Environment Management Strategy	2006-2011	<p>The Strategy has identified a number of key priority areas requiring Council resourcing and attention, those that relate to this project have been presented below:</p> <ul style="list-style-type: none"> • The protection and rehabilitation of areas of significant biodiversity value. • The conservation of Geelong's potable water supply and the maximisation of water conservation, and stormwater reuse. • The preventative and proactive management of the potential risks from the effects of climate change in the City's inland, coastal and estuarine areas. <p>The following is adapted from the World Summit on Sustainable Development and is adopted by Council for its Sustainability Framework:</p> <p><i>"Within the City of Greater Geelong all actions and development undertaken will meet the needs of the present community without compromising the ability of future generations to meet their own needs. Council acknowledges that sustainability comprises at least three pillars: environmental, social and economic and the three pillars are interrelated."</i></p> <p>Consistent with the State Sustainability Framework, the Geelong Sustainability Framework establishes three directions, which the City must pursue to move towards being a Sustainable City. These are:</p> <ul style="list-style-type: none"> • Protecting, maintaining and restoring our natural assets • Using our resources more efficiently • Reducing our everyday environmental impacts <p>Specific biodiversity objectives relevant to this project include:</p> <ul style="list-style-type: none"> • Promote the revegetation of all reserves and parks with local indigenous species (as appropriate). 	<p>The Master Plan will ensure consistency with the City's Sustainability Framework, Sustainable City objectives, biodiversity objectives and wetland/waterway objectives.</p> <p>This is likely to involve use of indigenous vegetation, protection of existing significant vegetation, improved management of stormwater run-off and consideration of water harvesting and reuse options.</p>
4	Sustainable Water Use Plan	2006	<p>The purpose of the Sustainable Water Use Plan is to identify Council facilities and services that are high water users and identify areas of priority to reduce potable water consumption. The implementation of the plan will target high priority Council facilities and services and will ensure Council leads the community in water conservation.</p> <p>Based on current population projections and average water consumption from 00/01 to 04/05, Council corporate water consumption is expected to increase 30% by 2030 if no water savings initiatives are implemented;</p> <ul style="list-style-type: none"> • It is estimated that 3% of total water used in the municipality is for Council services and facilities; • Parks and gardens consume 70% of total Council water consumption; and • High water users identified are major sports ovals, parks and swimming centres. <p>Council is targeting a 25% reduction in Potable water consumption by 2015 and a 30% reduction by 2020.</p>	<p>Consider opportunities to incorporate initiatives and infrastructure (where appropriate) that will reduce the reliance on potable water, particularly for irrigation of playing fields (e.g. improve utilisation of the existing Bore).</p>

Ref #.	Document Name	Year	Overview	Potential Implications
			<p>Key recommended actions include:</p> <ul style="list-style-type: none"> Develop and implement strategies to improve irrigation management (Actions include audit all irrigation systems to prioritize upgrading, continue rollout of central control irrigation system, standardize systems across all departments, upgrade inefficient irrigation systems, replace grasses with drought tolerant grass, investigate and implement where appropriate sub-surface irrigation systems and ensure management of these actions.) Investigate and if viable replace potable water with stormwater or recycled water for irrigation. 	
5	Final Report for Sustainable Sports Fields Management.	2006	<p>The report identifies a number of generic initiatives to help reduce the overall reliance on potable water use at CoGG sportsgrounds as well as specific recommendations for a selection of key sites (not Portarlington Recreation Reserve). Notwithstanding, the generic recommendations can be applied to future management of the reserve including directions in relation to:</p> <ul style="list-style-type: none"> Turf management and maintenance, Size of playing fields, Alternative water sources, and Use of recycled water in club rooms and toilets. 	<p>CoGG turf management practices for Portarlington Recreation Reserve should consider implementation of the generic recommendations.</p> <p>Alternative water sources, including bore, harvesting and stormwater collection will be considered.</p>
6	Biodiversity Management Strategy.	2003	<p>Relevant strategic objectives include:</p> <ul style="list-style-type: none"> Primary Biodiversity Conservation - protection of formal conservation areas and threatened indigenous vegetation and recognising the ecological importance of rivers, water bodies, coastal areas and wetlands and the role they play as ecological corridors and links. Secondary Biodiversity Conservation - the role that general open space and protection of native and some exotic vegetation may play in the enhancement and protection of biodiversity. Weed (invasive alien vegetation) management – the need for appropriate management and resources to deal with one of the greatest threats to biodiversity. <p>Targets for biodiversity in the City of Greater Geelong (relevant to this project) include:</p> <ul style="list-style-type: none"> No further species loss. Application of net gain concept to areas undergoing redevelopment. An increase of 20% cover of local indigenous vegetation from 2000 levels by 2010. Reduction of noxious weeds on all council reserves by 90% by 2010. 	<p>Consider opportunities to contribute to Biodiversity targets when developing the Master Plan, e.g. use of indigenous species, removal of noxious weeds, protection of significant indigenous vegetation and habitat.</p>
7	Domestic Animal Management Plan.	2008	<p>On leash areas:</p> <p>It is proposed that on leash areas will include:</p> <ul style="list-style-type: none"> all roads and footpaths/nature strips; shopping centres; high use areas (for example the Waterfront Precinct in Geelong); on sporting grounds and ovals during times of organised sports (as defined by a formal 	<p>Dogs are required to be on-leash at Portarlington Recreation Reserve during hours of formal sporting use. Retain as an off-leash area at other times.</p> <p>Improve areas within the reserve for dog</p>

Ref #.	Document Name	Year	Overview	Potential Implications
			<p>booking with council which includes times booked for sports practice/training);</p> <ul style="list-style-type: none"> shared use paths or walking paths and the areas within five (5) metres either side of the abutting edge of the path; within ten (10) metres of children's play equipment; within ten (10) metres of picnic and barbecue areas (as defined by council provided barbecues and/or table and associated seating; areas within five (5) metres of a river, creek or other water body; jetties and piers. Rivers, creeks and other water bodies (excluding beaches). Generally, these areas are defined as no dog areas unless designated and signposted as a swimming area for dogs. 	walking.
8	Portarlinton Structure Plan	2007	<p>Vision: <i>"Portarlinton in 2016 will be the jewel of the Bellarine Peninsula. Our focus is a commitment to nurturing a vibrant, sustainable community, enhancing and maintaining our lifestyle, heritage and artistic pursuits."</i></p> <p>Urban Growth Directions:</p> <ul style="list-style-type: none"> The existing residential lot supply in the township is sufficient to meet anticipated housing demand over the next 10 to 15 years. Additional residential growth outside the designated boundary is not supported. <p>Infrastructure:</p> <ul style="list-style-type: none"> Support the actions of public land managers to undertake the ongoing upgrading of open space, leisure and recreation areas including provision of pedestrian/bicycle linkages. <p>Population & Profile:</p> <ul style="list-style-type: none"> Estimated 2006 population was 3039 people, however during the peak holiday season the population can increase to over 14,000 people. The dwelling vacancy rate in Portarlinton has fluctuated between 43.7 per cent in 1981 and 40.8 per cent in 2001. The lowest dwelling vacancy rate of 40.6 per cent for Portarlinton was recorded in 1986. In 2001, approximately 39 per cent of the population of Portarlinton was in the over 60 age bracket, a figure significantly higher than that for the same age cohort in the whole of the City of Greater Geelong (19%). The next most significant age groups in Portarlinton are those persons in the 35 to 49 age group and those in the 50 to 59 age group. At the opposite end of the age spectrum, the percentage of people aged 0 to 24 years (15.8%) 	<p>Potential implications include:</p> <ul style="list-style-type: none"> Development and implementation of the Master Plan will help achieve the community vision. Modest increases in population may lead to increased use of the reserve. Facilities and infrastructure needs to cater for all age groups, including and increasing proportion of older adults. Consider opportunities within the Recreation Reserve to contribute to stormwater management enhancement, including possible storage, treatment and reuse. Continue to protect areas of significant vegetation. Future impacts from climate change may result in occasional storm surges and possible flooding.

Ref #.	Document Name	Year	Overview	Potential Implications
			<p>is significantly lower than the CoGG average (34.2%).</p> <ul style="list-style-type: none"> The data shows that persons in the older age groups form the greater part of the population of Portarlington. The projected population of Portarlington for 2016 is 4,056 persons, calculated by applying the growth rate of 1.50 per cent, determined by the ABS. Portarlington is an area of high socio-economic disadvantage. <p>Other matters:</p> <ul style="list-style-type: none"> The proposed Environmental Significance Overlay appears to incorporate the western portion of the Recreation Reserve, adjacent to the Flora and Fauna Reserve. The main area of flora and fauna significance in the locality is the Point Richards Flora and Fauna Reserve. This Reserve features grassy woodland, coastal salt marsh and wetland communities that have been identified to have state significance. It is home to endangered remnant vegetation, rare plant species, wetland birds and the Southern Brown Bandicoot which is listed as endangered on the EBPC Act 1999 (Tract and Connell Wagner 2002). There have been reliable reports from the Swan Bay Integrated Catchment Management Committee of significant populations of the Growling Grass Frog at the Point Richards Flora and Fauna Reserve and the wetlands on the western side of Point Richards Road. The Growling Grass Frog (<i>Litoria raniformis</i>) is listed as vulnerable nationally and endangered in Victoria. Climate change and resultant sea level rises could have significant impacts on low lying coastal townships and surrounding areas. The wetland has been the subject of an assessment which expresses concern about the environmental impacts caused by the discharge of stormwater. It is recognised that one of the major issues, apart from gross pollutant and nutrient load is the gradual change in salinity levels, in this case the stormwater discharge is decreasing the salinity levels, thus changing the original salt marsh biota. Such a change supports the concern over the total volume, not just the flow rate in determining acceptable stormwater discharges. Ultimately, major works may be required to redress this change. 	
9	Bellarine Peninsula Recreation and Leisure Needs Study	2005	<p>This study investigates and quantifies the recreation, open space and leisure needs of the current and future Peninsula communities. The focus of the study is to provide broad direction on future resource allocation to meet the current and anticipated future leisure needs of the Peninsula communities.</p> <p>The Bellarine Peninsula Leisure & Recreation Needs Study concluded that Portarlington is adequately serviced by a range of leisure and recreation facilities, but recommended some</p>	The main implications from the BPR&LNS result from the initial Concept Plan and Vegetation Assessment undertaken for the Portarlington Recreation Reserve.

Ref #.	Document Name	Year	Overview	Potential Implications
			<p>improvements to existing facilities. Key actions include:</p> <ul style="list-style-type: none"> • Upgrading of the Seaforth Drive Reserve through the installation of improved walking paths, park furniture and playground equipment. • Upgrading of the playground at the Smythe Street Reserve (between Smythe & Nottingham Streets). • Acquisition of a 0.5-1.0 hectare open space site for Informal Park development in the area between Smythe Street, Tower Road, Queenscliff Road and Sproat Street via appropriate developer contributions as this area develops. • The Draft Report proposal to relocate the Pony Club to the Recreation Reserve has been prefaced on the ability to establish a Grade 1 cross-country equestrian course for potential use by a number of clubs on the Peninsula. The only option available to establish the length of course required, whilst avoiding sensitive vegetation, involved the course crossing into the Flora & Fauna Reserve, which is managed by BBFCoM. • Given that the BBFCoM have stated their opposition to this proposal the desirability of relocating the pony club to the Recreation Reserve is now questioned. Furthermore Coastal Management Act (CMA) approval for the proposed pony club facilities would be required and is not guaranteed given the non-coastal dependency nature of the activity and perceived sensitivity of the Flora and Fauna reserve. • Therefore, relocation of the pony club from their existing site is not recommended. Access to a reduced cross-country course should be provided in the Recreation Reserve having due regard to the protection of sensitive vegetation and potential conflict with other users. • The original proposal (contained in the Draft Report) to establish the reserve on the eastern side of Fairfax Street as a designated dog off-lead park incorporating associated basic infrastructure and fencing (Portarlington 'Dog Park') was prefaced on the relocation of the Pony Club, however this is no longer recommended, therefore, the opportunity to establish a dog-park on this site is not possible. This is also consistent with community feedback that provided little support for the establishment of a dog-park and rather a preference for ongoing access to designated foreshore areas for dog exercise activities. • The City to consider opportunities for joint partnership initiatives on foreshore areas that are likely to have lasting recreational benefits for local communities, potential Council investment should be considered on a case by case basis. 	
Others				
10	Netball Planning Guide, DPCD.	2009	<ul style="list-style-type: none"> • The document provides detailed netball court specifications in relation to: <ul style="list-style-type: none"> • Orientation – Nth/Sth. • Court Size. 	The specifications will be used to guide any future netball court construction.

Ref #.	Document Name	Year	Overview	Potential Implications
			<ul style="list-style-type: none"> • Court layout – including 4 court option. • Run off requirements (to sides 3.05m and between courts 3.65m) • Goal posts and rings. • Footings, line marking and other construction specifications. 	
11	Football and Netball Lighting Guide, DPCD	2008	<ul style="list-style-type: none"> • The document provides design guidelines for Australian Rules and Netball lighting. • Minimum standards for Aussie Rules are: <ul style="list-style-type: none"> • Training 50 lux. • Competition 100 lux (however preference is 150 lux). • Minimum standards for netball are: <ul style="list-style-type: none"> • Training 100 lux. • Competition 200 lux. 	The lighting minimum standards will be used to guide any lighting developments at the Portarlington Reserve.

10.2 Consultation Summary Notes

The following section provides a summary of major findings, comments and suggestions as a result of the consultation activities undertaken to date.

Consultation Activity	Key Comments, Suggestions and Notes
Project Control Group (PCG) Meeting (26/11/09).	<ul style="list-style-type: none"> Development should facilitate use by the whole community, not just existing sporting clubs. Consider opportunities to establish new netball courts in close proximity to the existing main pavilion. There are currently 3 netball courts. Review existing facilities to ensure community needs can be met; avoid duplication; encourage multi-use. Consider options to provide dedicated female change facilities, particularly for netballers. The Master Plan may need to include a concept plan for possible extension to the main pavilion to meet this need. Ensure any redevelopment of facilities (and the reserve generally) considers opportunities to improve environmental outcomes and sustainability. The Master Plan must be realistic and achievable. The football club may request for the reserve to be fenced. Council would like to explore alternative options to provide controlled entry. Fencing may restrict access for fire control, particularly to the neighbouring Flora and Fauna Reserve. Bluff Road is managed by the Bellarine Bayside Foreshore Committee, not Council. Consider access implications (if any). Build on the existing Concept Plan, refine as required. Consider demand for a 3rd oval, and/or flexible open space than could be used for a variety of active needs (e.g. Agricultural Society, soccer, football etc). The second oval playing surface could be improved to accommodate greater use, however this requires access to adequate water. There may be options for possible use of bore water for irrigation, however this requires additional investigation. Consider (at a high level) possible options for alternative water sources (e.g. stormwater capture). Consider appropriate opportunities to improve the relationship and interface with the Flora and Fauna Reserve. Consider demand for soccer facilities. Consider options to improve community and visitor use of the reserve. Consider possible impacts on the reserve from the Harbour/Foreshore redevelopment (e.g. do the Scouts or Bowls need to relocate?) Consider opportunities to improve reserve signage, image, character and community use. Review the existing and proposed path network. Consider vegetation improvements, including existing trees.
Stakeholder Interviews (10/12/09) <ul style="list-style-type: none"> Agriculture Society 	<ul style="list-style-type: none"> The annual show day is held on the Labour Day (March) long weekend each year. Need to ensure adequate emergency vehicle access during the event. The open lawn areas need to be top dressed. The loading ramp is still used and needs to be retained. Existing storage shed is meeting needs although would like an under-cover display area created off the side. Would ideally like 3-phase power access to the shed and a couple of points throughout the reserve. Need to ensure adequate space for show-rings and dressage areas (i.e. Up to 6 rings can be needed to stage the show, 60m x 40m each). Prefer the reserve boundary to be fenced (i.e. cyclone fence along Boat Rd). Consider options for roofing the fire track/netball courts, which could then be used for under-cover display for the show.
<ul style="list-style-type: none"> CFA 	<ul style="list-style-type: none"> The existing fire track and building adequately meet CFA needs. Happy to continue to share facilities with Netball, including possible inclusion of a toilet /shower in the fire track building. CFA currently use the site approximately once per month. The fire track may need to be extended (width) to provide adequate run-off for netballers.

Consultation Activity	Key Comments, Suggestions and Notes
	<ul style="list-style-type: none"> The existing public toilet facilities are very poor and require upgrade. CFA currently has approximately 32 members (20 or so are regularly active). Need to retain access to the track behind the main football club rooms for CFA activity as needed (i.e. possible championship use). CFA are generally happy with the reserve.
<ul style="list-style-type: none"> Bellarine Bayside Foreshore Committee 	<ul style="list-style-type: none"> BBFC have been active in implementing the previous combined concept plan (on the Flora and Fauna side of the reserve). Pt Richards wetland has degraded (possibly) due to poor quality stormwater run-off. Would support improved run-off treatment and filtration within the Recreation Reserve if possible. BBFC intend to keep (their section of) Boat Rd as unsealed. The foreshore area has adequate BBQ, picnic and play facilities. Additional facilities of this nature within the reserve may not be needed. The Scout group may be looking to relocate to the Recreation Reserve. The Bowling Club has a current 9-year lease and will therefore not relocate within the life-span of the revised Master Plan. Not aware of any major issues with the reserve, public toilets could be improved.
<ul style="list-style-type: none"> Tennis Club 	<ul style="list-style-type: none"> Remove, or upgrade, the small children's 'play' area on the west side of the clubrooms. The reserve playground should be fenced to improve safety, redirect/control traffic or possibly relocate if necessary. Tennis pavilion toilets may require refurbishment in the longer-term. Currently 8 courts, two courts are always available for the public to use. Club use ranges from 2 courts to 6-8 courts depending on the day/competition. Club membership has increased from 30 to over 100 in the last 18 months (put down to a new committee and improved maintenance of facilities). Court 4 has been resurfaced by CoGG using a trial surface, however there have been considerable issues associated with the court which need to be rectified. Some globes in the court lighting require replacement, however access with a scissor lift is difficult (a section of fencing may need to be gated). There is some concern about damage from holiday maker use of the courts. Ideally would like court surfaces upgraded to synthetic grass. There may be opportunities for BBFC to actively manage holiday park user use (i.e. bookings etc), assuming they contribute to surface upgrades. Need to improve the vehicle network (and safety) within the reserve.
<ul style="list-style-type: none"> Cricket Club 	<ul style="list-style-type: none"> Currently 4 senior and 5 junior teams. There is no immediate demand for a 3rd oval, however retaining the long-term flexibility to establish an oval should be considered. The club provided a written submission which highlighted the following key issues: <ul style="list-style-type: none"> Improve the safety of the cricket net training area (i.e. worn and slippery un-sealed surfaces). Establish access to bore water for the second oval. Consider removal of the Cyprus trees adjacent to the cricket nets. Install a roof cover to the water tanks behind the nets to prevent balls entering this area. Improve traffic management, safety and control, particularly around the playground. Repair the leaking roof in the pavilion and repair damaged honour boards. Establish a 'smokers' area away from the main entry to the pavilion. Install drinking water access to the 2nd oval. An internal door between the bar and spectators serving area is needed. Consider opportunities for additional rainwater tanks to collect roof run-off.
<ul style="list-style-type: none"> Pony Club 	<ul style="list-style-type: none"> Need to retain access to the cross country course. A number of the existing jumps require repair/replacement by the club. The club currently has approximately 14-15 riding members. Need to retain access to the large open grassed areas. Happy to share the Agricultural Society facilities, but require access to power and (ideally) hot water. Club meetings are held in the Community Hall (in town) because they have a no

Consultation Activity	Key Comments, Suggestions and Notes
	<p>alcohol policy at rally and events (therefore do not use football club pavilion).</p> <ul style="list-style-type: none"> Support the need for new cyclone fencing along around the reserve to assist gate/event control.
<ul style="list-style-type: none"> Football Netball Club 	<ul style="list-style-type: none"> The public toilets near the fire track require urgent refurbishment and improve safety. Netball court run-off areas need to be improved. Netball are happy to remain where they are, however basic facility improvements are needed (i.e. public toilets, run-off, access to a toilet and shower inside the existing building). Netball currently caters for approximately 100 kids (8 junior and 3 senior teams). Improve court lighting may also be required. Improved facilities for disabled access and amenities may be needed in the football club pavilion. Happy to share facilities with the Scouts if appropriate. Playground safety issues need to be addressed (i.e. vehicle conflicts). The Cyprus trees provide some value, however could be progressively be removed if required. Need to establish drinking taps near the netball courts/fire track. The main pavilion is very good, however is starting to age, refurbishment may need to be considered. Roofing the netball courts/fire track could be considered if acceptable to the Bellarine Football League. Consider options for a small playground near the netball court area. Prefer to improve and extend cyclone fencing along Sproat Street and Boat Road.
Project Working Group Meeting (15/12/09)	<ul style="list-style-type: none"> Consider opportunities to consolidate the number of buildings and increase the broad appeal of the reserve. There is an extensive range of community buildings in Portarlington (approx. 33). Future development of the reserve needs to consider the population and growth context. i.e. approx. 3,000 residents. The Drysdale/Clifton Springs proposed Sports Precinct and Community Hub (i.e. Grubb Road) will be designed to accommodate over-flow facilities to cater for increasing demand on the Peninsula. Consider the cost benefit of establishing a single consolidated facility to cater for all clubs and community use, instead of maintaining individual facilities. Consider possible impacts from climate change. Boat Road is a non-declared road, should the main access to the reserve be redirected to Sproat Street? Use for events need to consider power, water, toilets, flexible open space areas. Reinforce pedestrian links to the Flora and Fauna Reserve. May need to consider inclusion of management principles for conservation values and features within the Recreation Reserve. Support stormwater capture and treatment, however do not support fresh water entering the saline environment in the Flora and Fauna wetland, therefore reuse within the recreation reserve could be considered. The health, structural integrity and habitat value of the Cyprus trees should be assessed prior to possible removal. There are few established trees on site, therefore removal should only be recommended if justifiably required. Although the Portarlington population is aging, this may not always be the case (e.g. if a Melbourne ferry is established the nature of the population may change). Consider options to improve the walkability of the reserve. Consider fuel loads and fire management plan implications. Consider sealing Boat Road. The existing bore may have high salinity levels. Improve general landscaping and appeal, including installation of park furniture. Improve appeal of front entrance and street frontages.
Project Reference Group Meeting (16 th /12/09)	<ul style="list-style-type: none"> The Scouts have a current 6-year lease for use of the foreshore facility. Scouts would prefer to stay where they are, however this seems unlikely in the long-term. The Scouts have a no alcohol policy, therefore cannot share facilities that are used to serve alcohol.

Consultation Activity	Key Comments, Suggestions and Notes
	<ul style="list-style-type: none"> Scouts would require access to separate and secure facilities, e.g. large hall/shed – larger and higher than a 2-car garage, including a meeting space. Scouts currently have approximately 15 members, which may decline as the proportion of children in Portarlington declines. CoGG needs to improve maintenance service levels within the reserve. Happy to consider possible relocation of the netball facilities, however it would appear that this is financially unrealistic. The existing main pavilion was constructed in 1977 and will require refurbishment in the near future. The Guides currently have approximately 25 members. The existing facility meets the needs of the Guides, however may require refurbishment in the foreseeable future. Consider options for water harvesting off all buildings. Tennis could potentially get by with access to 6 courts. Courts 7&8 could potentially be multi-use (i.e. tennis/netball) and also function as the public courts. Netball currently has access to 3 courts with lighting. Netball could potentially share the tennis club rooms, however additional storage would be required. Concerned about implementation of the proposed works – nothing happened last time! An agreed urgent priority is the refurbishment of the public toilets. The Master Plan is to consider a 5-10 year implementation timeframe. Support establishment of a multi-use 3rd oval, unfenced, and allowing use by horses and Ag. Show. Stormwater harvesting could be considered to supplement irrigation, however costs may be prohibitive, as may requirements for storage and treatment. Need to improve vehicle control and circulation arrangements. Leave the playground where it is, but improve safety. Support establishment of BBQ and picnic facilities. Additional testing of the bore needs to be undertaken, clubs believe it is suitable for irrigation use. BBFC could potentially manage bookings and access for the two public tennis courts. Prefer Boart Road to be sealed. Consider remediation of occasional flooding at the end of the tennis courts, near the entrance. Improve reserve signage. Consider directional signage off the main street.
<p>Public Submissions</p> <ul style="list-style-type: none"> Submission 1: Resident. 	<ul style="list-style-type: none"> Netballers require a dedicated toilet, shower and change room facility in close proximity to the existing courts. Lack under cover viewing area for netball. The existing public toilets are inadequate and unsafe at night (no lighting). There is no canteen facility to service the netball courts. Existing court surfaces are OK, however may require resurfacing in the near future. Address minimum run-off requirements (i.e. concrete edge). Need a drinking tap near the netball courts. Netball posts and goals need replacing. Improve internal roads and safety (including sealing). Consider widening the access gate to Sproat Street. Consider opportunities for shade over the playground and improve safety issues with cars. Consider installation of multiple public BBQ and picnic facilities. Consider installation of lighting to the 3rd netball court. Ensure existing lighting is maintained. Improve storage facilities. Consider refurbishing the main club rooms. Improve the safety of the stairs leading to the second storey of the ex-CFA building (i.e. slippery treads). Possible development options were suggested including: <ul style="list-style-type: none"> 'Cheap and Cheerful' – i.e. modify/improve the existing ex-CFA building to better service netball needs.

Consultation Activity	Key Comments, Suggestions and Notes
	<ul style="list-style-type: none"> Extend/expand the ex-CFA building. Develop all new facilities for netballers.
<ul style="list-style-type: none"> Submission 2: Portarlington Football Netball Club. 	<ul style="list-style-type: none"> Need to improve facilities for netballers, including: <ul style="list-style-type: none"> Toilet and change room facilities, Improve lighting, Upgrade court surfaces, including minimum run-off. Improve accessibility to the existing CFA building. Consider line marking and poles for a 4th court. Upgrade the public toilets. Improve landscaping/tree planting near the courts. Consider a small toddler playground near the CFA building. There is growth in junior netball, increasing current participation demands. Existing facilities lack disabled access. Existing public toilets are grossly inadequate. Training lights require upgrade.
<ul style="list-style-type: none"> Submission 3: Member Locomote Walking Action Group. 	<ul style="list-style-type: none"> Consider opportunities to improve walking connections between the Recreation Reserve and the Flora/Fauna Reserve, including points of interest along the journey.
<ul style="list-style-type: none"> Submission 4: Resident. 	<ul style="list-style-type: none"> Improve defined car parking areas within the reserve. Development of additional car parking in the reserve could also potentially service the future Safe Harbour.
<ul style="list-style-type: none"> Submission 5: Resident. 	<ul style="list-style-type: none"> The reserve is highly valued and used by the local community, including dog walkers and informal use. Retain and improve facilities for informal use, including existing vegetation.
<ul style="list-style-type: none"> Submission 6: Resident. 	<ul style="list-style-type: none"> The Recreation Reserve should be considered as a preferred site for the monthly market (this would help address further degradation of Wiffen Park). Consider solar power panels on the roof of the main pavilion. The Recreation Reserve should also have been considered as a preferred location for the Skate Park. Encourage additional use and development of walking paths and trails. Consider as a location for Little Athletics to service the Bellarine. Encourage increased by the dog walking group and cycle group. Ideal location for kite flying, model planes etc and dog obedience training. Improve facilities for netballers, including spectator seating. Recognise the value, importance and opportunities provided by this marvelous open space.
<ul style="list-style-type: none"> Submission 7: Member Portarlington Football Netball Club. 	<ul style="list-style-type: none"> The existing pavilion needs a verandah/weather shelter added for under cover spectator viewing; include shelter for the canteen 48aximi. Consider a wall at the west end to improve wind protection. Alternatively, a new shelter could be added to the side of the building so as to prevent blocking views from inside the club rooms.
<ul style="list-style-type: none"> Submission 8: Resident. 	<ul style="list-style-type: none"> Raised concern regarding Bellarine Bayside Foreshore Committee management of recreation and open space assets elsewhere in the town (e.g. foreshore, Wiffen Reserve and WG Little Reserve), would prefer CoGG to manage these areas. Encourage use for equestrian related activities. Support development of facilities for netballers. Ideal location to host a range of community activities and events e.g. Highland Gathering. The Recreation Reserve should be the preferred location for the monthly market, and relocated immediately.
<ul style="list-style-type: none"> Submission 9: Resident. 	<ul style="list-style-type: none"> Highly valued location for dog walking. Install dog litter bins and bag dispensers. Improve maintenance of the reserve, including noxious weed control and dumped rubbish removal. Upgrade the public toilet block. The majority of facilities and infrastructure in the reserve requires refurbishment. Improve the relationship/connection with the foreshore reserve; consider a boardwalk connection and improve landscaping. Raised concern regarding Bellarine Bayside Foreshore Committee management of recreation and open space assets elsewhere in the town (e.g. foreshore, Wiffen Reserve and WG Little Reserve), would prefer CoGG to manage these areas. Support development of facilities for netballers. Ideal location to host a range of community activities and events e.g. Highland Gathering. The Recreation Reserve should be the preferred location for the

Consultation Activity	Key Comments, Suggestions and Notes
	monthly market, and relocated immediately.
<ul style="list-style-type: none"> Submission 10: Resident (11 years old). 	<ul style="list-style-type: none"> Existing toilets are 'horrible' and 'yucky'. Please improve them.
<ul style="list-style-type: none"> Submission 11: Resident. 	<ul style="list-style-type: none"> Highly valued location for dog walking. Install rubbish bins and water taps throughout the reserve. It would be good if the tennis court toilets were not always locked. The public toilets (near the netball) should be demolished and rebuilt –urgently. Install drinking taps near the netball courts. Court lighting requires upgrade and the CFA building could be enhanced for netball club use. Overall priorities should be improving/new public toilets and lighting (netball and key areas throughout the park).
<ul style="list-style-type: none"> Submission 12: Resident. 	<ul style="list-style-type: none"> Improve facilities for existing sports, but also encourage the use by new/different activities (e.g. athletics). Encourage use for walking, jogging and cycling. Improve the character and appeal of the reserve. Relocate the monthly market to the reserve.
<ul style="list-style-type: none"> Submission 13: Junior Netball Club members (x 10). 	<ul style="list-style-type: none"> Ten individual submissions were received from 10 junior Netball Club members 49aximize49 a letter pro-forma which asked the children what they liked about netball, what they don't like and other activities that they undertook at the reserve. Respondents were aged from 7 to 13 years old, key comments included: Like about netball: <ul style="list-style-type: none"> Learn lots. Play with friends. Having fun. Winning. Playing. Don't like: <ul style="list-style-type: none"> Need shelter. Horrible toilets, too far away, no lighting (NB: all ten responses mentioned the toilets). Getting beaten. Getting hurt. Need changerooms. Other Activities: <ul style="list-style-type: none"> Use the playground. Eating at the club. Netball practice. Bike and scooter riding. Tennis. Soccer. Dog walking. Football. Cricket. General play.
Project Control Group (PCG) Meeting (12/02/10).	<p>The purpose of the meeting was to continue to refine the initial issues and opportunities, particularly the preferred location for netball facilities (refer to the Netball Site Options i.e. Section 5.1).</p> <p>The following section provides an overview of key notes, discussion points and outcomes.</p> <ul style="list-style-type: none"> Cr Doull is keen to 49aximize opportunities for use of the main pavilion. Refurbishment and review of internal design may be needed to encourage greater community use. Option 2 could potentially reduce total tennis courts available to 6. Option 3 – Netball could potentially be double marked for tennis, this could be

Consultation Activity	Key Comments, Suggestions and Notes
	<p>staged pending a review of demand levels. Court surfaces could be plexi-pave or similar.</p> <ul style="list-style-type: none"> • The Fire Track could be used for match day car parking if netball were relocated. • Need to further refine car parking options and traffic management, pending agreement on preferred netball location. • Recommend removal of the Cyprus trees near the cricket nets (due to their impact on playing surface condition) and replacement with more appropriate tree species. • Identify opportunities for landscape enhancement. • Option 1 additional Cons: <ul style="list-style-type: none"> ○ Available for Netball use only. ○ Playing surface will remain asphalt. ○ Servicing costs for extending the CFA building are likely to be higher than either the tennis pavilion or main pavilion. ○ A power service upgrade to the Fire Track to upgrade lighting may be required. • Option 2 and 3 – likely to provide benefits to both the tennis and netball clubs, however Option 2 may reduce the total number of tennis courts available and Option 3 may require removal of the tennis hit up wall. • Option 3 is to be presented to the PRG as the preferred option. • Include an additional tennis court to the north east (i.e. group of 4 courts). Retain the hit up wall and space between courts. • Retain allowance for tennis lighting improvements. • FFLA to develop an indicative 'style guide' for park furniture, fencing, shelters, signage etc as a variation to the original contract. • Discuss options for netball use of the tennis pavilion or main pavilion with the PRG to determine a Club preference. • Develop a new Issues and Opportunities Presentation for the PRG which concentrates on Option 3. • Ensure a strong physical connection between the proposed netball courts and the main pavilion. • Preference to relocate the playground to the area currently occupied by the public toilets (or near-by) to establish a new community activity node, comprising BBQ, shelter, playground and new public toilet. The existing Fire Track could be used as car parking to service this facility. Incorporate improved landscaping to enhance the appeal of this area and the entrance off Sprout Street.
Project Control Group (PCG) Meeting (18/02/10).	<p>The purpose of the meeting was to review club feedback on the initial Issues and Opportunities in order to confirm directions for the Draft Report/Plan, including netball location and pavilion requirements.</p> <p>The following section provides an overview of key notes, discussion points and outcomes.</p> <ul style="list-style-type: none"> • The feedback received from stakeholders was discussed and acknowledged, including a preference by the Football Netball Club for netball to remain in their current location. • The scheduling requirements and tennis demand for access to all 8 courts was questioned/discussed. It was thought that 6-courts would be adequate to meet the club needs. • Consultation (by Council) with the Geelong Tennis Association, suggested that using dual lined netball/tennis courts can be considered. • Council retains a strong desire to move the netball courts to be closer to the main pavilion, in order to 50aximize opportunities for shared use of this building (with modification to meet netballer needs). • Various options for possible location of netball courts were discussed at length. It was acknowledged that each option has a range of positive and negative aspects. The two most likely options for the location of the netball courts appears to be: <ol style="list-style-type: none"> 1. Leave them where they are, or 2. Relocate them to the area south of the tennis pavilion. • The preferred location for netball remains unresolved at this stage. • Cr Doull expressed a strong desire to review the floor plan of the existing main

Consultation Activity	Key Comments, Suggestions and Notes		
	<p>pavilion in order to accommodate netball amenity needs and possible broader community use. Consideration of the possible future established of a flexible indoor multi-purpose community space adjoin the main pavilion was discussed (i.e. possibly to accommodate Scouts, table tennis and/or other community uses).</p> <ul style="list-style-type: none"> It was agreed that architectural review of the main pavilion was required to help inform possible direction for this building before a decision is made regarding the preferred location for netball. 		
Submissions received on the initial Draft Master Plan during Public Exhibition:	Comment	CoGG Response	Consultant Response
<ul style="list-style-type: none"> Submission 1: Resident/ Netball Club/ Tennis Club. 	<ol style="list-style-type: none"> 1. Classification for lighting, court run-offs and development of netball toilet and change facilities should be upgraded to "critical". 2. Netball court lighting is required for minimum of 2 courts and ideally 4 courts. 3. Relocation of netball courts to north side of the reserve is ""not ideal"" as all 5 courts in current location are utilised and because of potential clash of tennis and netball activities 4. Proposed netball player seating and cover is "fantastic". 5. Community Hub proposal would be of value to the Portarlington community. Suggested increasing size to accommodate an indoor netball/basketball court. 6. Locating playground near the netball courts would be a good outcome for families using the reserve. 7. Requested support for tennis club in installing new court lighting. 8. Noted overall support for the Master Plan. 	<ol style="list-style-type: none"> 1. The high priority classification given to these improvement actions is deemed appropriate as there are no legislative or regulatory obligations governing these improvements and there have been no documented instances of injuries resulting from the use of the current facilities. No change to draft Master Plan warranted. 2. Lighting allocations/specifications indicated in the Master Plan are indicative only and the final installations are subject to detail design to meet specific needs. No change to draft Master Plan warranted. 3. Council does not believe that there will be significant issues with locating netball and tennis courts within close proximity to each other. It is also believed that 3 courts is sufficient for the operation of a netball club. No change to draft Master Plan warranted. 4. Support noted. No change to draft Master Plan warranted. 5. The final configuration/size of the proposed Community Hub building will be determined during detailed design which would involve input from stakeholder clubs/community groups. No change to draft Master Plan warranted. 6. Support noted. No change to draft Master Plan 	<p>Agree with CoGG Response. No changes to the Master Plan are required.</p> <p>Concerns regarding potential clashes between Netball and Tennis (if relocated) will need to be carefully managed via detailed design (including traffic and pedestrian movement) and operational management of the reserve.</p>

Consultation Activity	Key Comments, Suggestions and Notes		
		<p>warranted.</p> <p>7. Council is committed to supporting the tennis and netball clubs in identifying opportunities to fund facility upgrades as a core business item. Support noted. No change to draft Master Plan warranted.</p> <p>8. Support noted. No change to draft Master Plan warranted.</p>	
<ul style="list-style-type: none"> Submission 2: PDFNC 	<p>1. Noted that the Portarlington Football and Netball Club - Netball Committee is ""pleased"" with the latest draft of the Master Plan.</p> <p>2. Commended the focus of the report on the improvement of the netball court lights, court run-offs and toilet/change facilities.</p>	<p>1. Support noted. No change to draft Master Plan warranted.</p> <p>2. Support noted. No change to draft Master Plan warranted.</p>	Agree with CoGG Response.
<ul style="list-style-type: none"> Submission 3: PDFNC 	<p>1. Noted that the Portarlington Football and Netball Club - Netball Committee is "pleased" with the latest draft of the Master Plan.</p> <p>2. Supported the focus of the report on the improvement of the netball court lights, seating and shelter improvements, court run-offs and toilet/change facilities.</p> <p>3. Suggested that the classification for lighting, court run-offs and development of netball toilet and change facilities needed to be upgraded to "mandatory" or "critical".</p> <p>4. Current lighting for netball courts is inadequate and provisions noted in the draft could also be inadequate for the current or proposed relocation site. Requested support from Council in facilitating an improvement for this infrastructure.</p>	<p>1. Support noted. No change to draft Master Plan warranted.</p> <p>2. Support noted. No change to draft Master Plan warranted.</p> <p>3. The high priority classification given to these improvement actions is deemed appropriate as there are no legislative or regulatory obligations governing these improvements and there have been no documented instances of injuries resulting from the use of the current facilities. No change to draft Master Plan warranted.</p> <p>4. Lighting specifications indicated in the Master Plan are indicative only and the final installations are subject to detail design to meet specific needs. Council is committed to support the tennis and netball clubs in identifying opportunities to fund facility upgrades as a core business item. No</p>	Agree with CoGG Response.

Consultation Activity	Key Comments, Suggestions and Notes		
	<p>5. Noted the club is pleased to be given validation for the netball courts to remain in the current location for the immediate future.</p> <p>6. Noted concern that future relocation of the netball courts could create issues with isolation of the netball from spectators and the main clubrooms, traffic congestion and pedestrian movement/safety. Requested opportunity to contribute to any further planning for these works.</p> <p>7. Proposal for new netball toilet/change facilities (with umpire change facilities) is "fantastic".</p> <p>8. Improving the definition of the pathways and walkways in the reserve will improve safety within the reserve. Requested opportunity to contribute to any further planning for these works.</p> <p>9. The Community Hub proposal is a very progressive idea that would be of value to the Portarlington Community but the development of this facility may highlight the need to renovate/upgrade the existing buildings in the reserve. Requested opportunity to contribute to any further planning for these works.</p> <p>10. Proposals for improved public facilities (e.g. toilets, water taps, bike racks, BBQS etc.) seen as a excellent way to encourage local and visitor patronage of the reserve.</p>	<p>change to draft Master Plan warranted.</p> <p>5. Support noted. No change to draft Master Plan warranted.</p> <p>6. The final configuration/size of the proposed Community Hub building and netball courts would be determined during detailed design which would involve input from stakeholder clubs/community groups. No change to draft Master Plan warranted.</p> <p>7. Support noted. No change to draft Master Plan warranted.</p> <p>8. Support noted. No change to draft Master Plan warranted.</p> <p>9. The final configuration/size of the proposed Community Hub building will be determined during detailed design which would involve input from stakeholder clubs/community groups. No change to draft Master Plan warranted.</p> <p>10. Support noted. No change to draft Master Plan warranted.</p>	
<ul style="list-style-type: none"> Submission 4: Scouts 	<p>1. The Scout Group is appreciative of Councils consideration of the potential future relocation of the Scouts to Portarlington Recreation Reserve.</p> <p>2. Any future facility housing the scouts would need to be</p>	<p>1. Support noted. No change to draft Master Plan warranted.</p> <p>2. The final configuration/size of the proposed Community Hub building will be determined during detailed design which would involve</p>	Agree with CoGG Response.

Consultation Activity	Key Comments, Suggestions and Notes		
	<p>designed to allow active ball games, suitable storage (e.g. hanging tents, camp trailer storage etc.), display of a notice board and access to toilet/change facilities within the building.</p> <p>3. The relocation of the scouts from their current facility would mean the loss of access to their existing bookshop which is a major contributor to the fundraising of this group. While aware that the Recreation Reserve is not a suitable venue for a bookshop, the scouts would appreciate Councils support in locating a suitable venue for the continuation of the bookshop within the main retail centre of Portarlinton.</p>	<p>input from stakeholder clubs/community groups. No change to draft Master Plan warranted.</p> <p>3. Council can assist with the consideration of options for relocation of Scouts bookshop to another appropriate facility when/if the Scouts move from their current location. No change to draft Master Plan warranted.</p>	
<ul style="list-style-type: none"> Submission 5: Portarlinton Primary School 	<p>1. Endorses the Master Plan document and encourages the Council to seek to implement the actions contained within the plan as a highest possible priority.</p>	<p>1. Support noted. No change to draft Master Plan warranted.</p>	<p>Agree with CoGG Response.</p>

10.3 Third Ecology Feasibility Report and Workshop Presentation

A copy of the *Third Ecology* Feasibility Report and design workshop presentation is attached for information purposes.

PORTARLINGTON RESERVE MASTER PLAN BUILDING DESIGN



FEASIBILITY STUDY: NEW COMMUNITY HUB FACILITY

JUNE 2011

INTRODUCTION / WORK TO DATE

Report Synopsis

Third Ecology Architects were commissioned by the City of Greater Geelong to undertake a design feasibility study in order to investigate options for developing a new sustainable, vibrant community facility at Portarlinton Reserve. The options were to encompass a variety of community sporting and non-sporting uses. The study was also to look at meeting the immediate needs of the local netball club.

The Study reached a broad conclusion that the provision of the new facility is feasible from both a design and construction point of view. There are no overriding physical constraints to the proposed development.

The first phase will be to develop a built facility at the southern side of the Reserve, alongside the existing netball courts. Whilst these courts are undersized in terms of safety run-off, the surface is not yet at the end of its usable life. The new change facility should be designed in such a way that it can easily be re-located at a future date, when the courts are re-built.

The second phase would commence with the relocation of the Netball courts to the centre of the reserve and the incorporation of the new change rooms into a overall community hub building. The Hub will contain a main hall space and connected storage spaces of various, to allow easy and efficient movement of equipment. This will give smooth transition between users of the space, freeing-up management and streamlining booking systems.

The new Community Hub should be developed as an aesthetic statement at the heart of the reserve, bridging the gap in amenity between the sports and the non-sports users.

Landscaping has been identified as a key ingredient in the development of a high-class facility and further work should look to develop these areas.

The study concludes with a series of conceptual impressions of the building form of the new facility.

Refer to the **Appendix** for background notes on area/site context, existing conditions & brief development

Work To Date

- Review of the Insight Leisure 2010 Master Plan.
- Start up meeting with Councillor John Doull & Council Officers at St Leonards to define scope of both studies (Portarlinton & St. Leonards)
- Collation of existing building & site information from council archives
- Site visits to each reserve, existing survey checks, site appraisal and analysis.
- Information gathering and research.
- Presentation of interim workshop pages to City of Greater Geelong and round table discussions to firm up the feasibility brief.



PROPOSED SITE PLAN



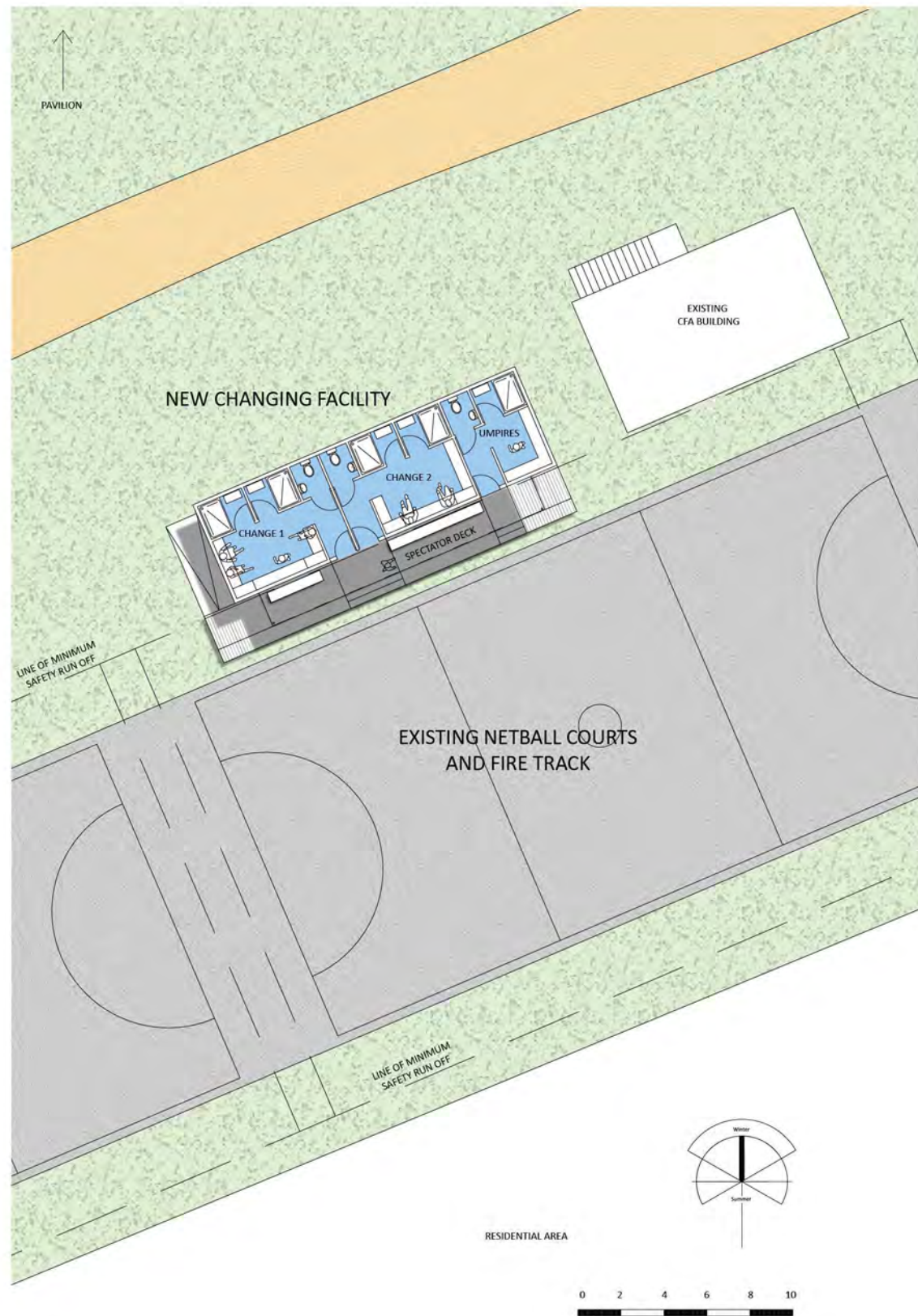
Building scope

- Construct new netball change facility in Phase 1
- Construct new tennis courts to the west of the existing courts
- Demolish existing southern tennis courts and construct new netball court surface
- Relocate the netball change facility from the south of the Reserve to the site of the new Hub
- Construct new Community Hub (hall space, stores, WC's and canopies)
- Integrate the existing netball change building fully into the new Hub
- New water tanks / PV system and other ESD measures
- Demolish existing toilet block

Landscape Scope

- New hard surfaces and furniture around the new Community Hub
- Re-align paths to the south
- New soft landscaping and community garden

PROPOSED PHASING STRATEGY



The requirement for phasing at Portarlington is predicated on the need to meet the immediate shortfall in suitable change facilities for the Club's Netball teams. Proposed facilities will be adjacent to the current courts on the CFA fire track at the southern edge of the reserve.

PHASE I

- Construction and siting of the new change facilities, along with compliant decked access and a rain canopy. (Option to utilise best practice in modular/offsite construction to allow for the smooth transition of the new facility from this base to its phase II location as part of the new Community Hub building.
- Formation of clear site boundaries/areas and vehicular access to separate building contractors from the general public.

PHASE II

- Construction of new tennis courts to the north of the existing tennis club.
- Construction of 3 new netball courts in the centre of the reserve (over the site of the existing tennis courts to the south of the tennis club building)
- Relocation of the new netball change facility and incorporation into the construction of the new Community Hub facility to the south of the new netball courts
- Landscaping works
- Formation of clear site boundaries/areas and vehicular access to separate contractors from the public

- ANCILLARY SPACES
- COMMUNITY SPACES

PROPOSED FLOOR PLAN



AREA SCHEDULE

SPACE	AREA
PHASE I - Netball Change	
SPORTS SPACES	
Change 1	23
Change 2	23
Umpires	14
Total	60
Deck Ramp & Stairs	40
PHASE II - New Community Hub	
COMMUNITY SPACES	
Hall	160
Foyer Space	28
Kitchenette	8
Community Store 1	4
Community Store 2	4
Community Store 3	8
Community Store 4	8
Community Store 5	8
Community Store 6	4
Community Store 7	4
SPORTS SPACES	
Change 1	23
Change 2	23
Umpires	14
Sports store 1	8
ANCILLIARY AREAS	
Disabled Public WC	5
External Public WC	6
Circulation	20
Net Usable Area	335
Plant & Partitions	19
TOTAL GIFA	354
<i>Proposed Building Footprint</i>	<i>367</i>
EXTERNAL	
New Hard Surfaces	369
New Netball Court Surface	2120
New Tennis Court Surface	1680
Total New Court Surface	3800

ILLUSTRATIONS



VIEW FROM NORTH



VIEW FROM SOUTH WEST



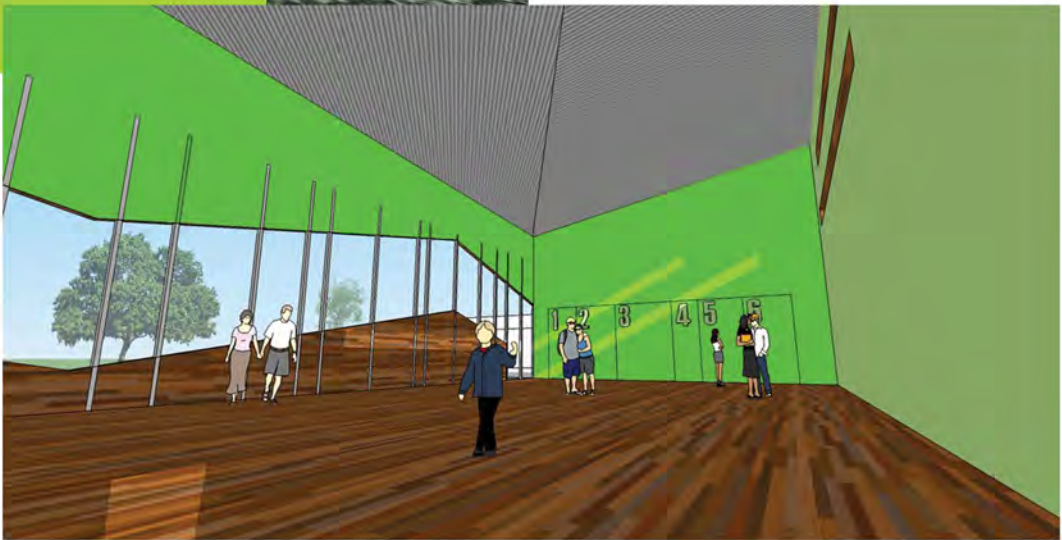
VIEW FROM SOUTH EAST



VIEW FROM NORTH WEST



VIEW OF INTERNAL ENTRANCE



VIEW OF COMMUNITY HALL

DRAFT COSTINGS

SPACE	RATE (\$/m2)	AREA (m2)	TOTAL (\$)	SECTION TOTAL
PHASE I - Netball Change				
SPORTS SPACES				
Change 1	3100	23	\$ 71,300.00	
Change 2	3100	23	\$ 71,300.00	
Umpires	3100	14	\$ 43,400.00	
Deck Ramp & Stairs	250	40	\$ 10,000.00	
Services Infrastructure	item		\$ 10,000.00	
				\$ 206,000.00
PHASE II - New Community Hub				
COMMUNITY SPACES				
Hall	2500	160	\$ 400,000.00	
Foyer Space	2500	28	\$ 70,000.00	
Kitchenette	3100	8	\$ 24,800.00	
Community Stores 1-7	1500	40	\$ 60,000.00	
				\$ 554,800.00
SPORTS SPACES				
relocated from Phase I allowance for relocation/ new footings, reconnection of services/ demolition				
	item		\$ 10,000.00	
				\$ 10,000.00
ANCILLIARY AREAS				
Disabled Public WC	3500	5	\$ 17,500.00	
External Public WC	3500	6	\$ 21,000.00	
Circulation	1800	20	\$ 36,000.00	
Plant	1000	4	\$ 4,000.00	
				\$ 78,500.00
EXTERNAL				
New Hard Surfaces	125	369	\$ 46,125.00	
Soft Landscape	100	374	\$ 37,400.00	
Street Furniture	item		\$ 10,000.00	
				\$ 83,525.00
INFRASTRUCTURE				
Supply & connection of infrastructure services. Water, storm water, waste, gas, electricity, comms				
	item		\$ 30,000.00	
ESD features - 5kv PV, Water Tanks	item		\$ 25,000.00	
				\$ 55,000.00
SUB TOTAL (prelims, overheads & profit)				\$ 987,825.00
OTHER COSTS				
Design Fees	10%		\$ 98,782.50	
Authority fees	1.5%		\$ 14,817.38	
Design Contingency	5%		\$ 49,391.25	
Construction Contingency	2.5%		\$ 24,695.63	
				\$ 187,686.75
TOTAL OVERALL CONSTRUCTION COST				\$ 1,175,511.75
GST	10%		\$ 117,551.18	
TOTAL INC GST				\$ 1,293,062.93
Range	15%		\$ 1,487,022.36	
	-15%		\$ 1,263,969.01	
ADDITIONAL SPORTS SURFACES				
New Netball Court Surface	110	2120	\$ 233,200.00	
New Tennis Court Surface	110	1680	\$ 184,800.00	
				\$ 418,000.00

Exclusions: Abnormal, demolitions of public WC, tennis courts, electrical substation upgrade, works to parking areas, loose furniture, provision of temporary changing accommodation (if required), court fencing.

Note: costs are to be considered as INDICATIVE at this feasibility stage.

PORTARLINGTON RESERVE MASTER PLAN BUILDING DESIGN



DESIGN WORKSHOP

May 2011

WORKSHOP SYNOPSIS

Outcomes

- Develop The Brief - in context of response to the current Master Plan
- Identify Opportunities / Restrictions

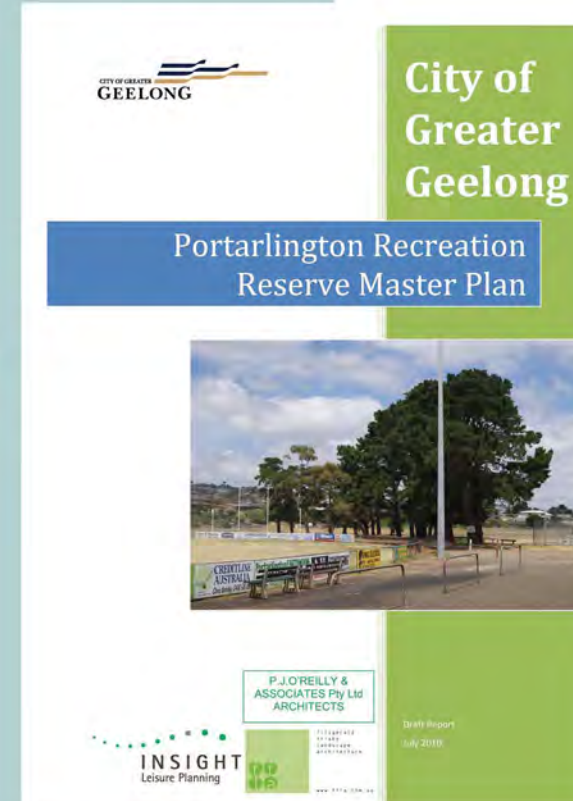
Discussion Points

1. Site / Environment
2. The Brief / Current Masterplan
3. Cost / Time / Quality / Innovation
4. Sketch Design Appraisal

Work To Date

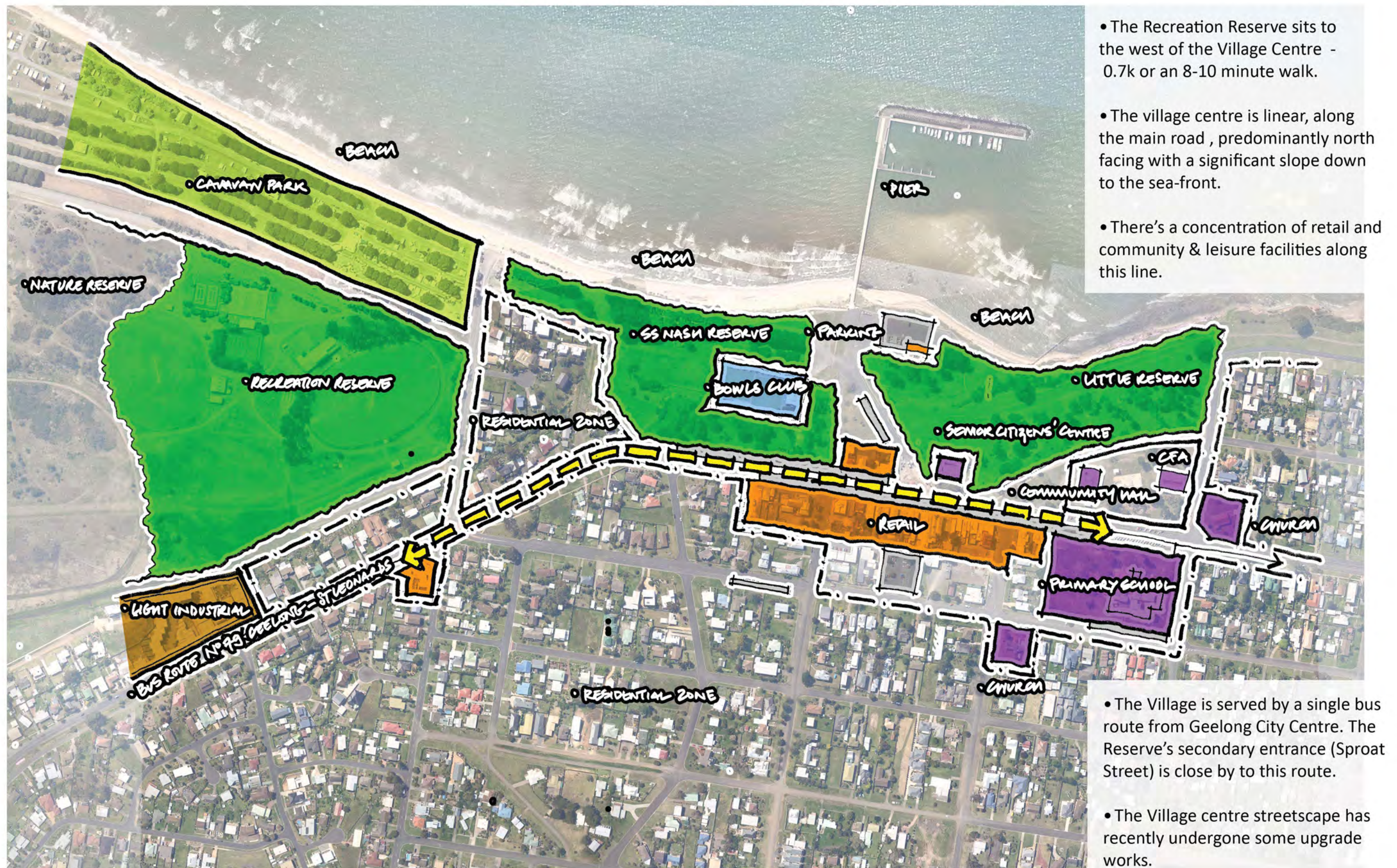
- Review of the Insight Leisure 2010 Master Plan.
- Kick-off meeting with Councillor Doull & Council Officers at St Leonards to define scope of both studies (Portarlington & St. Leonards)
- Collation of existing building & site information from council archives
- Visits to each reserve, survey checks, site appraisal and analysis.
- Information gathering.

1 SITE/ENVIRONMENT: WHAT WE KNOW



- Portarlington is a coastal village in the northern portion of the Bellarine Peninsula, 30k east of Geelong.
- It serves a permanent population of 3,100 and sees an increase in the summer and over weekends.
- The Recreation Reserve caters for a variety of formal competitive sports and non-competitive informal sporting activities as well as formal and informal non-sporting recreational activities. It contains a significant Nature Reserve zone.
- This workshop continues on in detail from the adopted Leisure Needs Study (2005) and the Draft Master Plan Study (2010).
- Planning Zones & Overlays:
Public Conservation & Resource Zone
Public Park & Recreation Zone
Environmental Significance Overlay

1 SITE/ENVIRONMENT: AMENITIES & SERVICES



1 SITE/ENVIRONMENT: EXISTING SITE PLAN



The Facilities contained in the recreation reserve are used formally by:

- The Portarlington Football Club (the Demons)
- The Portarlington Netball Club
- The Portarlington Tennis Club
- The Girl Guides
- The Portarlington Agricultural Show
- The Portarlington Pony Club (cross-country only)

And informally by the general public

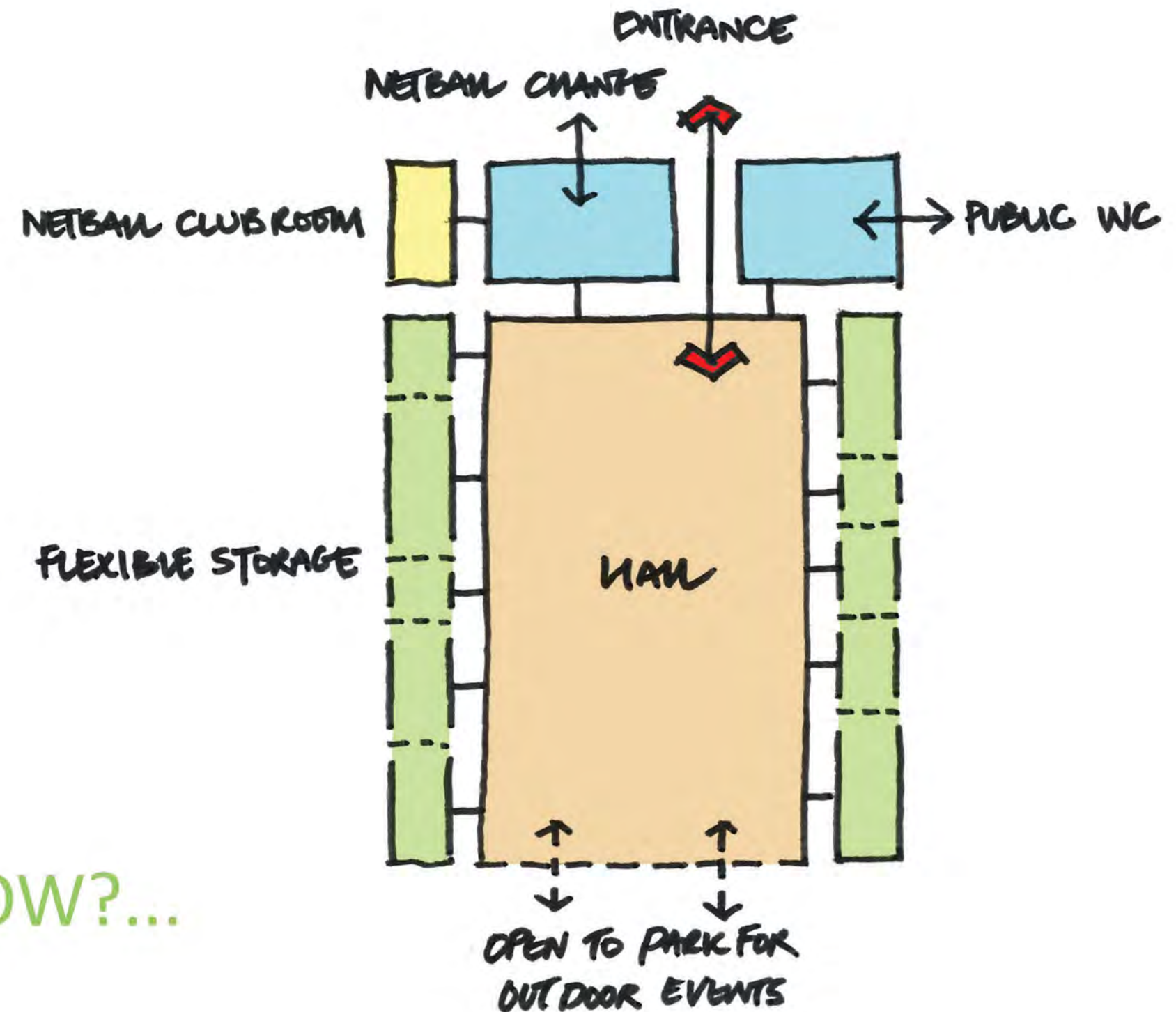
Site-wide issues include:

- Existing netball courts are remote, undersized (for adequate run-off) and there are no adjacent team changing facilities.
- The reserve has a successful agricultural show annually and development must not be to the detriment of this activity.
- Public toilets are unsightly, life-expired and a security issue.
- Formal car parking is limited and informal areas are not sufficiently organised to prevent damage to vegetation.
- There is an opportunity to improve community use of the recreation reserve and create more environmentally sustainable facilities.
- Any development should not be developed to the detriment of the adjacent Point Richards Flora & Fauna Reserve.

2 THE BRIEF: WHAT WE KNOW ABOUT THE BRIEF?

Draft organisational diagram

- New multi-functional hall space with associated ancillary facilities
- Siting and sizing options
- Lockable storage areas for multiple users
- Landscape links to existing structures and facilities
- Setting with regard to the Master Plan
- Investigating means of incorporating sustainable design and systems (climate change response, energy, water, materials, etc)



WHAT SHOULD WE KNOW?...



3 COST / TIME / QUALITY & RISKS

COST:

What is the overall budget? Who's responsible for aligning the funding streams?

The project will require early brief development to determine function and size.

The final location of the facility will affect building design and infrastructure costs.

Higher quality, environmentally sustainable design will produce a greater capital costs for reduced life cycle cost and improved community outcomes.

QUALITY:

Should any new facility complement the existing or become a new focus for the reserve?

The level and quality of stakeholder involvement is linked to the long-term success of the facility and sense of 'ownership' by the community.

The forming of facility-management and wider reserve structures is vital and could be done in parallel to the design and consultation process.

Design should be robust/flexible and respond to its rural/coastal setting, and respond to potential impacts of Climate Change/ rising sea levels etc.

TIME:

What's the overall time scale; start date – delivery date?

Is a phased/re-locatable option to be considered through the design stage?

Any seasonal time factors to consider (sports season, summer holidays, agricultural show?)

RISKS:

Controlling the 'knock-on' works (relocation and upgrade of existing facilities to allow the construction of the new).

Objections through stakeholder consultation process, and failure to align different group's aspirations.

Objections through the planning process.

Over-development; Is there a danger of underutilisation - creating a 'white elephant'?

Managing work-site and public interface (hoarding/security/deliveries/noise etc).

Risk of damage to the nature reserve to the west.

4 SKETCH DESIGN APPRAISAL



New foot print is shown at **370m²** based on:

• Single court hall	180
• Storage	75
• Netball Change	75
• Netball clubroom/office	15
• Public WC's	25



NEXT STEPS:

- Assimilate Workshop outcomes
- Produce agreed Building and Siting Brief
- Develop Concept Design up to stage A.1
- Develop Program
- Develop Cost Model



INSIGHT

Leisure Planning

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