



Aireys Inlet Recreation Infrastructure Strategy Stage 2 Report

March 2008
Prepared by Coomes Consulting Group and @leisure



Acknowledgements

Coomes Consulting Group and @leisure would like to thank the following people for their assistance in completing Stage 2 of the Aireys Inlet Recreation Infrastructure Strategy:

- The Project Reference Group was instrumental in the completion of this stage including assistance with the design and distribution of the public questionnaire
- Ian Waugh – Recreation, Youth & Cultural Services
Coordinator, Surf Coast Shire Council
- Cr Dean Webster and Cr Libby Mears, Councillors, Surf Coast Shire Council

Contents

EXECUTIVE SUMMARY & RECOMMENDED ACTIONS	3
PART 1. STRATEGY	11
1. INTRODUCTION	11
2. RECREATION INFRASTRUCTURE: OBJECTIVES & STRATEGY	11
3. THE STRATEGY	13
PART 2. INFRASTRUCTURE DETAILS AND OPTIONS	18
4. NATURE OF INFRASTRUCTURE REQUIRED	18
4.1 INDOOR SPORTS COURT	18
4.2 GYMNASIUM AND GROUP FITNESS	18
4.3 RECREATION RESERVE	19
5. PLANNING CONTEXT AND RELATIONSHIP WITH EXISTING FACILITIES	20
5.1 INDOOR SPORTS COURT	20
5.2 GYM AND FITNESS FACILITIES	20
5.3 RECREATION RESERVE	23
6. LOCATION AND SITE LAYOUT OPTIONS	25
6.1 INDOOR SPORTS COURT	25
6.2 GYM/ GROUP FITNESS FACILITIES	28
6.3 RECREATION RESERVE	29
7. IMPLEMENTATION ISSUES	35
7.1 PRIORITIES	35
7.2 PROBABLE COSTS	35
7.3 FUNDING SOURCES	35
7.4 FUTURE USE AND DEVELOPMENT OF THE GILBERT STREET/ BOUNDARY ROAD RESERVE	28
APPENDIX 1. SPORTS FACILITIES IN THE SURF COAST SHIRE	42
APPENDIX 2. STAKEHOLDER CONSULTATION	45
APPENDIX 3. DESIGN DETAILS OF INDOOR SPORTS COURT/ PLAYING FIELD	60
APPENDIX 4. ESTIMATED PROBABLE COSTS	63
APPENDIX 5. CORANGAMITE CATCHMENT MANAGEMENT AUTHORITY ADVICE	70
APPENDIX 6. INDICATIVE FACILITY LAYOUTS	73

EXECUTIVE SUMMARY & RECOMMENDED ACTIONS



List of Tables

Tables

Table 1	1. 1 Recreation reserves/ outdoor sports facilities	42
Table 2	1.2 Indoor Sports Facilities	44
Table 3	2.1 Stakeholders interviewed	45
Table 4	4.1 Indoor sports court use projections	63
Table 5	4.2 Projected maximum use and probable expenditure; indoor sports court	64
Table 6	4.3 Estimated probable costs; indoor sports court construction	67
Table 7	4.4 Revenue and expenditure; recreation reserve	68
Table 8	4.5 Estimated probable cost; recreation reserve construction	69

EXECUTIVE SUMMARY & RECOMMENDED ACTIONS

THE PROJECT

Stage one of this project found that there was demand for, and merit to further investigate the feasibility of a range of recreation facilities for Aireys Inlet, including:

- An indoor sports court
- An indoor gym and weight training facilities
- A recreation reserve accommodating a playing field and social/ family recreation facilities

The development of the Gilbert Street and Boundary Road reserve was also investigated in stage one of this project and it was found unsuitable to develop for any of these facilities.

Other priorities identified in stage one included the upgrade and extension to the off-road trail network, meeting demand for swimming opportunities. The development of off-road trails will be pursued as part of the existing Pathways Plan, however Council has determined that a swimming pool is not warranted in Aireys Inlet.

KEY FINDINGS

This analysis found that whilst planning approval may be required and considerable funds would be needed; the additional recreation infrastructure identified should be pursued.

An analysis of location and site options found the Aireys Inlet Community Centre is the best location for an indoor sports court and group fitness classes. In the short term due to constraints of space and a proposal from the Fairhaven Surf Lifesaving Club, it may be beneficial to negotiate community access to a new training facility proposed by the Club, for weight training and cardio equipment.

Several options of where a court could be located at the Community Centre were investigated. The preferred site for development of a court can only be determined once a full assessment of the vegetation on the site is conducted. However, the Reference Group for this project agreed the preferred site, pending the assessment of trees and detailed design, was at the rear of the centre. Detailed design will need to be undertaken to ensure an extension to the building integrates well with existing uses and features on the site.

A number of areas were investigated to site a recreation reserve. The preferred location is off Bambra Road, on the east side of Painkalac Creek. This location has considerable additional benefits other than just providing a social /family recreation reserve and playing field to serve Aireys Inlet residents. Acquiring a large parcel of land in this vicinity would:

- be consistent with residents desire for this area to be retained as public open space
- enable access to the public reserve along the Creek – that is not currently accessible
- facilitate the construction of the off-road trail planned for the creek corridor as per the Pathway Strategy
- encourage walking and cycling
- prevent farming uses on the site (allowable under the current planning scheme zone)

- enable additional wetlands and nature based recreation activities to be provided on the site
- enable additional catchment and estuarine management works on the site, as well as water harvesting and recycling options for the town not otherwise possible. Council has considered possible stormwater management works on this site previously

The preferred site is one adjacent to Luggs Road where flooding will be less prevalent than the other sites and the reserve will not be too remote from the township. The reserve should be developed similar to the Bellbrae Reserve; but with additional wetland and environmental opportunities. It would provide social/ family recreation opportunities as well as a local level playing field for cricket, soccer and Australian Rules football. Limited support facilities would be required.

It would be beneficial to negotiate with the landowner to purchase the large lot on Bambra Road before proceeding with detailed design, planning approval and fundraising.

The priority for recreation infrastructure in Aireys Inlet is to acquire and construct the recreation and wetland reserve. However, planning for trail developments, and for the future redevelopment of the Community Centre sports court, as well as community gym opportunities should also commence with continued community input.

There is considerable value in retaining the project reference group to continue to oversee the implementation of this strategy.

RECOMMENDED ACTIONS

RECREATION RESERVE

1. Negotiate with the land owner to purchase, or lease (long term) a parcel of land on Bambra Road Aireys Inlet for a recreation and wetlands reserve
2. Seek funds from a range of sources to develop the site and construct the facility in stages
3. Develop Location C as the preferred site which:
 - offers a broad range of recreational, sport and environmental benefits
 - minimises environmental impact of any works
 - is large enough to provide sports facilities (cricket, junior football and soccer as per Chapter 4.) and landscape, wetland and environmental components
 - is less affected by flooding
 - retains a corridor along the Creek
 - retains a landscape buffer along Bambra Road
 - is most easily acquired
 - can facilitate easy water harvesting and recycling

4. Undertake a master planning and design process for the reserve in conjunction with the community and stakeholders. This will include:
 - a design for the wetlands, any catchment or estuarine management and water harvesting and recycling elements
 - sports facilities (cricket, junior football and soccer)
 - basic support facilities
 - social/ family recreation facilities
 - landscape elements and revegetation
 - off road trail and perimeter path
5. Determine whether a small toilet/ change/ storage facility is feasible and environmentally sustainable in the first stage
6. Seek planning approval for the development of the recreation and wetland reserve and a small toilet /change facility as required
7. Develop the recreation and wetlands reserve in stages
8. Assist the development of any sports club and reserve “friends of” or user group to base themselves at the reserve
9. Determine desirable uses, likely schedule of activities, seasonal user groups, permits, pricing and booking policy, management arrangements and any regulations
10. Prepare information about the reserve and its facilities for marketing purposes and promote through Council’s information channels

INDOOR SPORTS COURT

11. Undertake an assessment of the vegetation around the Aireys Inlet Community Centre, and ascertain the preferred option for siting of a new indoor sports court that minimises environmental impact
12. Prepare a design for the redevelopment of, or extension to the Aireys Inlet Community Centre in conjunction with the community and likely users to:
 - add one full sized court (large enough to play netball, basketball tennis, futsal, volleyball and badminton). See Chapter 4.
 - retain the existing undersized court for group fitness and community activities.
 - consider:
 - the future need to provide children’s services in conjunction with the school
 - the need for emergency access through the site

13. Determine the best design for the extended/ redeveloped centre considering:
 - the outcome of the vegetation assessment
 - fit for purpose requirements/ user comfort
 - ability to maintain pedestrian circulation through to the school and existing courts
 - cost of construction
 - energy efficiency
 - ability to protect existing vegetation on the site
 - ability to fit with surroundings and promote its use for social gathering and community sport
14. Seek planning approval for the extension/redevelopment of the building, to add one full sized netball court
15. Refine the schedule of use (provided in Appendix 4.) in conjunction with proposed users and ascertain the nature of charges
16. Determine the most cost effective nature of flooring that is fit for purpose for all sports identified, is cost effective to maintain, and acceptable to the clubs on site, the school and Council.
17. Seek funding for the construction of the new facilities
18. Consider booking and programming the centre by Council or contractor to Council in conjunction with other indoor courts such as Surfworld, Torquay Primary and future indoor courts at Torquay Nth
19. Revise the schedule of activities, regular user groups, permits, pricing and booking policy, management arrangements and any regulations.
20. Revise estimates for income and revenue (See Appendix 4.) and budget accordingly
21. Prepare information about the centre and its facilities for marketing purposes and promote through Council's information channels

GYM AND GROUP FITNESS FACILITIES

22. Consider programming additional fitness activities in Aireys Inlet Community Centre, whilst planning for provision of a community gym to include weights and cardio equipment
23. Work with the Fairhaven Surf Lifesaving Club to develop a community gym with weights and cardio equipment, that can be use by residents through a membership arrangement
24. Assist the club to market the gym and prepare a management plan for its operation that ensures residents may use the facility as a community gym

OFF-ROAD TRAIL DEVELOPMENTS

25. Continue to develop the network of off-road trails across the district, and to make these accessible to people using wheelchairs (as per Council's existing plans)

26. Ensure that the development of the recreation reserve includes the development of the off road trail along the Creek as per Council's Pathways Plan.

GILBERT STREET/ BOUNDARY ROAD RESERVE

27. Determine, in conjunction with the Department of Sustainability and Environment, who should manage the reserve (and how it should be developed) to protect significant and vulnerable vegetation, as well as to provide for walking and interpretative opportunities
28. Prepare a management plan to address:
 - protection of vulnerable flora and fauna, re-vegetation and rehabilitation
 - determine the alignment of the trail circuit, fencing and signage
 - the limits of acceptable change and activity
 - domestic or feral animals and weeds
 - monitoring change, and use
 - marketing information and interpretation
29. Consider creating two loop trail circuits by connecting the existing tracks on the reserve
30. Package information about the available and developing recreation infrastructure (eg all parks and reserves, trails, indoor facilities, programs, community clubs and organisations, as well as community, visitor and sports facilities), publish in print and electronic media and distribute through resident, visitor and Council services.





PART 1 STRATEGY

Introduction

Stage one of this project found that there was demand for, and merit to further investigate the feasibility of a range of recreation facilities for Aireys Inlet, including:

- An indoor sports court
- An indoor gym and weight training facilities
- A recreation reserve accommodating a playing field and social/ family recreation facilities

The workshops and project reference group meetings confirmed the sites that needed to be investigated further to accommodate these facilities were:

- The expansion of the Aireys Inlet Community Centre to include a full sized netball/ basketball court and group fitness facilities
- The Fairhaven Surf Lifesaving Club (for a gym/ weight training facility)
- A site in the Painkalac Creek Valley for a recreation reserve, (if it could be provided with limited impact on visual character and the natural environment).

Stage one also identified the demand for additional facilities including an indoor pool, and walking and cycling facilities, however it agreed that provision of an indoor pool would not to be pursued further, given that other Shire-wide reviews are underway. Also walking and cycling trail improvements would not be considered further in this project as Council is already pursuing these.

Stage one also investigated the possible development of the Gilbert Street/ Boundary Road site for the development of an indoor court/ gym or playing field. This was found unsuitable for accommodating all these facilities. Council agreed that this second stage should "identify options and strategies for meeting the recreation infrastructure needs identified in the needs analysis", and to "undertake further investigations as to alternative recreational/ tourism activities that could be suitable for the Gilbert Street/ Boundary Road site".

METHODS

In this stage of the project additional consultation was undertaken with clubs, stakeholders and Council Officers. Appendix 2. provides a list of people consulted in Stage 2 and notes from the consultation process. Two workshops were undertaken to discuss the development of each type of infrastructure, (i.e. the gym/ indoor court, and the recreation reserve). Appendix 2 provides notes from these workshops.

Site inspections were conducted of relevant facilities in adjacent towns, and an inventory prepared. These were used to assess the likely impact of additional recreation infrastructure in Aireys Inlet on existing facilities.

Based on information concerning the nature of the facility desired and required to meet the activity requirements, basic site options for a recreation reserve including a playing field, and an indoor court and gym activities were prepared by @leisure.

A proposed schedule of use and probable costs was then prepared for each development. Based

on costs, site implications and stakeholders comments, these site options were assessed. A draft site options report was provided for consideration at an internal workshop, and then this report was prepared.

Recreation infrastructure

OBJECTIVES AND STRATEGY

The assessment for this project concluded that there is considerable demand and merit in providing additional infrastructure in Aireys Inlet to include:

- a recreation reserve to accommodate outdoor cricket, Australian Rules football and soccer, and environmental activities
- indoor court sports such as basketball, netball, futsal and tennis
- gym and group fitness activities
- walking and cycling activities

The goals of providing such infrastructure are listed below:

GOALS

1. To encourage more people in Aireys Inlet to keep physically active, participate in social recreation pursuits, and play competitive sports
2. To minimise the cost and risk to families who have to drive to neighbouring towns for indoor and outdoor team sports or cultural and fitness activities (including those



- 3. To provide Aireys Inlet with recreational infrastructure which:
 - provides for a range of social/ family recreation and environmental activities
 - meets the needs of foundation and participation sport, and physical education and exercise
 - is fit for purpose
 - doesn't require significant additional urban infrastructure to support
 - provides Aireys Inlet with a point of difference from neighbouring towns
 - doesn't impact substantially on local or environmental character

- supports the development of viable local sports clubs
- is relatively cost effective to maintain
- 4. To maximise the ability of local organisations and user groups to share facilities, and work in partnership with Council and locally based service providers to provide and manage recreation infrastructure and services in Aireys Inlet.

OBJECTIVES FOR CHANGE

The objectives for change are: To provide a recreation reserve in Aireys Inlet to a serve local cricket, junior football and soccer competition and training, school use and social/ family recreation

1. To provide community based indoor gym and group fitness facilities in Aireys Inlet
2. Provide a one full sized indoor sports court in Aireys Inlet to provide for the sports of netball, basketball, indoor tennis and futsal
3. To continue to develop a network of shared paths for cycling, walking and wheeling
4. To utilise the Gilbert Street and Boundary Road site for relaxation, leisure and exercise, in keeping with opportunities to provide environmental appreciation/ education and conserve biological heritage

The nature of each facility and the preferred option for development is outlined in Chapter 4.

The Strategy

NO.	OBJECTIVE	STRATEGY	ACTIONS
1.	To develop a recreation reserve in Aireys Inlet to serve a social/ family recreation function, and provide for local cultural and environmental activities, local cricket, junior football and soccer competition and training, as well as school use.	<ul style="list-style-type: none"> – Acquire a parcel of land off Bambra Road Aireys Inlet, to develop as a recreation and wetland reserve – Develop a recreation reserve (similar to Bellbrae Reserve) to include a local level playing surface as well as social/ family recreation facilities. 	<ul style="list-style-type: none"> – Negotiate with the land owner to purchase, or lease (long term) a parcel of land on Bambra Road, Aireys Inlet for a recreation and wetlands reserve – Seek funds from a range of sources to develop the site and construct the facility in stages <hr/> <ul style="list-style-type: none"> – Develop Location C as the preferred site which: <ul style="list-style-type: none"> offers a broad range of recreational, sport and environmental benefits minimises environmental impact of any works is large enough to provide sports facilities (cricket, junior football and soccer as per Chapter 4.) and landscape, wetland and environmental components is less affected by flooding retains a corridor along the Creek retains a landscape buffer along Bambra Road is most easily acquired can facilitate easy water harvesting and recycling – Undertake a master planning and design process for the reserve in conjunction with the community and stakeholders. This will include: <ul style="list-style-type: none"> a design for the wetlands, any catchment or estuarine management and water harvesting and recycling elements sports facilities (cricket, junior football and soccer) basic support facilities social/ family recreation facilities landscape elements and revegetation off-road trail and perimeter path Determine whether a small toilet/ change/ storage facility is feasible and environmentally sustainable in the first stage Seek planning approval for the development of the recreation and wetland reserve and a small toilet/ change facility as required Develop the recreation and wetlands reserve in stages <hr/> <ul style="list-style-type: none"> – Prepare a concise management plan for the reserve <ul style="list-style-type: none"> – Assist the development of any sports club and reserve "friends of" or user group to base themselves at the reserve – Determine desirable uses, likely schedule of activities, seasonal user groups, permits, pricing and booking policy, management arrangements and any regulations. – Prepare information about the reserve and its facilities for marketing purposes and promote through Council's information channels

NO.	OBJECTIVE	STRATEGY	ACTIONS
2.	Provide a one full size indoor sports court in Aireys inlet to provide for the sports of netball, basketball, indoor tennis and futsal	<ul style="list-style-type: none"> – Redevelop the Aireys Inlet Community Centre to accommodate a full sized indoor sports court 	<ul style="list-style-type: none"> – Prepare a design for the redevelopment of, or extension to the Aireys Inlet Community Centre in conjunction with the community and likely users to: <ul style="list-style-type: none"> add one full sized netball court (that also accommodates the other identified courts) see Chapter 4.1 and Appendix 3.1. retain the existing partial court for group fitness and community activities. consider future needs for children’s services in conjunction with the school – Determine the best design for the extended/ redeveloped centre considering: <ul style="list-style-type: none"> fit for purpose requirements/ user comfort/ accessibility ability to maintain pedestrian circulation through to the school and existing courts cost of construction energy efficiency ability to protect existing vegetation on the site ability to fit with surroundings and promote its use for social gathering and community sport – Seek planning approval for the extension/ redevelopment of the building, to add one full sized netball court – Refine the schedule of use (provided in this report) in conjunction with proposed users and ascertain the nature of charges – Determine the most cost effective nature of flooring that is fit for purpose for all sports identified, is cost effective to maintain, and acceptable to the clubs on site, the school and Council. – Seek funding for the construction of the new facilities <hr/> <ul style="list-style-type: none"> – Prepare a concise management plan for the Aireys Inlet Community Centre – Consider booking and programming the centre by Council or contractor to Council in conjunction with other indoor courts such as Surfworld, Torquay Primary and future indoor courts at Torquay North – Revise the schedule of activities, regular user groups, permits, pricing and booking policy, management arrangements and any regulations – Revise estimates for income and revenue (See Appendix 4.4) and budget accordingly – Prepare information about the centre and its facilities for marketing purposes and promote through Council’s information channels
3.	To provide community based indoor gym and group fitness facilities in Aireys Inlet	<ul style="list-style-type: none"> – Utilise the existing hall/ half court space in the Aireys Inlet Community Centre for group fitness activities and classes – Assist the Fairhaven Surf Life saving Club to develop a community gym 	<ul style="list-style-type: none"> – Consider programming additional fitness activities in Aireys Inlet Community Centre, whilst planning for provision of a community gym to include weight and cardio equipment – Work with the Fairhaven Surf Lifesaving Club to develop a community gym with weights and cardio equipment, that can be use by residents through a membership arrangement – Assist the club to market the gym and prepare a management plan for its operation that ensures residents may use the facility as a community gym
4	To continue to develop a network of shared paths for cycling, walking and wheeling	<ul style="list-style-type: none"> – Continue to develop the network of off-road trails around Aireys Inlet and to adjacent localities as per Council plans 	<ul style="list-style-type: none"> – Continue to develop the network of off-road trails across the district, and to make these accessible to people using wheelchairs (as per Council’s existing plans)

NO.	OBJECTIVE	STRATEGY	ACTIONS
5	To utilise the Gilbert Street and Boundary Road site for relaxation, leisure and exercise, in keeping with opportunities to provide environmental appreciation/ education and conserve biological heritage.	<ul style="list-style-type: none"> – Undertake limited work on the Gilbert Street and Boundary Road Reserve to accommodate walking and environmental appreciation/ education activities, in line with the development principles of the Open Space Plan; for nature reserves. – Prepare a concise management plan for the reserve 	<ul style="list-style-type: none"> – Consider creating two loop trails by connecting the existing tracks on the reserve (see Chapter 7.4) – Prepare a plan to address: <ul style="list-style-type: none"> management of trails and infrastructure such as picnic facilities, fencing and signage protection of vulnerable flora and fauna, re-vegetation or rehabilitation the limits of acceptable change and activity domestic or feral animals and weeds monitoring of change and use marketing information and interpretation
6	To market available recreation infrastructure and opportunities to residents and visitors.	<ul style="list-style-type: none"> – Market the recreation infrastructure In Aireys Inlet to likely users 	<ul style="list-style-type: none"> – Package information about the available and developing recreation infrastructure (eg all parks and reserves, trails, indoor facilities, programs, community clubs and organisations, as well as community, visitor and sports facilities), publish in print and electronic media and distribute through resident, visitor and Council services.





PART 2

INFRASTRUCTURE DETAILS AND OPTIONS

Nature of infrastructure required

In order to determine the suitability of specific sites for the provision of recreation infrastructure in Aireys Inlet, additional consultation with stakeholders was undertaken to define what infrastructure would be required to meet the demand for an indoor sports court, gym facilities and a recreation reserve.

4.1 INDOOR SPORTS COURT

Sports to be played

The intention is that a new indoor sports court would be a multi-sport court. The demand assessment showed that demand would be greatest for basketball and netball. However if available at suitable times, it is likely that there would be considerable demand for futsal (indoor soccer) and also indoor tennis.

A suitable sized indoor tennis and futsal court would: provide Aireys Inlet with a major competitive strength, serving resident and visitor demand. It would support the development of an emerging sport (futsal) and provide for the more social end of the sports competition spectrum, where there is also considerable demand and undersupply.

The benefit of providing for these sports is also that they don't require a large number of players to field a team. (Tennis only needs two people to play, and futsal requires five players a side).

There is a considerable advantage in being able to provide a tennis

court for use by the existing tennis club during the day, especially for juniors, womens social tennis, and coaching and older adults.

Dimensions and markings on the court

The dimensions of the recommended courts are shown in Appendix 3. The largest sized court recommended here is a netball court (approximately 38m by 23m). By providing a standard size netball court, it is possible to also accommodate a basketball court, as well as a tennis court, four badminton courts and at least one volleyball court.

There are compromises in playing multiple sports on the one court, including the number of line markings, and multiple goals/ nets. Tennis court nets will need to be portable or net postholes need to be placed within the other playing areas. Where possible the maximum number of sport line markings should be four. The accepted protocol for indoor court line marking is displayed in Appendix 3.

The dilemma faced when scheduling a single court is that many sports typically wish to use the court at the same or similar times.

Court surface

If tennis is to be a user of the indoor court it is recommended that the surface be a cushioned acrylic on a concrete floor. Whilst this is typically harder than a timber floor to play on, it is likely to be more cost effective to maintain at the lower competition level, and the best able to provide for multiple sports.

Car parking

Some 40-50 car spaces would be required to serve this facility. Car spaces are not currently

designated, however with the development of a new court, the car park could be reorganised and car spaces designated.

4.2 GYMNASIUM AND GROUP FITNESS

Nature of activities

As Aireys Inlet is not a large town, the proposed gym facilities are not likely to be of a full commercial nature. It is more likely that the gym could be managed in conjunction with one or more other community gyms in neighbouring towns, or other facilities, and supported by other sports clubs and the Lorne Hospital. It could be managed directly by Council, a club or by a local provider, such as the YMCA.

Both cardio equipment and weights could be provided in a facility in Aireys Inlet as well as a space for group fitness classes. Weights and cardio equipment are costly to maintain at a local level, and as the space is relatively confined in the Community Centre, it may be possible to provide weights and cardio equipment in another venue, and use the space in the Community Centre for classes and group fitness activities.

An area of approximately 210 square metres (equivalent to the existing court space) is required for group fitness, based on classes currently run at the Aireys Inlet Community Centre.

Council officers have advised that the floor of the Community Centre needs to be replaced. If this space is to be used for group fitness, it may be possible to retain the current floor and carpet it.

Note: the floor has the original wide floorboards from the community

hall that was damaged by fire.

This space in the Community Centre would need better heating and cooling to be successful as a gym/ group fitness facility.

4.3 RECREATION RESERVE

It is assumed that the recreation reserve would be similar to that provided in Bellbrae. It would include a local level playing field. The most basic configuration of a field required would be a mid sized Australian Rules football ground; one cricket and one soccer ground. The soccer ground could be either overlapping the main ground or outside it - depending on availability of land. It is essential that it be to one side of the wicket.

It is generally recommended that provisions be made for two playing fields of the same code when planning a ground, however due to the size of Aireys Inlet and site constraints, one multi marked playing field (to allow two sports at least one in each season), would be acceptable. No boundary fences are proposed.

In additional to the playing field it is assumed that the reserve would include picnic facilities, landscape elements and cater for other social /family recreation activities, and be served by an off road trail. Built facilities would however be kept to a minimum in recognition of its local nature and the environmental character of the setting.

It is assumed that any such reserve would need to have significant water harvesting and recycling facilities installed at the time the reserve was developed. Additional wetland and environmental opportunities may be provided on

the same site if land adjacent to the Painkalac Creek is purchased.

Some fifty-car spaces would be required to serve the reserve.

DIMENSIONS OF THE PLAYING FIELD

The dimensions of fields proposed are listed below.

PLAYING FIELD	MINIMUM SIZE	TYPE	ORIENTATION	NOTES
Cricket	60m radius Wicket: 21.12m long x 3.04m wide	A concrete wicket with carpet overlay No boundary fence is proposed	North -South	District cricket requires a radius of 68m
Australian Rules football	135m long by 110m wide If there is space a length of 165 is desirable.	This will suit low grades and junior football. No boundary fence is proposed	North -South	Training lights with a minimum illuminance of 30 lux are desirable in the long term Provision of a netball court could be considered to allow football/ netball 6m high goal posts and 3m high behind posts will be required, 6.4m apart
Soccer	Preferred: 64m wide x 107m long, or 90m long x 50m wide minimum club and 75m long x 55m wide for school	At least junior No boundary fence is proposed	North -South	The soccer pitch should sit to the side of the cricket wicket, not over it If Australian Rules football were not being played on the same ground, then the wicket would not need to be covered

Planning context and relationship with existing facilities

The nature and quality, as well as location of recreation infrastructure are dependent on its catchment hierarchy. Catchment is typically described as local, district or regional. Defining the catchment of a facility can help ensure that not all facilities are the same, and a good mix of quality and accessibility can be maintained across a municipality.

A review of other recreation facilities in neighbouring towns, and the assessment of likely numbers of users suggests that recreation infrastructure for Aireys Inlet should be developed only to a local level. This will allow for local club and school use as well as training. This will ensure that any facility provided will not compete unnecessarily with other recreation facilities in neighbouring towns.

In addition, the range, design and scale of facilities available in each town should provide choice within each town, as well as across the Shire. However, desirably each town should have some recreation infrastructure that is not provided elsewhere and therefore provides the town with a competitive strength. In this way no one town becomes more attractive than any other.

The facilities identified as suitable for Aireys Inlet are to be used by the town's local sporting teams, by the primary school, and by visitors and residents for social recreation. They are not intended for high

levels of competition. It is assumed that for indoor sports courts, gym facilities, outdoor playing fields, and town parks, regional facilities will be provided in Torquay, Geelong and Armstrong Creek.

District standard facilities will also be provided in Torquay, and other facilities of a similar local nature may be provided in Aireys Inlet & Bellbrae, Anglesea, Deans Marsh, Mt Moriac and Lorne. A summary of other facilities in adjacent towns is provided in the Inventory in Appendix 1. Recreation Reserves and Facilities in the Aireys Inlet District.

5.1 INDOOR SPORTS COURT

An indoor sports court is proposed for Aireys Inlet to provide: local indoor ball sport competitions, training for local sporting clubs, and a foundation for social sports opportunities for visitors and local residents. It can also cater for physical education classes and a range of other community recreational programs and activities for the adjacent school.

The only location in Aireys Inlet considered for an indoor sports court was the Aireys Inlet Community Centre.

Relationship with existing court facilities

The size of existing sports court space in Aireys Inlet Community Centre is not large enough to play competition sport. The size of the indoor court space was determined by the existing structure of the former community hall that was destroyed by fire. The main indoor sports courts that are likely to compete or compliment a new indoor court in Aireys Inlet are: the Lorne P-12

College indoor court, the indoor court at the Surfworld complex, Torquay, and the Torquay Primary School indoor sports court. The courts in Torquay are at capacity and the Lorne indoor court facilities appear to be undersized (for netball) and in a relatively poor condition. This court has a very basic standard of finish and has very limited support facilities. It is also not in a highly prominent location. These aspects are likely to affect the level of use it receives.

An additional multi-court stadium is proposed in Torquay at the Community Civic Precinct. This will serve a district/ regional catchment. There are several other small community halls in the Shire that may be used for social sports such as badminton, as well as exercise programs.

A facility in Aireys Inlet may benefit families living in Anglesea and Lorne because it may reduce the need to travel the full distance between the two. Teams from Lorne for example, could play teams from Anglesea in Aireys Inlet, (and vice versa) so to reduce the need to travel all the way to Anglesea.

5.2 GYM AND FITNESS FACILITIES

The demand for a gym and fitness facilities has been assessed as being high. However, the relatively low number of permanent residents and the relatively low willingness to pay to use such a facility suggest that a community-based gym may be more appropriate in Aireys Inlet rather than a full commercial gym. The closest commercial gym to Aireys Inlet is located in Torquay.

The locations considered for a gym and group fitness facilities

in Aireys Inlet were the Aireys Inlet Community Centre, and the Fairhaven Surf Life Saving Club.

Relationship with existing fitness facilities

A small private gym was run in Anglesea through the Anglesea Surf Life Saving Club. It is no longer operating. Ellimatta Reserve Master Plan proposes that a gym be developed in conjunction with the Anglesea Football Club. The scale of this is unlikely to impact on a small gym in Aireys Inlet.

The existing Aireys Inlet Community Centre hall is home to several exercise classes. It is an adequate size for community based programs and has appropriate facilities for this purpose, although it lacks storage for equipment.

Exercise classes are run through the Lorne Hospital at the Aireys Inlet Community Centre, and a small room with equipment at the hospital. These spaces are not large enough to meet expressed demand, aside from the latent demand for casual gym and group fitness activities, from the general public.

Fairhaven Surf Lifesaving Club is planning the construction of a training room in their club facilities. This is to have gym equipment (both cardio and weight training) and may be open to residents who join as members of the club. This facility appears to be small, and is unlikely to be able to meet the demand for both weight training/ cardio equipment and group fitness classes.

If an extra sports court is developed at Aireys Inlet, it may be possible to utilise the existing court at the Community Centre as a community gym. To ensure what

is provided at the Surf Life Saving Club compliments that provided at the Aireys Inlet Community Centre, it may be best to focus the activities at the Aireys Inlet Community Centre on group fitness and exercise classes only.

Planning context

The land on which the Aireys Inlet Community Centre is located is zoned PUZ6 (Public Use – Local Government). This is suitable for recreational use by the public, however all new buildings and works, on the site, would require a permit.

The site has an Environmental Significance overlay on it. If an expansion of the building is

proposed, the removal of trees will require planning approval.

Fairhaven Surf Lifesaving Club Site

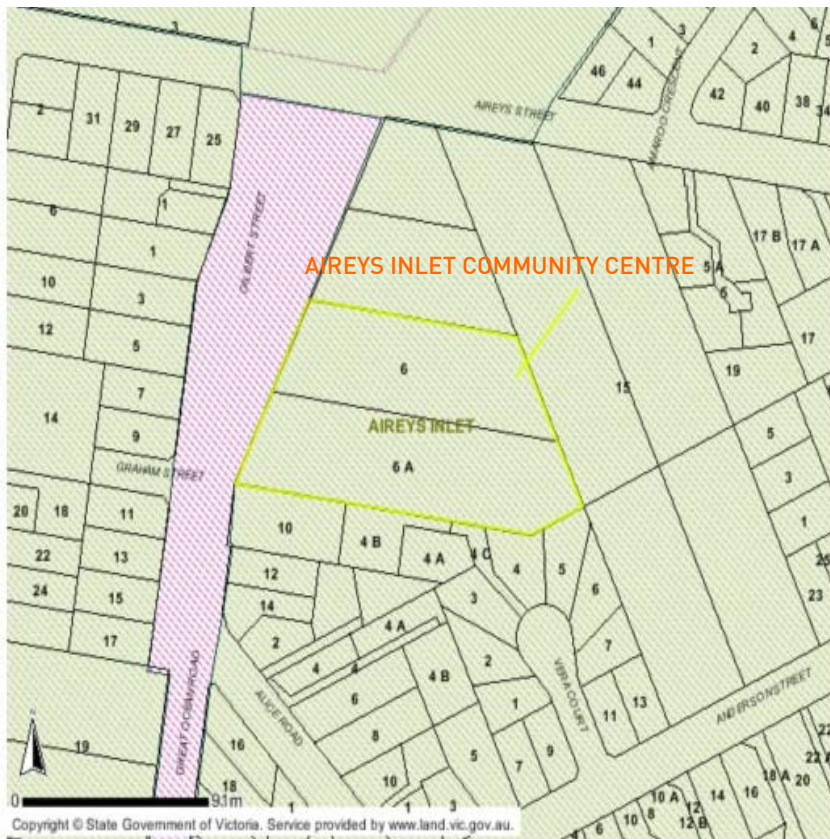
The Fairhaven SLSC has two developments proposed: one at the existing FSLSC site on the beach and the other will be located in residential zone, in Yarringa Road, Fairhaven.

Both these sites have planning constraints. The site on Yarringa Road is in a Residential 1 Zone, this limits the amount of users at any one time.

AIREYS INLET COMMUNITY CENTRE



AIREYS INLET COMMUNITY CENTRE OVERLAY



Copyright © State Government of Victoria. Service provided by www.land.vic.gov.au.

<http://services.land.vic.gov.au/maps/imf/imfMainMap.jsp?cmd=env...778333&x2=2422344.0581656755&y2=2337827.5356899477&w=643&h=54>

- Vegetation Protection Overlay
- Significant Landscape Overlay
- Environmental Significance Overlay
- Neighbourhood Character Overlay
- Incorporated Plan Overlay
- Heritage Overlay
- Development Plan Overlay
- Design & Development Overlay Part
- Design & Development Overlay
- Wildfire Management Overlay
- State Resource Overlay
- Salinity Management Overlay
- Special Building Overlay
- Land Subject to Inundation & Floodway Overlay

5.3 RECREATION RESERVE

The nature of reserve development proposed for Aireys Inlet is similar to that provided by Bellbrae Reserve; a low grade sports field with other social/ family recreation facilities.

Several locations in Aireys Inlet were considered for a recreation reserve in Aireys Inlet. These included: in association with the Lorne - Aireys Inlet P-12 College (the primary school) , adjacent to the skatepark, and on the northeast and southwest of the creek in the Painkalac Creek Valley.

The Painkalac Creek Valley (northeast side, off Bambra Road) was determined as the only feasible location for a reserve with a playing field in Aireys Inlet.

Relationship with existing reserves with ovals

There is a small oval provided in association with the primary school. This is however too small for cricket or Australian Rules football club competition, it does not have car parking and it does not have suitable facilities for training (i.e. lights and practice wickets).

Other playing fields used for cricket and football in the Shire are:

- Bellbrae Reserve, Bellbrae
- Ellimatta Reserve, Anglesea
- Stribling Reserve, Lorne
- Mt Moriac Reserve, Mt Moriac
- Deans Marsh Memorial Park, Deans Marsh
- Spring Creek Reserve, Torquay

- Horseshoe Bend Rd Reserve, Torquay
- Bob Pettit Reserve, Jan Juc

Two additional cricket grounds and three soccer pitches are also proposed in Torquay at the Community Civic Precinct.

Anglesea and Torquay have larger outdoor sports playing fields (that have multiple grounds) than those proposed for Aireys Inlet. These are also more suitable for a higher level of competition.

Aireys Inlet Cricket Club have used several reserves in neighbouring towns in the past, when home teams have not required them. The club currently uses Bellbrae Reserve, which has been upgraded to temporarily accommodate cricket and football teams who do not have home grounds.

The intention is that the Bellbrae ground will revert to a social/ family recreation area as soon as sufficient playing fields are provided in the Shire for competition sport.

Lorne has an oval provided in association with the P-12 College. Currently there is no cricket on this ground due to insufficient numbers of players. Whilst the playing field is of a similar standard to that proposed for Aireys Inlet, it is not practical for the club to travel to the ground for training and games on an ingoing basis, and the Aireys Inlet ground would also provide for more social/ family recreation and cultural activities. If Aireys Inlet Cricket Club was to locate there, and Lorne attracted sufficient numbers to have a Lorne cricket team in 2008/ 2009, Aireys Inlet Cricket Club would again be displaced.

A playing field in Aireys Inlet will provide a home base for a local competition and provide participation and related personal and community benefits to residents. A playing field in Aireys Inlet will also help protect playing surfaces in other towns, provide the public with a reserve for social/ family recreation purposes, and provide a more usable sports field for the primary school to conduct its sport and physical education activities. The provision of a new local level outdoor sports playing field will not duplicate existing facilities provided in neighbouring towns.

Planning context

The Surf Coast Shire Planning Scheme; Aireys Inlet to Eastern View Strategy (21.1.3) has several key objectives relating to maintaining a small country town feel to the area, and retaining an open landscape in the Painkalac Creek Valley. Relevant objectives of the strategy include:

- To protect and enhance the small-scale, coastal bushland amenity of townships and their low density non-suburban character
- To protect, enhance and augment the indigenous vegetation cover within the settlements
- To protect and enhance the long term future of rare or threatened flora and fauna species
- To preserve vistas of natural landscape features viewed from the Great Ocean Road and public viewing points
- To preserve the environmental and rural landscape values of the Painkalac Creek valley and wetland

- To achieve a reasonable sharing of views of landscape features from private land
- To preserve the ambience of the night sky from artificial illumination
- To encourage and facility walking and outdoor recreation.

If a site off Bambra Road were to be developed for a recreation reserve including a playing field, an amendment to the planning scheme would be required . However introducing a new recreation reserve in this location could encourage walking and outdoor recreation within Aireys Inlet. This is an objective of the Surf Coast Shire’s Planning Scheme.

Zoning

The proposed location for a recreation reserve off Bambra Road is situated in a Rural Conservation Zone. It abuts a Public Conservation and Resource Zone along the Painkalac Creek.

The site would need to be rezoned in order to construct of a recreation reserve with a playing field, as infrastructure typically provided in conjunction with such a reserve is prohibited under a Rural Conservation Zone.

Surf Coast Shire planning staff indicate rezoning can be a lengthy process as strategic justification for what was proposed on site would be required, as well as final approval from the Planning Minister.

A recreation reserve with associated wetland and environmental opportunities would be appropriate in Public Conservation and Resource Zone, (PCRZ) and

rezoning land to PCRZ is likely to be less controversial and more expedient than other zonings. Rezoning of this land may be beneficial in that it may preclude some farming activities in this location that are permissible under the current zoning.

Planning overlays

A Flood Overlay covers the majority of the Bambra Road area. There is only a small portion on the creek corridor west of Bambra Road where this overlay does not apply.

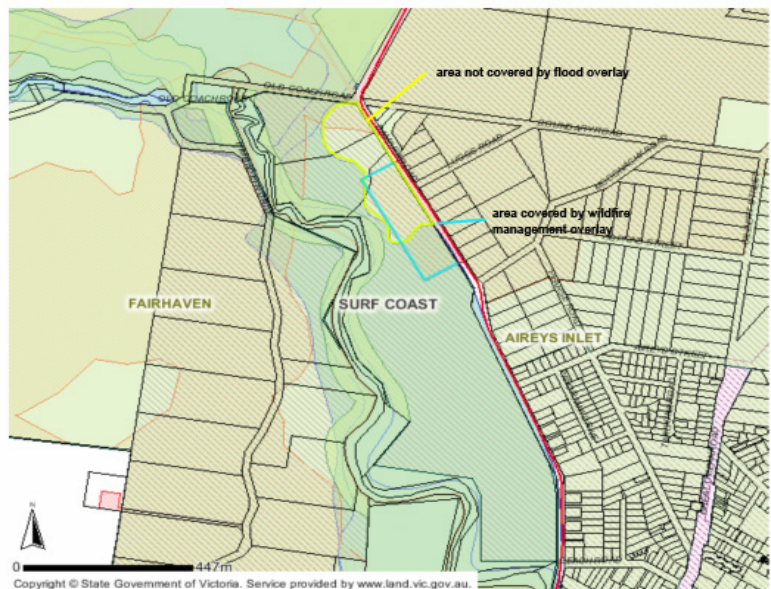
It is desirable that a playing field be constructed outside the area subject to flooding, as inundation and poor drainage will affect the quality of a turf playing surface; the

amount of use the field can sustain, the cost of drainage and field construction in the first instance, the frequency of remediation and field reconstruction, and increase turf management costs.

If filling on part of the floodplain is required to provide a playing field, a bulk earthworks plan and approval from the Catchment Management Authority will be required. See letter attached as Appendix 5.

A Wildfire Management Overlay also applies to a portion of this land. This will need to be addressed in any development proposal.

Painkalac Valley Overlays



Vegetation Protection Overlay	Land Subject to Inundation Overlay
Significant Landscape Overlay	Floodway Overlay
Environmental Significance Overlay	Erosion Management Overlay
Neighbourhood Character Overlay	Road Closure Overlay
Incorporated Plan Overlay	Restructure Overlay
Heritage Overlay	Public Acquisition Overlay
Development Plan Overlay	Environmental Audit Overlay
Design & Development Overlay Part	Development Contributions Plan Overlay
Design & Development Overlay	City Link Project Overlay
Wildfire Management Overlay	Melbourne Airport Environs Overlay
State Resource Overlay	MAEO1 - Melbourne Airport Environs 1
Salinity Management Overlay	MAEO2 - Melbourne Airport Environs 2
Special Building Overlay	Airport Environs Overlay
Land Subject to Inundation & Floodway Overlay	

Location and Site Layout Options

6.1 INDOOR SPORTS COURT

Location options

The first stage of the project considered location options for an indoor court. Sites considered included existing open space, and in conjunction with a future the recreation reserve. Environmental concerns and building bulk, as well as the benefits of providing all indoor recreation facilities co-located on the one site (at the Community Centre) mean that the Aireys Inlet Community Centre was the only option considered feasible.

The existing Community Centre

The existing ball court/ hall at the Aireys Inlet Community Centre adjacent to the tennis courts is currently too small for basketball or netball. It would however be possible to use this space for fitness and relaxation programs, or group fitness activities. It may also be possible to expand the footprint of the building to include a range of sports (with netball as the largest court space) as well as fitness classes. The advantages and disadvantages of the Community Centre location are listed below

Advantages	Disadvantages
The central location within Aireys Inlet	A building permit would be required for any alterations to the Community Centre
Is already successfully used as a recreation facility	The site has an environmental significance overlay. This may restrict the location of any building extension
Easily accessible from the Primary School in Aireys Inlet	There are mature trees on two sides of the centre. These may restrict where an extension can be built, and influence residents opinion of the development
Located within a Public Use Local Government zone. This use is permissible under this zone	Emergency vehicle access is required through the site
Easily accessible from, and prominent on the Great Ocean Road	
A suitable car-park already exists (that can be marked and made more efficient)	
Located adjacent to the Tennis Club	

Site layout options

There are several possible positions for a new court to be added to the existing building. Major considerations in determining the best position are: possible vegetation loss, impact on car parking, impact on pedestrian and emergency access through the site, the building bulk viewable from the road³, and the impact on management and existing uses in the centre. Sketches show preliminary site options for a court. Note: These are not intended to be a building concept. They show the orientation in front of the building skewed to enable community and emergency access through the site.

It is assumed from a management perspective that a new court should not be a separate building but integrated with the existing community centre. It is also assumed that the provision of a new indoor court should not result in the loss of an existing tennis court. Due to the close proximity to the school it is possible that in future there may need to be some further children's services provided in this vicinity. If this were to be the case there may be demand to redevelop the community centre into a larger centre.

INDICATIVE LAYOUTS FOR AN INDOOR COURT – LAYOUT A AND B



³ This is to minimise the environmental and visual impact of a large bulky sports court. However there is an advantage, from a marketing point of view for it to be clearly visible from the road.

LAYOUT A

The first layout option for a full sized court on the Aireys Inlet Community Centre site is to create an L shaped building. The proposed court would join on to the entrance of the existing community hall.

Advantages and disadvantages of layout A are listed below

ADVANTAGES	DISADVANTAGES
Little or no vegetation would be lost	Circulation through the site is more likely to be obstructed
This option would have support from ANGAIR	Some car parking space would be lost (although if the car park was sealed and spaces designated, a similar number could be provided)
Little or no earthworks would be required as the site is level	The building may obscure sight lines through the site
Management of the building would be easier than one very long facility	The bulk of the building adjacent to the road may impact on visual character
The facility could be more prominent than that existing, and this could enhance its profitability	The entrance to the existing Community Centre would require re-configuration, and reference to the original hall would be lost
	Pedestrian and emergency vehicle access through the site may be compromised unless the court was angled to the northeast.



LAYOUT B

Layout B also is an extension to the existing building however this option is a linear building joining the court on the eastern end of the existing Centre.

Advantages and disadvantages of Layout B are listed below

ADVANTAGES	DISADVANTAGES
No car park spaces would be lost This design may blend into the landscape which some residents would find appealing	Vegetation on site would require removal. This would require a planning permit. A plan for addressing replacement of these trees would be required. This would incur addition costs.
Users of the ball courts could more easily use existing toilet/change and kitchen in the existing building	This option would not have support from ANGAIR
This options may better relate to the school site	Some earthworks would be required as there are changes of ground level at this end of the site A Net Gain Assessment and Offset Management Options plan would be necessary if trees are to be removed. Coomes consulting have advised this could cost approximately \$8000.



Additional options not considered

A third option running north-south where Layout B is shown, (see Appendix 6.) off the existing community building, was not considered by stakeholders as one that should be pursued because it will:

- Be the most expensive (in terms of earthworks and dealing with the different changes of ground levels)
- Require significant tree removal and hence maybe unlikely to get immediate planning approval
- Need considerable earth works because of the change of levels. This may provide difficulty in access to the existing tennis courts at the rear
- Restrict access to the school from the car park
- Make pedestrian access to the existing hard courts difficult (expensive to provide)
- Likely to have higher management costs as it is not central and can not be easily supervised from other areas of the building

A fourth option would be to site the court to the north of the existing building. This was not considered further for the following reasons:

- A court in this location would block northern light from the meeting rooms in the existing building
- It would require the relocation of the playground; this would mean it would be separated from the room where playgroup is conducted. As space around the building is constrained, a better space for

the playground is not evident

- The building would need to extend north into the crown reserve
- An extension to the north would require tree removal (although the trees may not be as significant as those to the east), as well as require considerable earthworks due to the embankment to the north

Preferred development option

The preferred development option for an indoor sports court in Aireys Inlet is as an extension to the Aireys Inlet Community Centre. The extension would include the provision of one sports court large enough to accommodate netball basketball, futsal and indoor tennis. It would allow the existing hall to be fitted out as a group fitness room.

The siting of new court would need to be determined based on the significance of any vegetation that may need to be removed and a detailed design assessment. In view of the likely impact on vegetation, ANGAIR would only support an option at the front of the site. A minor reduction to the car park would be necessary if an extension was to be built at the front, however car spaces could be delineated to maximise efficiency. Access through the site would need to be maintained. The loss of the existing Community Centre entry may also loose reference to the previous hall that was destroyed by fire.

6.2 GYM/ GROUP FITNESS FACILITIES

Location options

There are two location options for a gym in Aireys Inlet. These are the Aireys Inlet Community

Centre and the Fairhaven Surf Lifesaving Club (FSLSC).

Due to the small size of the market, and the probable cost of providing gym facilities, it may be possible to locate different services at each of the location options. Group exercise could be offered at the Aireys Inlet Community Centre and weight training and cardio equipment could be provided as a membership service to the public at the Lifesaving Club.

The preferred location

The preferred location for a community gymnasium is the Aireys Inlet Community Centre. Given the small area available at the Centre and the likelihood of the Surf Lifesaving Club building a small gym, it may be possible to build gym facilities that complement each other, at both locations.

Fairhaven Surf Lifesaving Club training room/ Community Centre

The Fairhaven Surf Lifesaving Club's training facility may be suitable to provide a gym to the people of Aireys Inlet, Fairhaven and Eastern View. It is to be located on Yarringa Road, Fairhaven. This is a short drive from the centre of Aireys Inlet.

The proposed training room at the Lifesaving Club is unlikely to provide a space large enough for group exercise classes such as aerobics. These activities can (and do) take place in the existing Community Centre. Already this successful recreational facility is central to the town and has provision for parking and the required amenities.

It is understood that the preferred location for the Lifesaving Club's training room gym is on the club's beach site, however their proposal is to provide this on their other site

that is situated in a residential area. Further discussion and negotiation with the club would be beneficial at these preliminary stages.

Preferred development option

The favoured option for development of a gymnasium in Aireys Inlet is to continue to use the existing community hall for group exercise classes, and to provide weight training and cardio equipment in conjunction with the Fairhaven Surf Lifesaving Club facility.

Should a new indoor court be built at the Centre this will provide greater flexibility to accommodate group fitness classes and gym activities in the existing Community Centre hall.

6.3 RECREATION RESERVE

Site selection criteria
 Site selection criteria were developed from the information provided by the community forum in stage 1. These are outlined below.
 Minimum functional requirements/ site potential for recreation reserve

- On a relatively flat site large enough to provide the basic standard playing field and support facilities (one cricket ground and one extra soccer pitch, plus basic amenities, and car park)

- On a site that does not have greater potential for another recreational use, or on which other important leisure uses are dependant
- A site with suitable road access – to limit congestion on local roads
- Where there is the opportunity to provide social/ family recreation i.e. playground, hard court/ BBQ etc as well
- Preferably not far away from a water source
- Where there is access to power and other services within a reasonable distance

Location

- In close proximity to the school and town centre
- In close proximity to existing sporting/ recreation or community infrastructure i.e. tennis courts, Community Centre/ indoor sports hall
- To centrally serve the district and the catchment for a club

Outlook

- Opportunity to be overlooked by houses/ relatively close to houses/ in a central location

- A relatively prominent and logical site to find, so it can encourage casual social use especially by visitors: kick a footy; throw balls to a dog etc.

- Far enough away from houses so as not to restrict use of lights

Connectivity

- Can be served by shared trail-where children can get to independently
- Central location; can be served by any public transport, or convenient to include in a family journey i.e. to shops or community facilities

Site development options

- Several locations were considered to accommodate a recreation reserve with a multi-use playing field in Aireys Inlet. These included:
 - Gilbert Street/ Boundary Road reserve
 - Painkalac Creek Valley, east and west of the creek
 - Land adjacent to the skate park
 - Aireys Inlet Primary School

Stage 1 identified that the Gilbert Street site was not suitable for the development of playing fields, and its leisure potential lies more with supporting nature or trail based experiences.

The sites located on the western side of the Painkalac Creek were found to be unsuitable due to flooding and environmental issues.

The land adjacent to the skate park was deemed unsuitable due to inappropriate zoning, the inability to fill the land, and due to its recent transfer to the Great Ocean Road Coastal Committee because of its coastal significance.

The primary school site was found unsuitable for a competition playing field, as it was too small.

Overall the area west of Bambra Road and east of the Painkalac Creek was determined the most appropriate area in Aireys Inlet to locate a recreation reserve with a playing field.

Advantages and disadvantages of a Bambra Road location are listed below:

ADVANTAGES	DISADVANTAGES
The largest vacant land, flattest and least vegetated within Aireys Inlet	Situated in a flood plain, much of the land is covered by a flood overlay. This limits where a field could be located and significant earthworks could be required to increase the level of the field. See Appendix 5.
Easily accessible from an appropriate sized road	Currently located within Rural Conservation Zone it would therefore need to be rezoned
A bushland appearance could still be achieved by ensuring plantation of suitable vegetation around any built infrastructure	An evacuation plan may be required as there is dense bushland surrounding the valley
Infrastructure would not obstruct vistas from nearby residential properties	Nearby residents may be concerned by potential development in this green corridor
A recreation reserve in this location may be a substantially better result than a residential dwelling, or farming activities in this corridor	Placing a playing field further back on the land may result in a higher cost of services to the site
The development would be consistent with residents desire for this area to be retained as public open space	
A reserve could enable access to the public reserve along the Creek – that is not currently accessible, and facilitate the construction of the off-road trail planned for the creek corridor as per the Pathway Strategy	
This location offers the opportunity to develop wetlands and nature based recreation activities in conjunction with recreation and sport	
Additional catchment and estuarine management works could occur on the site, as well water harvesting and recycling. Council has considered possible stormwater management works on this site previously	

Four sites along the east side of the Painkalac Creek were considered in more detail.

The advantages and disadvantages of each are described in the following pages.

SUPPORT FACILITIES

The priority is to construct a recreation reserve that also enables the conduct of sports competition and training. It is acknowledged that this location may prohibit the construction of any reasonable support facilities. A small toilet and change facility (such as the one below) may be appropriate if it is permissible in the preferred location. Where possible lights should also be provided for training on the playing field. These amenities in addition to grey water infrastructure could be provided in future stages.

INDICATIVE PAVILION DESIGN



SITE DEVELOPMENT OPTIONS

Three sites west of Bambra Road have been assessed for suitability. See previous map. This entire area has some constraints. These are: the cost of land purchase, current zoning, flooding and distance from the township and potential utility services.

The distance from the township means that the northern area is unlikely to be used as a social/ family recreation area or multipurpose community green space.

Appendix 5 provides advice from the Corangamite Catchment Management Authority about implications of the flood levels. Essentially if any filling of the site is proposed a bulk earthworks plan may be required to illustrate how the fill would be taken from the floodplain.

The area west of Bambra Road is divided into three sites. The land value and development potential of each is different.

The specific site options have taken into account the property boundaries, relationship with adjoining land users as well as relevant planning scheme overlays.

LOCATION A

This location is the northern most site of three along Bambra Road. Advantages and disadvantages of layout A are listed below

Advantages and disadvantages of Location A

ADVANTAGES	DISADVANTAGES
Less susceptible to inundation and therefore may be able to maintain good turf quality longer	Flood issues are relevant on some of the site
Minimal effect on nearby residences	Furthest away from the town centre
Less visual impact	



Estimated probable costs of Location A

- Market land value \$1,650,000 est
- Capital cost: [Construction of oval] \$801,450 – \$1,208,340
- See probable costs in Appendix 4

LOCATION B

Location B proposes the playing field on the middle of the three land parcels. The advantages and disadvantages of Location B are listed below.

Advantages and disadvantages of Location B

ADVANTAGES	DISADVANTAGES
This location is suitable for grazing which would mean turf could be grown successfully	Flood issues are significant on site
The site is away from the creek but set back slightly from the road. This could allow car parking on the site and provide some potential buffers for any lights required in the future	Further from the road so will be more expensive to service
Would have a limited affect on residences	A larger area of the site covered by the flood overlay



Estimated probable costs of Location B

- Market land value \$1,650,000 est
- Capital cost: [Construction of oval] \$801,450 - \$1,208,340
- See probable costs in Appendix 4.

LOCATION C

The third location option, on Bambra Road places a field at the northern end of the largest block close to Luggs Road. This is the preferred site as it is less likely to require filling, however the higher land price here may be prohibitive, unless a portion of the block can be acquired. The advantages and disadvantages of Location C are listed below.

Advantages and disadvantages of Location C

ADVANTAGES	DISADVANTAGES
Facility mostly outside flood overlay	The best site for a dwelling and therefore there may be difficulties in acquiring the site at a reasonable price
The largest block that if purchased would enable other environmental components to be included; for example wetland and storm water treatment	Closest to residences
A more central location than the northern parcels	
Changing the land use of the largest site to environmental and recreational (from farming and residential) will make a larger positive impact than developing the smaller sites	
Flattest location	
Purchase of a small portion of this large block may be less expensive and more achievable	
Cost in servicing the site will be less as it is closer to the road	
Less filling would be required	



Estimated probable costs of Location C

- Market land value \$2,650,000 est.
- Capital cost (construction of oval) \$801,450 - \$1,208,340
- See probable costs in Appendix 4.

LOCATION D

One further location proposed is at the southern end of the site larger site. This site is in the same lot as Location C. The advantages and disadvantages of Location D are listed below.

Advantages and disadvantages of Location D

ADVANTAGES	DISADVANTAGES
It may be easiest to negotiate a purchase with the land owner, as a small portion of the parcel may be able to be acquired without affecting the ability to put a residential dwelling on it	Flooding and poor drainage are major issues on this site. Substantial filling which is unlikely to be appropriate in this location would be required
Alternatively the large size of the lot would enable a range of wetland and environmental activities, as well as stormwater and flood management uses to be provided on the site	Environmental groups do not support a reserve here
This is the closest site to town and hence the most central location for social and cultural activities	It will be difficult to sustain turf in this location without significant fill which may be required on this site
	Likely to be more costly to fill, drain and build any facilities
	More visual impact than other sites
	Closer to residences
	This site was selected by Council as one that could address some storm water management issues



Estimated probable costs of Location D

- Market land value \$2,650,000 est.
- Capital cost (construction of oval): \$801,450 - \$1,208,340
- See probable costs in Appendix 4.

This location is deemed as not a viable option for locating a playing field as part of the recreation reserve.

Preferred development option

The preferred development site for a recreational reserve in Aireys Inlet is at the northern end of the large southern block, west off Bambra Road in the Painkalac Valley, as shown in Location C. This site has less flood constraints in comparison to the other suggested locations. It is already an established grazing ground. It is the flattest site. Significant environmental benefits could be gained by recreation reserve development in this location, if the whole site were purchased and the remaining portion was developed for environmental purposes. This environmental focus is consistent with residents desire for this area to be retained as public open space. Additional land here would enable catchment and estuarine management works on the site, as well water harvesting and recycling options for the town. It may be the more expensive option in terms of land value, however only a small portion of the land parcel would be required for the recreation reserve and this site would require fewer earthworks. More detailed design work may be required to ascertain the advantages of filling a portion of the land (from within the property) and gaining approval from the CMA for this. See attached advice in the letter in Appendix 5.

Implementation issues

7.1 PRIORITIES

It is unlikely that Council will be able to develop multiple recreation facilities in Aireys Inlet, in the short term.

The priority in terms of provision of recreation infrastructure is the provision of a recreation and wetland reserve off Bambra Road, Aireys Inlet. It is considered the priority because it will provide the greatest value to the widest number of people, for social and physical activity, environmental benefits and local level sport.

The preferred site offers scope to provide a shared trail along the creek, environmental opportunities and manage stormwater in addition to providing the recreation reserve.

Planning the development of the gym at the Fairhaven Surf Lifesaving Club and a full sized indoor sports court at the Community Centre should also commence in the short term.

Further discussions with DSE should also commence about the future management and development of the Gilbert Street reserve.

7.2 PROBABLE COSTS

The costs of any recreation reserve development is likely to be in the order of a minimum of \$405,000 in the first stage (excluding design, fees, margins, adjustments and any lights, formal car parking, picnic or toilet/ change facilities).

This is in addition to the minimum cost of land for any of the sites.

The probable cost of constructing a new ball court at the Community Centre at this preliminary stage is likely to be in order of \$2.5m (excluding design and fees).

Appendix 4. Outlines the preliminary projected expenditure and income and the probable capital cost of facilities.

7.3 FUNDING SOURCES

Council has a relatively low rate base and high demand for infrastructure in areas of growth such as Torquay.

Council is likely to need to supplement their rates with other sources of funds for infrastructure development in Aireys Inlet. It is likely that funds from a number of sources will need to be combined to fund each infrastructure development.

Sources of funds may include the following:

1. The Open Space Reserve Fund

This fund sources proceeds from the sale of any public open space, and the receipt of funds received under the Subdivision Act.

Under Council policy, the Reserve Fund can be utilised for the purchase or improvement of other open space. Projects must be part of the approved budget or approved budget revision, requiring Council endorsement.

There may not be substantial funds received from subdivision or sales in Aireys Inlet, although contributions may have been taken from the preferred site when it was subdivided. Council policy indicates it will endeavour to spend funds in the location and/ or for the purpose for which they have been collected. Council may determine to expend funds from the reserve on projects that have been deemed to have a broader benefit or that will meet a justified need in another location within the Shire, but which are outside the area from which funds have been collected. Such justification needs to be justified and minuted by the Open Space Planning Group. Due to the benefits to the wider area of providing a sports park in Aireys Inlet, it may be reasonable to use funds collected in areas surrounding Aireys Inlet (such as Lorne,) for this purpose.

2. Government grants (as available in 2007):

– Community Facility Funding Program

The Community Facility Funding Program contributes to the provision of high-quality and accessible community sport and recreation facilities across Victoria. It groups grants into two areas: Planning and Building Community Infrastructure. Relevant Building Community Infrastructure has two categories: Minor Facilities - projects up to \$200,000, and Major Facilities - projects over \$200,000. Funding under this program is provided through Local Government Authorities.

– Regional Development Grant Program

Department of Transport and Regional Services (DOTARS) regional Partnerships Program have grants available to help provide opportunities for economic development and social participation, improve access to services, plan their futures and make structural adjustments. There is no specific deadline for applications.

– Country Action Grant Scheme

These grants fund initiatives that help organisations operate more effectively. The scheme may assist with the development of a new multicode club. Applications can be submitted during 2008. Funding is up to \$5000.

– The Country Football and Netball Program Grants

This program will provide funding to assist grass roots country football and netball clubs to develop facilities in rural, regional and outer metropolitan locations, including: football, netball and umpire facilities, multi-use facilities shared community, club and social facilities and lighting. The recreation reserve may need to include a netball court to be eligible.

– Renewable energy support fund

The Renewable Energy Support Fund is funded through the Victorian Greenhouse Strategy and can provide funding of up to 20% of the capital cost of projects. Projects must demonstrate innovation and local market development potential in the delivery of renewable energy to Victoria.

Eligible projects may produce heat or electricity from a renewable energy source.

- Community water grants

Grants have been available up until 2007 for projects related to:

- Water saving and efficiency
- Water recycling
- Water treatment - improving surface and groundwater health.
- There is a possibility that similar grants will be provided on an ongoing basis.

3. Partnerships and joint ventures with schools and other non government agencies, sporting organisations and interest groups

4. Other Council devised schemes

Other Councils have devised schemes to raise money such as a raffle, for which Community groups sold tickets and were able to take a contribution of takings. This has been successful over a number of years in South Gippsland but interest has tapered off in the last few years.

5. Employment of a fund raiser

Some large projects in regional Victoria have in the past been funded through employing a community fundraiser. The Ararat Community Recreation Centre was part funded in this way.

6. Revenue from secondary enterprises

Revenue can be raised from commercial enterprises associated with the development of infrastructure, or on adjoining sites.

These commonly include land for commercial / retail outlets, licenses for private operators providing selective food and beverage services, program operators such as personal training, tennis academy etc., or leases for mobile communication towers.

In Aireys Inlet, these are not likely to be major contributors of funds for land purchase or capital costs. Opportunities for these enterprises may be pursued to generate some revenue for operation but the gym facilities recommended are community scale not commercial and the size and capacity of the facilities is very small.

7. Philanthropic trusts

There are a number of philanthropic trusts that provide money for projects that service young people, sports and environmental projects, for example, that could be explored.

7.4 FUTURE USE AND DEVELOPMENT OF THE GILBERT STREET/ BOUNDARY ROAD RESERVE

In the first stage of this project, the Gilbert Street reserve was found to be unsuitable for the location of a recreation reserve as it is too small, and that it has better potential as a nature reserve.

This site is approximately 2.3ha in area. It is principally native vegetation (shrubby dry forest to lowland forest). Previous studies have indicated it has a number of old large trees with hollows. These are important for the hollow nesting birds such as the Sacred Kingfisher, White throated tree creeper, bats and the common ringtail possum.

Conservation significance of the reserve is medium, as it is significantly disturbed. Significant flora includes Otway Grey Gum (*Eucalyptus* sp. Aff. *Cypellocarpa* (Anglesea).

The reserve provides potential habitat for the Spiral Sun Orchid (*Thelmytra matthewsii*) and the wine Lipped Spider Orchid (*Calandenia oenochila*).

None of the fauna recorded are listed as threatened, however the reserve does provide potential habitat for a number of significant species such as the southern brown bandicoot, the swamp rat, Rufous whistler bird, and the white footed dunnart.

Under the Open Space Plan, the reserve would be classified as a Nature Reserve. Management objectives of these reserves are:

- To manage and conserve remnant indigenous vegetation and to recreate habitat areas for indigenous plants and animals. Remnant vegetation areas are to be retained and managed to minimise weed growth and other disturbances. Limited public access will normally be provided for walking and nature appreciation.
- Limited facilities are to be provided in Nature Reserves. These may include:
 - Reserve Name sign
 - Fencing to exclude dogs, and to manage public access
 - Informal gravel surface pathways only, for pedestrian access
 - An interpretation information shelter at the main entry to the Reserve
 - Where provided, an information shelter must be well maintained and kept up to date with current information at all times. Basic information should include a map of the site and information on conservation values and things to see and do
 - Optional interpretation trails in particular circumstances. These must be maintained and information kept up to date

The reserve has the potential to offer nature-based experiences close to the town centre, an opportunity to stop off from the Coastal Walk, or to conduct nature appreciation, or recreation educational programs. Other development is likely to compromise its natural values.

There is a track system on the reserve that needs management. There is potential to create two loop trails by connecting the forked tracks if they do not endanger significant vegetation.

The preferred use of the site is for relaxation, leisure and exercise, in keeping with opportunities to provide environmental appreciation/ education and conserve biological heritage.

Whist Council may wish to consider other uses to support tourism limited, it is recommended that infrastructure on the Gilbert Street and Boundary Road Reserve be limited to accommodate walking and environmental appreciation/ education activities, in line with the development principles for nature reserves in the Open Space Plan.

Before any works commence a decision as to which agency (Council or DSE) manages the site, and a management plan needs to be prepared to protect fauna, and the vulnerable and significant flora.

Considerable benefits would be provided to residents if this site, so close to town, provided opportunities for walking and environmental education/ appreciation.

Suggested improvements to the reserve include:

- Fence and revegetate selective areas along the boundary and where paths have developed to manage use. Define a key entry point and the alignment of the tracks to remain, and connect to create several loops
- Sign from the Surf Coast Walk

- Do not provide recreation facilities on the site, other than trails, fencing and interpretative and directional signage

- Undertake revegetation and habitat protection works to protect vulnerable and significant flora and fauna

- Develop an interpretation plan for the Reserve. Erect directional, interpretative and name signs at relevant points of interest and name key plants along the trail

Prior to any development Council should discuss future development and management with the department of Sustainability and Environment, as the site is crown land.

Appendix



Appendix 1. Sports facilities in the Surf Coast Shire

1. 1 RECREATION RESERVES/ OUTDOOR SPORTS FACILITIES

TOWNSHIP	FACILITY NAME	ADDRESS	FACILITY COMPONENTS	CATCHMENT	CAPACITY	NOTES
Aireys Inlet	Aireys Inlet Reserve	The Great Ocean Road, Aireys Inlet	Skate park, junior playground, informal grassed area	District	There is no potential for expansion of this site to include an oval	Aireys Inlet Eels play in the East Colts Football League. Aireys Inlet CC play in the Southern Leigh Cricket Association
Anglesea	Ellimatta Reserve	Ellimatta Road, Anglesea	Clubrooms, 2 cricket/ Australian rules football grounds, 2 netball courts with lights	Local	Ellimatta Reserve is currently at full capacity use. There is no potential for expansion	Anglesea FC plays in the Bellarine Football League. Anglesea CC play in the Southern Leigh Cricket Association
	Anglesea Tennis Club	Cameron Road, Anglesea	8 tennis courts with lights, club rooms with kitchen and meeting room, playground	Local	There is no potential for expansion of this site to include an oval	
Bambra	Bambra Reserve	Aireys Inlet Road, Bambra	Community hall, 2 tennis (with lights), picnic area, playground, shaded grass area	Local	There is no potential for inclusion of an oval	
Bellbrae	Bellbrae Reserve	School Road, Bellbrae	One small cricket and AFL football ground, tennis courts picnic shelter and playground	Local	Currently overused. There is no potential for expansion of sports facilities	This is being used for competition sport only until additional grounds are being developed.
Connewarre	Connewarre Reserve	Randles Road, Connewarre	Cricket/ Australian Rules football ground (no lights), horse riding area, picnic pavilion with electric BBQs, junior playground, 3 tennis courts with basketball rings, community hall, BMX track. Connewarre CFA shed.	Local	Too far to travel from Aireys Inlet	Outdoor courts (currently disused)
Deans Marsh	Deans Marsh Memorial Park	Pennyroyal Valley Road, Deans Marsh	Cricket ground (with lights), public hall, BBQs 2 tennis courts (no lights), skate park, playground, public toilets, community cottage	Local	Not Known	Deans Marsh CC play in the Colac & District Cricket Association
Freshwater Creek	Freshwater Creek Reserve	Dickins Road, Freshwater Creek	6 tennis courts (4 with lights) with clubroom, community hall, public toilets, picnic area with electric BBQs, equestrian area and clubroom. Fire Brigade based here.	Local	Not Known	
Gnarwarre	Gnarwarre Reserve	Corner Gnarwarre and Barabool Road, Gnarwarre	2 tennis courts (without lights) and a small hall	Local	There is no potential for inclusion of an oval	

TOWNSHIP	FACILITY NAME	ADDRESS	FACILITY COMPONENTS	CATCHMENT	CAPACITY	NOTES
Jan Juc	Bob Pettit Reserve	Sunset Strip, Jan Juc	5 tennis courts (with lights), practice cricket nets, pavilion, playing field, enclosed playground	Local	There is no potential for expansion of playing fields (only social family recreation facilities)	Jan Juc CC play in the Southern Leigh Cricket Association.
Lorne	Stribling Reserve	Otway Street, Lorne	Cricket/ Australian Rules football ground, cricket practice nets, netball court (with lights) and pavilion, public toilets	Local	Potential for future Lorne teams to be fielded still exists. There is no potential for expansion	Currently unable to field a cricket team. Lorne FC play in the Colac & District Association League
Moriac	Newling Reserve	Hendy Main Road, Moriac	Community centre, 4 tennis court (2 with lights), informal grassed area, BMX track, shared trail around reserve	Local	Not known	
Mt Duneed	Kalkarra Park	Kalkarra Crescent, Mt Duneed	Junior playground, BMX track, informal grass area, walking tracks around reserve, horse riding area	Local	Not known	
Mt Moriac	Mt Moriac Reserve	Reservoir Road, Mt Moriac	2 netball courts with lights, community hall, 3 tennis courts, 2 Australian Rules/ cricket ground (one with lights), large grassed informal area, toilets, playground	Local	Not known	
Torquay	Spring Creek Reserve	Surf Coast Highway, Torquay	Australian Rules/ cricket ground with lights and pavilion, 2 netball courts with lights and pavilion, practice cricket nets, scout hall.	District	Too far to travel from Aireys Inlet	Torquay Football Club play in the Bellarine Football League
	Horseshoe Bend Road Reserve	Horseshoe Bend Road, Torquay North	Ground currently being developed for cricket and soccer, pavilion being built	Local	Too far to travel from Aireys Inlet	Torquay Cricket Club play in the Geelong Cricket Association League
Winchlesea	Eastern Reserve	Hopkins Street, Winchlesea	2 netball courts (1 with lights) and club room, cricket/ Australian Rules playing field with pavilion (canteen), historical grandstand	Local	Too far to travel from Aireys Inlet	Winchlesea play in the Geelong District Football League

1.2 INDOOR SPORTS FACILITIES

TOWNSHIP	FACILITY NAME	ADDRESS	COMPONENTS	CATCHMENT	CAPACITY FOR EXPANSION
Aireys Inlet	Aireys Inlet Community Centre	Great Ocean Road, Aireys Inlet	3/4 sized sports court, meeting room, playground, 4 tennis courts, tennis clubrooms, kitchen	Local	This centre has room to expand
Anglesea	Anglesea Surf Lifesaving Club	Great Ocean Road, Anglesea		Local	
Bambra	Bambra Hall	Aireys Inlet Road, Bambra	2 Rooms and kitchen	Local	
Bellbrae	Bellbrae Hall		1 room, main hall and kitchen	Local	Yes
Connewarre	Connewarre Hall	Randles Road, Connewarre	1 room, main hall and kitchen	Local	
Deans Marsh	Deans Marsh Memorial Hall	Pennyroyal Valley Road, Deans Marsh	1 room, main hall and kitchen	Local	
Fairhaven	Fairhaven Surf Lifesaving Club	Cnr Yarringa and Great Ocean Road, Fairhaven		Local	
Jan Juc	Jan Juc Surf Lifesaving Club	Jan Juc Beach, Jan Juc		Local	
Lorne	Lorne Leisure Centre	Otway Street, Lorne	1 basketball/ netball, court and badminton, multipurpose room	Local	The facility is undersized, and has little room for expansion. It appears underutilised and in poor condition. A committee of management hires out the facility.
	Lorne Surf Lifesaving Club	Mountjoy Parade, Lorne		Local	
Torquay	Surfworld	Beach Road, Torquay	1 court used for aerobic classes, self defense classes, badminton, indoor soccer, and basketball, netball and volleyball competitions.	District	No. This court may be relocated when Torquay North Indoor Centre comes on line.
	Quay Health Club	Bell Street, Torquay	Pilates, cardio machine, personal training	Local	
	Torquay Surf Lifesaving Club	Bell Street, Torquay	Function rooms to seat 120 people, bunks to sleep 42 people, main hall, beach lounge, BBQs, gym	Local	
	Zoo Health & Fitness	Gilbert Street, Torquay	Cardio workout, resistance training, fully equipped gym	Local	
	Torquay Primary School	Grossmans Road	2 outdoor and 1 indoor sports court	Local	Not on this site.
	Curves Women's Fitness	Surf Coast Highway (Level 2 Globe Building)	Cardio workout, resistance training, fully equipped gym	Local	
	Aspire Health & Personal Training	Surf Coast Plaza, Torquay	Personal training	Local	

Appendix 2. Stakeholder consultation

2.1 STAKEHOLDERS INTERVIEWED

The following representatives of sporting/ recreation groups listed were interviewed:

NAME	ORGANISATION	POSITION
Peter Stevens	Lorne – Aireys Inlet p -12 College	Deputy Principal
Nadine Liddy	Lorne – Aireys Inlet p -12 College	School council President
Mark Kelly	Aireys Inlet Cricket	President
Ian Cameron	Aireys Inlet Cricket	
Justin Reeves	Aireys Inlet Football Club	President
Clarke Veale	Aireys Inlet Football Club	Coach
Michael Limb	Geelong Junior Football	Manager
Debbie Dangerfield	Aireys Inlet Basketball/Netball	Coach
Lee Rice	Aireys Inlet Basketball/Netball	Coach
Ros Gibson	Over 50's Exercise Group	Participant
Tim Gibson	Over 50's Exercise Group	Participant
Greg Walsh	Over 50's Exercise Group	Instructor
Joe Taylor	Surf Coast Soccer Club	President
Margaret Macdonald	ANGAIR	Member
Barbara Leavesley	AIDA	President
Jason Culton	AIDA	Member
Tanya Teague	AIDA	Member
Ben Schmied	Surf Coast Shire	Planner

2.2 NOTES FROM STAKEHOLDER INTERVIEWS

Football representative

- One oval in Aireys Inlet would be sufficient
- Junior size, 120m long
- The most natural surface would be best, so it can also be a public recreation space
- A Pavilion at the field would be required
- The field would not require a fence
- Lights would probably need to be provided but would like them to have minimal impact on the site
- The Bellbrae Reserve is a perfect example of what Aireys Inlet needs, would be good to duplicate this
- The team plays Saturday mornings 9-12:30 and train on Wednesdays 3:30-5:30
- The football club could certainly share the field with other sports
- A new field in Aireys Inlet would not impact on other towns.
- The football club may occasionally use an indoor court
- They currently use the community hall roughly once a year
- They pay roughly \$20 for its use
- Would be willing to pay something similar (to \$20) for a new court
- Believes the football club would help contribute to the capital cost of new facilities
- Bambra Road site on the Painkalac Valley would be the best site for a field
- If a new field was provided the football club would stop using the school and the area adjacent to the skate park
- Thinks it is important that the field has a minimum impact on the site and can cater for different sports/ activities

Football representative

- One playing field would definitely be enough
- Ideally a full sized senior field would be good for the community however a junior field would be fine
- A natural surface
- The ground would need lock up storage and toilets. Clubrooms would be good but they probably wouldn't be built
- The field wouldn't require fencing
- The club plays Saturday mornings and train once a week
- The club could share the field with other sports
- There would be no negative impact on other towns and their clubs if a field was built in Aireys Inlet
- The club would definitely use an indoor facility
- They do not currently use a similar facility
- They would be willing to pay to use an indoor court but it would depend how much
- They would use an indoor court mid week after school
- The members of the club would be too young to use a gym

- The football club would work towards raising money for a new field
- Bambra Rd would be the best site
- There would be access issues with the land adjacent to the skate park
- The club would only use their new facility not the school

Cricket representative

- A senior cricket oval would be needed
- Concrete wicket with carpet overlay
- A pavilion at the field would need a kitchen, one of each toilet, lock up storage, social room, veranda
- No fencing of the field
- 1 cricket net would be fine
- The cricket club plays Saturdays and some Sundays and train twice a week generally Tuesday and Thursday
- Could definitely share the ground with other sports
- A new field in Aireys Inlet would not impact other towns, Anglesea have more than enough using their grounds
- The cricket club would use an indoor court
- They do not currently use an indoor court
- \$5 per player is a rough estimate to use the court
- The club would contribute to capital costs
- Bambra Road would be the best site
- The problem with Bambra rd is finding the money to buy the land

Cricket representative

- One field would be enough, there would be no hope of fitting two anywhere
- A Senior football field would be required, this would encourage the town to get a senior football club in the future
- The field would require a hard wicket, could not use turf
- A Pavilion would require a canteen, a kitchen, somewhere to sit, car parks. There can be between 30-80 people at a ground on game day
- A field would require fencing for OHS reasons
- Would need 2 training nets
- The teams train 2 nights a week between October and April. The Ground would be used all day Saturday and would also be used for the odd function
- They could definitely share the ground
- There would be no negative impact on surrounding teams/ clubs if a field was built, there is a shortage already
- Would use an indoor facility occasionally to train in the off season
- They currently pay \$15 per head for a similar facility in Geelong

- They would be willing to pay this for a court in Aireys Inlet
- They would just book the court when it was free
- The junior members of the club would use a gym
- They would use the cardio machines and weights
- Money is no object
- The club would contribute to the capital cost
- Bambra Rd or the Site adjacent to the skate part would be the most suitable for a field
- Bambra site can be quite damp, could be an issue

Soccer representative

- Surf Coast Soccer Club have 170 members, this is increasing by roughly 20% each year
- Their members come from all along the coast
- The club would be interested in using a field in Aireys Inlet
- Ultimately they would require 2 grounds but for the next 4-5yrs 1 would be enough
- As soccer is a winter sport an enclosed shelter would be needed along with toilets and a referees room
- As it is a winter sport lights would be needed
- The club trains twice a week and play for most of the day on Saturday and Sunday
- There is definitely a market for futsal on the Surf Coast
- Members in Aireys inlet would use an indoor facility
- The club currently uses the Torquay Primary school court and Surfworld and pay \$9 a head to pay (for adults)

Netball/basketball representative

- Numbers are increasing for both sports however it depends on the number of kids in a year level at school
- They currently train at school and play in Torquay
- The community centre and the school are not suitable; the community centre is too small and has dangerous metal hall guides, which stick out. The school surface is dangerous and the rings are quite old
- The club is sick of having to drive to Torquay to play
- Would be great for the kids to have a full sized facility to train and not be impacted by the weather
- They do not pay to train at school
- The community centre would require more toilets if more teams were going to use it
- They would definitely be able to share the facility. Would like a facility to be available for people to use always and not have to worry about a key and not have to pay
- The school court is used most days for netball and basketball
- A new court would not impact surrounding towns
- The teams are not part of a 'club' so there is no money, would not be able to pay for a facility like this.
- Would be great to fix and resurface the school court and put a shelter over it

Netball/basketball representative

- There are no lines on the school court, it is too small and has a poor surface
- Is not happy with the facilities in Aireys Inlet and is not happy driving to Torquay
- Would be fantastic to have a full sized indoor court, is very hard to teach the kids with the current facilities
- They do not pay for the school court
- Sharing the court would be fine.
- Would not impact other towns if a court was built, would help other towns (for example Lorne) as it is very far to drive to Torquay
- They currently pay \$6 to play in Torquay
- They would not like to pay to train
- They could not help with capital costs as they do not have a club with money, there is talk of joining the Aireys Eels football club for help
- Does not think it would be feasible to expand the hall.
- The Current community centre is the best location for a court
- Would be used by different sports, finance would be the issue as people wouldn't be willing to pay for training

Over 50s exercise group representative

- The Aireys Inlet Hall is Currently used for group exercise and is only just big enough
- A room 2/3 of the size of the current hall would be big enough for gym equip
- Bikes, steppers, treadmills, etc would be suitable equipment
- Showers not really necessary as everyone lives close enough that they wouldn't need them. Perhaps provide 2
- Toilets are currently adequate but perhaps few more if funding permitted
- The town only needs a simple gym, give out an assessment, let the clients do their own thing and then have reassessments after a while
- It's important to create a gym that the younger population can use too.
- Carpet in a gym and covers for the hall would be needed. They currently use mats for all their floor work. Wooden floors don't work, too slippery when wet/ sweaty
- If classes ran five days a week people would come, only during the day, as the older age group would not like to come at night.
- The Gym would need to be a stand-alone facility. It would need to have some professional funding, as it would not work if purely run by volunteers.
- Cannot just have a room where everything always needs setting up
- The community does want a gym but would need a good measure of commitment from people to ensure it was run properly
- The community would be willing to pay; however they wouldn't use the facility if it were more than \$5 a class/visit. However this may not be enough to run a successful gym
- \$5 per visit would be enough as that is already roughly \$500 a year; a membership fee would be too much. Perhaps a small administrative fee would be ok

- Providing food and drink at the community centre/gym would not be viable
- A commercial gym would not be used as it would be too expensive a community based gym would be a better solution
- Using a gym at the Fairhaven SLSC would probably work even if they had to join the club
- The best site for a gym would be at the Aireys Inlet Community Centre
- Have considered one already in Aireys Inlet in an abandoned factory however sums didn't add up, so perhaps wouldn't be possible

Over 50s exercise group representative

- The equipment required in a gym would be simple weights, exercise cycles, walkers, bikes, Would need half a dozen of each
- The size of current hall would be good for the equipment; the hall is also is big enough for classes.
- Fitness assessments would definitely be good, would not be interested in dietary advice
- Carpet would be most suitable for a gym floor
- The group currently use the hall on Wednesday mornings
- If there's room on site it would be best to have them all together, (on the community centre site) Very central location
- They pay \$5 at the moment and something like that would be good. Maybe little more seeing there would be more equipment.
- At the moment the hall is fairly close to other eateries so not really necessary or economical to provide food and drinks
- Using a commercial gym would depend on the fees charged; a lot of the group are on pensions. Would definitely consider using it though, it would be in a good location. However a commercial gym probably wouldn't make a profit.
- Personally would join the Fairhaven SLSC and use a gym there

Female gym representative

- There is a demand in Aireys for Aerobic classes
- Cardio equipment and weights would be needed. The space wouldn't need to be any bigger than the current hall.
- A normal gym program would be sufficient, dietary advice wouldn't be utilised
- Current flooring in the community centre is ok
- Many women are interested in sport in the area, a gym would be used most days
- Instructors would need a regular wage as you can never tell how many people will turn up
- A membership would be necessary as that way the facility would get funding, possibly encourage people go as they have already paid
- Would be willing to pay, there is nothing really offered to women in the area to do other than yoga. Many women in the area would be interested in using such a facility
- Would definitely use a commercial gym
- Would use a gym at the Fairhaven SLSC however would not want to have to pay to join the club and then have to pay to use the gym

- The most appropriate site is the community centre

Surf Coast Shire planner

- There are flooding issues relating to the Bambra Road site, there is some flood free land
- Planning scheme in Aireys Inlet talks about maintaining open landscaped scheme of the town this means there would have to be a specific amendment to the scheme. The way the scheme is written at present a field would be hard to support
- There isn't a lot of other constraints with the Bambra Road site, vegetation wise further back on the site would be better, it would also require less landscaping, and is less view impacting and less flooding.
- Need to decide what is preferred for that area open or closed. Could create a plan with lots of vegetation so the area didn't look built up however it would spoil the 'openness'
- You wouldn't have to build that high to avoid flooding
- More vegetation and more slope on the western side of the Painkalac Creek it has similar flooding constraints in the flat area to the Bambra Road Site
- In relation to the land adjacent to the skate park, it is in a conservation zone so no development is currently permitted. Quite small so possibly wouldn't fit, it also floods regularly so would have to fill it so it was quite high to avoid this
- There is no maximum size permitted. You need to create a balance to meet the needs of recreation and not hinder the landscape
- Further up the valley there is more bushland and therefore more of a wild fire risk. Due to large number of people in a constrained area, if a fire was to come through, evacuation could be hard
- By considering lights, a pavilion and a car park it is important to balance the scale of it with the landscape, everything will need to be low scale
- Would depend on the type of lighting as to whether it would be permitted. One of the objectives is to maintain the night sky, so minimal amounts of street lighting
- However it's not on all the time, depends on visual impact as they're big high poles
- The zone over the Painkalac Valley is very restrictive. The approach would be to seek a rezoning to a public use zone. Would also need a planning scheme amendment as well as a planning permit application
- The current zone is a rural conservation which means there is environmental values and very little can be done without a planning permit.
- Some development that we're talking about is a problem and prohibited
- Planning permits would not be easy to obtain. There's a process of having to come up with strategic justification for the use of the zone, final approval is with planning minister
- Probably possible to expand the community centre to a full sized court.
- Potential issue with the site is surrounded by vegetation – can do this so wont definitely stop it
- Council has land in behind the shopping centre – it is intended for retirement accommodation but possibly could build a court there?
- If a court was built in conjunction with a playing field Bambra Road could be considered however there are vistas up the valley that are important to the community to protect the openness
- A lot is hidden from view
- Would need to study where the views are obtained and what height development would intrude



- It would be hard to find a place in Aireys to relocate the tennis courts
- A permit would be required to expand the hall. It wouldn't be too hard, as you would just need a straight permit.
- The site is zoned for local government use
- There's overlays across the land that trigger permit of buildings and works
- Need to give public notice to decide on building scale

AIDA representatives

- The community centre is in a Iron bark reserve and they are very special and Aida would be apposed to the proposal of removing the trees, also believes the community would be against it
- A few years ago the trees weren't in the best condition but they are now very healthy and strong
- There is also vegetation beneath the trees that is of importance, such as orchids
- AIDA's August meeting stated that the north end of the 80 acre block and the 2, 10 acre blocks would be best locations for a playing field
- AIDA would prefer no building in the valley however if there is to be one where houses are currently permitted is the only place they would accept a building
- AIDA would not like any subdivision of 80 the acre site
- Interesting wetland site towards the southern end of the site – could create no other infrastructure other than the field
- Would not want any hard surfaces on the site, eg car parking
- No fertilising near creek either
- The southern end of the 80 acre block is definitely not an option as it is an interesting wetland site and infrastructure would be highly apposed

2.3 AIREYS INLET WORKSHOP NOTES

Indoor court/ gym workshop

Sunday 25th November

Welcome and Introductions

@leisure

Sally Jeavons- Principal Planner

Theresa Jeavons - Student Architect

Mark Collins - Facility Planner

Surf Coast Shire

Ian Waugh - Recreation, Youth & Cultural Services Coordinator

Progress to date

- Visited and refined details of other facilities in the Shire
- Additional interviews of clubs and potential users
- Sought base plans
- Reviewed planning scheme zones and implications of likely site options
- Considered likely issues associated with use and cost

Indoor court context/ competing facilities

- Full sized multi-purpose indoor court -for local/school/training use
- Not to compete with District facilities in Torquay. Regional facilities in Torquay, Armstrong Creek and Geelong (currently).
- Nearest indoor courts: in Lorne and Torquay.
- A court in Aireys Inlet: a place to train/play school / social sports.
- Other benefits: reduce travel time, give local teams local advantage, compensate for limited outdoor playing fields opportunities for new sports, may alleviate overuse of Surfworld.
- Other context? Ability to compete with other towns with limited facilities, lack of equity

Requirements to meet demand

- Activities: netball, basketball, volleyball, badminton, futsal
- Court size: netball court
- 30.5m x 15.25m with 3.05m run offs
- Minimal support facilities i.e. change/ umpires/ social rooms.
- Floor: timber or cushioned acrylic surface (best for multipurpose/ cost effective)
- Other specific requirements?
- Potential use for indoor tennis court
- Line of sight important for support facilities
- Improved lighting
- Issues with access to tennis social rooms and disabled toilets
- Room for parents to be able to watch sports

Where should it be? Locational criteria

- Close to the school
- Close to sport, recreation, community infrastructure
- In a central, prominent, logical site to find, to encourage use
- Where children can get to independently
- Served by any public transport or convenient to include in a family journey ie to shops /community facilities
- In a suitable planning scheme zone
- Minimal impact on vistas
- Little or nor impact on vegetation or residential amenity
- Adequate car parking

LOCATION OPTIONS**School**

- Limited space
- Community centre
- Central community hub
- Vegetation provides constraints for footprint
- Historical elements: portals of hall
- Opportunity for tennis?
- Located with outdoor field?
- Unlikely due to difficulty in finding site and building bulk impact
- Advantages or site constraints of each
- Portal use from cost not historical perspective?

Preferred Location: Community Centre

- Agreement on preferred site
- Any further information required?
- Clarify the ability to remove trees for preferred option
- Opportunities for meeting cost
- Council
- State/Federal Govt
- Fundraising - Farmers Market, benefactors
- Education Department

Scheduling of use

- 4 hours of night for 2 hours -BB

- 1 night a week adults BB
- 3 nights a week tennis
- Indoor bowls/Church services
- Aerobics/Floor exercises
- No gym, at surf club
- Support required? Who needs to sign off?
- Tennis club
- Hall Committee
- AIDA
- ANGAIR

Preferred site options

- Attach to existing building to reduce management cost allow for programming and use of existing toilets/ change etc
- Provide multipurpose court to include tennis
- Possible L shape development
- Leave existing hall and use for gym
- Leave walk through to school
- Any further information required?
- Possibility of replacing 1 outdoor with indoor tennis?
- Opportunities for meeting cost

Playing field/ multi-use community space workshop

Sunday 25th November

Welcome and Introductions

@leisure

Sally Jeavons- Principal Planner

Theresa Jeavons - Student Architect

Mark Collins - Facility Planner

Surf Coast Shire

Ian Waugh - Recreation, Youth & Cultural Services Coordinator

Progress to date

- Visited and refined details of other facilities in the Shire
- Additional interviews of clubs and potential users
- Sought base plans
- Reviewed planning scheme zones and implications of likely site options
- Considered likely issues associated with use and cost

Outdoor context/ competing facilities

- Local/school/training use serve cricket junior footy and soccer
- Not to compete with District facilities in Torquay. Regional facilities in Torquay, Armstrong Creek and Geelong (currently).
- Fields in Lorne, Anglesea, Bellbrae, Jan Juc and Torquay. Cricket not being played in Lorne
- Other benefits: reduce travel time, give local teams local advantage, enable school to develop differently, opportunity for new sports, events
- Other context: Little Athletics, ensure flexibility of facility for growth

Requirements to meet demand

- Activities: senior cricket (not turf), junior footy, possibly add extra soccer to side
- Minimal facilities ie toilet/ change/ umpires/ not social rooms
- Training lights if possible
- 2 practise cricket nets
- No oval boundary fence so can multi mark
- Other specific requirements?
- Flexible multi-purpose rooms for change, meeting, refreshments
- Storage for athletics and all sports

Where should it be? Location criteria

- Close to the school
- Close to other sport, recreation, community infrastructure
- In a central, prominent, logical site to find, to encourage use
- Where children can get to independently
- Served by any public transport or convenient to include in a family journey ie to shops/ community facilities
- In a suitable planning scheme zone
- Minimal impact on vistas
- Little or nor impact on vegetation or residential amenity
- Adequate car parking

Location options

- Additional locations?
- Alternative site in north of town that has previously been used by cricket club

Options considered:

- West of Painkalac Creek in valley
- West of skate park
- Camp site
- Other fringe rural conservation sites in private ownership
- Not an option because of coastal land and conservation covenants, or not suitable topography etc.
- All east side of Painkalac Creek Valley (three sites identified)

Preferred location: Painkalac Creek Valley- East

- Rural conservation zone sport & rec not permissible use, but maybe better option than dwellings
- In private ownership
- Environmental constraints

SITE OPTIONS

Site A



Site B & C



Site A

- In private ownership
- Can put dwelling on block so may be able to build support, but owner may not wish to sell
- Likely expensive to buy
- Can be integrated well with site; vistas, trees protected, leave creek edge
- Higher ground/ better soil than other sites
- Further away from township & residents for multi-use community space, cost of services, better for lights

Other advantages/ constraints?

- Adjacent to houses on larger lots; possible concern that peace and quiet may be affected

Site B

- In private ownership
- Can put dwelling on block but only in this area but owner may not wish to sell as make rest of block useless
- Likely expensive to buy
- Can be integrated well with site; not much vegetation except along road side
- Higher ground/ better soil than c)
- Closer to township & residences than a)

Other advantages/ constraints?

- Sites also adjacent to very quiet peaceful place to live

Site C

- In private ownership
- One large block -can only put one dwelling on large block
- So may be able to build support, but owner may not wish to sell
- Likely expensive to buy
- Can be integrated well with site; vistas, trees protected, leave creek edge
- Low swampy ground/ may need to be filled
- Closer to township & residences

Preferred site

- Agreement on preferred site?

Option B

- Any further information required?
- Long-term lease?
- Info re filling/ flooding from CMA
- Opportunities for meeting cost

- Council, State, Federal
- Water funds
- Fundraising from user groups
- Cricket and Football Victoria

How much is too much?

- Recreation committee that is a mix of stakeholders
- Council preference to do majority of ground maintenance
- ESD to be considered to reduce ongoing utility costs

Scheduling of use

- Cricket 5 - 8pm, daylight saving only Friday evenings, not in school holidays
- 5.30 - 6.30 2 nights a week, Wed - Junior, Thurs senior,
- 12.30 - 6.30 Sat senior cricket
- Wed - Junior football 3.30 - 5.30, every second Sat 9 - 12.30 with U/10, U/12

Support required? Who needs to sign off?

- Private landowner
- AIDA
- Neighbouring landowners



Appendix 3. Design details of indoor sports court/ playing field

3.1 INDOOR SPORT COURT SIZES

– Netball

A full sized netball court is sized at 30.5m long x 15.25m wide however a 3.05m run off clear space is required around the court for safety provisions and to accommodate umpires. Ceiling heights must be a minimum of 8.3 m.

Lighting of the court would require between 700-800 lux.

– Basketball

A full sized basketball court is 28m long and 15m wide, in addition a 2m clear area is required around the court.

The Basket must be 3.05m above the floor however; they must be able to be lowered to a height of 2.6m, for 10 players under ten years.

Ceiling heights must be a minimum of 7 m.

Lighting of the court would require lights of 700-800 lux

– Badminton

Badminton courts are 13.4m long by 6.1m wide; in addition a 2m clear area is required around the court.

Ceiling height must be a minimum of 9.14m for club standards

Lighting of the court would require lights of 700-800 lux

– Volleyball

The size of a volleyball court for all levels of play is 18m by 9m wide. The runout surrounding the court must be between 2-3 metres.

Lighting of the court would require lights of 700-800 lux

– Tennis

Playing area 34.8m by 17.1 Including 5.5 backrun and 3.05 from the side fence.

The height above the net is 10.67m minimum and at the end of backrun is minimum 4.27m

Lighting of the court would require lights of 700-800 lux



5. Orientation

Dimensions for sport playing areas

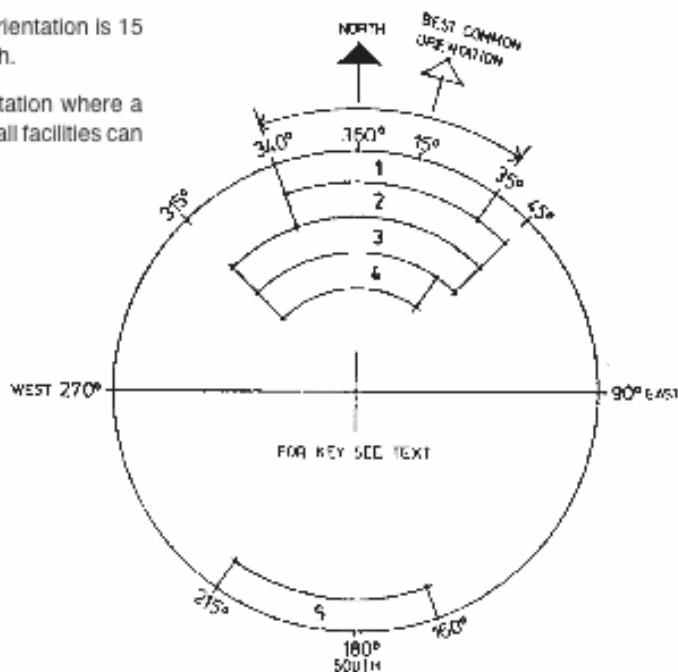
ORIENTATION OF OUTDOOR PLAYING AREAS

The orientation of outdoor playing areas is an important planning consideration. The time of day (early morning or late afternoon) as well as time of year (winter or summer) have a bearing on optimum orientation. The aim however is to share between opposing participants the advantages and/or disadvantages of the sun's direction and other natural factors such as breezes. The following diagram illustrates the optimum orientation for Australia for various sporting activities. It should be remembered that local conditions may override these recommendations.

The best common orientation is 15 degrees east of north.

Limits of good orientation where a uniform direction for all facilities can be arranged:

1. Athletics, Basketball, Bowls, Croquet, Handball, Lacrosse, Netball, Tennis
between 20 degrees west of north and 35 degrees east of north
2. Football: Association, Five-a-Side, Australian Rules, Gaelic, Rugby League and Union
between 20 degrees west of north and 45 degrees east of north.
3. Hockey, Polo, Polocrosse
between 45 degrees west of north and 45 degrees east of north.
4. Baseball, Cricket, Softball
between 45 degrees west of north and 35 degrees east of north.
5. Archery, Rifle Ranges
between 35 degrees west of south and 20 degrees east of south.



3.3 LINE MARKING FOR INDOOR COURTS



6. Line Court Marking

Dimensions for sport playing areas

There is no international standard colour scheme for court markings. However, there are recognised colour schemes which are widely used. The general rule of operation is the faster the ball game the lighter the colour of the court marking. The following colour scheme is recommended for court markings on light surfaces, e.g. wooden gymnasium floors.

SPORT	RECREATIONAL PLAY AND TRAINING	COMPETITION PLAY
Badminton	yellow	white
Basketball	dark blue	black
Handball	orange	yellow
Hockey	light blue	white
Indoor Soccer	red	red or white
Lacrosse	white	white
Netball	red	white
Tennis	white	white
Volleyball	green	green

The following colour scheme is recommended for court markings on dark surfaces, e.g. bitumenised playgrounds.

SPORT	RECREATIONAL PLAY AND TRAINING	COMPETITION PLAY
Badminton	yellow	white
Basketball	yellow	yellow
Handball	orange	yellow
Hockey	light blue	white
Indoor Soccer	red	red or white
Lacrosse	white	white
Netball	red	white
Tennis	white	white
Volleyball	light green	light green

When two or more courts must be marked on the same playing surface, each court is marked with a different colour, the faster ball sports to be marked in lighter colours. The following colour range is recommended for light surfaces:

white	yellow	light blue
black	green	orange
red	dark blue	

The following colour range is recommended for dark surfaces.

white	red	light green
yellow	light blue	orange

All court markings are 50mm wide, except for Badminton which is 40mm.

Appendix 4. Estimated probable costs

4.1 INDOOR SPORTS COURT USE PROJECTIONS

TIMESLOT	ACTIVITY	NUMBER OF TEAMS	ATTENDANCE	MAXIMUM INCOME	INCOME WORKINGS
Monday					
9.30am-2.30pm	School Usage*	N/A	50	\$125.00	\$2.50 per student - 3 classes of 17 students a day
4pm-6.15pm	Junior Basketball	6	42	\$192.00	3 timeslots - 16.00, 16.45, 17.30. \$32 per team
6.30pm-9.30pm	Mens Basketball	8	48	\$360.00	4 timeslots- 18.30, 19.15, 20.00, 20.45, \$45 per team
6.30pm-7.30pm	Circuit	N/A	10	\$50.00	
TOTAL		14	150	\$727.00	
Tuesday					
9.30am-2.30pm	School Usage	N/A	50	\$125.00	\$2.50 per student - 3 classes of 17 students a day
4pm-6pm	Junior Netball	6	48	\$192.00	3 timeslots - 16.00, 16.40, 17.20. \$32 per team
6.30pm-9.30pm	Pennant Tennis	N/A	6	\$36.00	Court Hire 3 hours at \$12 an hour
6.30pm-7.30pm	Over 50's physio	N/A	10	\$50.00	
TOTAL		6	114	\$403.00	
Wednesday					
9.30am-2.30pm	School Usage	N/A	50	\$125.00	\$2.50 per student - 3 classes of 17 students a day
9.30am-10.30 am	Over 50's physio	N/A	10	\$50.00	
4pm-6.15pm	Junior Basketball	6	42	\$192.00	3 timeslots - 16.00, 16.45, 17.30. \$32 per team
6.30pm-9.30pm	Pennant Tennis	N/A	6	\$36.00	Court Hire 3 hours at \$12 an hour
6.30pm-7.30	Circuit	N/A	10	\$50.00	
TOTAL		6	118	\$453.00	
Thursday					
9.30am-2.30pm	School Usage	N/A	50	\$125.00	\$2.50 per student - 3 classes of 17 students a day
4pm-6pm	Junior Netball	6	48	\$192.00	3 timeslots - 16.00, 16.40, 17.20. \$32 per team
6.30pm-9.30pm	Pennant Tennis	N/A	6	\$36.00	Court Hire 3 hours at \$12 an hour
6.30pm-7.30pm	Over 50's physio	N/A	10	\$50.00	
TOTAL		6	114	\$403.00	
Friday					
9.30am-2.30pm	School Usage	N/A	50	\$125.00	\$2.50 per student - 3 classes of 17 students a day
4pm-6.15pm	Junior Basketball	6	42	\$192.00	3 timeslots - 16.00, 16.40, 17.20. \$32 per team
6.30pm-9.30pm	Table Tennis	8	32	\$240.00	\$30 per team
TOTAL		14	124	\$557.00	

TIMESLOT	ACTIVITY	NUMBER OF TEAMS	ATTENDANCE	MAXIMUM INCOME	INCOME WORKINGS
Saturday					
9.30am-11.45pm	Soccer	6	42	\$270.00	3 timeslots - 9.30, 10.15, 11.00. \$45 per team
	No formal activities planned - just an average court hire usage per weekend.		6	\$36.00	\$12 an hour at 3 hours
TOTAL		6	48	\$306.00	
Sunday					
	No formal activities planned - just an average court hire usage per weekend.		6	\$36.00	\$12 an hour at 3 hours
TOTAL		0	6	\$36.00	
			TOTAL	\$2,885.00	Average per week income.
				\$2,385.00	Average income minus school per person fees includes 125 estimate instead
				27480	Total annual attendance
Other income					
Registration & Insurance Fees	\$100 per senior team per season (2 seasons per year).				
	\$60 per junior team per season (2 per year).				

4.2 PROJECTED MAXIMUM USE AND PROBABLE EXPENDITURE; INDOOR SPORTS COURT

SPORTS COURT & GYM	UNIT FIGURE	% COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
REVENUE								
Junior sport competition/ programs	\$38,400.00	31.70%	\$38,400.00	\$39,552.00	\$40,738.56	\$41,960.72	\$43,219.54	\$203,870.82
Senior sport competition/ programs	\$39,120.00	32.29%	\$39,120.00	\$39,511.20	\$40,696.54	\$41,917.43	\$43,174.96	\$204,420.12
School usage	\$5,000.00	4.13%	\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54	\$26,545.68
Casual court hire	\$3,744.00	3.09%	\$3,744.00	\$3,856.32	\$3,972.01	\$4,091.17	\$4,213.90	\$19,877.40
Team registration fees (senior)	\$3,200.00	2.64%	\$3,200.00	\$3,296.00	\$3,394.88	\$3,496.73	\$3,601.63	\$16,989.23
Team registration fees (junior)	\$4,320.00	3.57%	\$4,320.00	\$4,449.60	\$4,583.09	\$4,720.58	\$4,862.20	\$22,935.47
Group Classes	\$12,000.00	9.91%	\$12,000.00	\$12,360.00	\$12,730.80	\$13,112.72	\$13,506.11	\$63,709.63
Vending Machines	\$12,366.00	10.21%	\$12,366.00	\$12,736.98	\$13,119.09	\$13,512.66	\$13,918.04	\$65,652.77
Sponsorship & advertising	\$3,000.00	2.48%	\$3,000.00	\$3,150.00	\$3,307.50	\$3,472.88	\$3,646.52	\$16,576.89
TOTAL PROJECTED REVENUE	\$121,150.00	100.00%	\$121,150.00	\$124,062.10	\$127,846.96	\$131,748.52	\$135,770.44	\$640,578.02

4.2 PROJECTED MAXIMUM USE AND PROBABLE EXPENDITURE; INDOOR SPORTS COURT (CONT'D)

SPORTS COURT & GYM	UNIT FIGURE	% COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
EXPENDITURE								
Administration Expense	\$22,000.00	16.17%	\$22,000.00	\$23,320.00	\$24,719.20	\$26,202.35	\$27,250.45	\$123,492.00
Referees	\$13,200.00	9.70%	\$13,200.00	\$13,596.00	\$14,003.88	\$14,424.00	\$14,856.72	\$70,080.59
Program Staff	\$7,200.00	5.29%	\$7,200.00	\$7,416.00	\$7,638.48	\$7,867.63	\$8,103.66	\$38,225.78
Activity Staff	\$5,000.00	3.68%	\$5,000.00	\$5,150.00	\$5,304.50	\$5,463.64	\$5,627.54	\$26,545.68
Staffing on-costs	\$5,400.00	3.97%	\$5,400.00	\$5,694.00	\$6,004.74	\$6,333.20	\$6,575.60	\$30,007.54
Travel	\$3,625.44	2.66%	\$3,625.44	\$3,734.20	\$3,846.23	\$3,961.62	\$4,080.46	\$19,247.95
Staff training & education	\$4,752.00	3.49%	\$4,752.00	\$4,894.56	\$4,752.00	\$4,894.56	\$4,752.00	\$24,045.12
Marketing & Promotion	\$6,094.80	4.48%	\$6,094.80	\$6,218.96	\$6,405.53	\$3,518.77	\$3,624.34	\$25,862.41
Insurance			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Telephone	\$500.00	0.37%	\$500.00	\$515.00	\$530.45	\$546.36	\$562.75	\$2,654.57
Electricity	\$9,600.00	7.06%	\$9,600.00	\$9,888.00	\$10,184.64	\$10,490.18	\$10,804.88	\$50,967.70
Water	\$2,000.00	1.47%	\$2,000.00	\$2,160.00	\$2,332.80	\$2,519.42	\$2,720.98	\$11,733.20
Building Maintenance	\$10,903.50	8.01%	\$10,903.50	\$11,165.59	\$11,506.23	\$11,857.37	\$12,219.34	\$57,652.02
Court Maintenance	\$2,000.00	1.47%	\$2,000.00	\$2,060.00	\$2,121.80	\$2,185.45	\$2,251.02	\$10,618.27
Cleaning	\$8,000.00	5.88%	\$8,000.00	\$8,240.00	\$8,487.20	\$8,741.82	\$9,004.07	\$42,473.09
Equipment purchases/supply	\$15,000.00	11.03%	\$15,000.00	\$7,500.00	\$7,725.00	\$7,956.75	\$8,195.45	\$46,377.20
Licenses & registrations	\$9,000.00	6.62%	\$9,000.00	\$9,270.00	\$9,548.10	\$9,834.54	\$10,129.58	\$47,782.22
Vending machine / stock purchases	\$9,274.50	6.82%	\$9,274.50	\$9,552.74	\$9,839.32	\$10,134.50	\$10,438.53	\$49,239.58
Sundry expenses	\$2,500.00	1.84%	\$2,500.00	\$2,575.00	\$2,652.25	\$2,731.82	\$2,813.77	\$13,272.84
TOTAL PROJECTED EXPENDITURE	\$136,050.24	100.00%	\$136,050.24	\$132,950.05	\$137,602.35	\$139,663.97	\$144,011.15	\$690,277.76
OPERATING SURPLUS/DEFICIT			-\$14,900.24	-\$8,887.95	-\$9,755.38	-\$7,915.45	-\$8,240.71	-\$49,699.74
Capital improvements			\$15,921.00	\$16,398.63	\$16,890.59	\$17,397.31	\$17,919.23	\$84,526.75
Loan repayments			\$316,812.00	\$316,812.00	\$316,812.00	\$316,812.00	\$316,812.00	\$1,584,060.00
TOTAL PROBABLE RECURRENT COSTS			-\$347,633.24	-\$342,098.58	-\$343,457.97	-\$342,124.76	-\$342,971.94	-\$1,718,286.49

ASSUMPTIONS; PROJECTED MAXIMUM USE AND PROBABLE EXPENDITURE; INDOOR SPORTS COURT (CON'T...)**INCOME**

- Please refer to 4.1 for detailed calculations of all projected sports, programming and centre usage income
- Casual court hire includes occasional, non-programmed &/ or special events
- All other program and activity room income assumes an annual 3.0% CPI increase
- Assumes school will pay 5000 for use over 40 weeks, and not based on no. of users. Assume fee will be negotiated with council depending on capital contribution etc.

Café / Vending Machine

- Café/Vending machine is based on industry average of \$0.45 per patron of secondary spend

Staffing

- There is no Centre Manager Salary included, it is assumed a manager would be appointed by Council to oversee multiple sites
- Administration expense based on an average of 1 staff member working 20 hours per week at \$22 per hour - annual 6% increase in salary has been assumed for first 5 years then 4% afterwards
- Travel has been budgeted at 1.5 times a week for a staff member at 83 cents a kilometre from Torquay
- Referees are needed for 22 games per week with a cost of \$15 a game
- Activity staff are assumed for school sports days, special event or specialised programs run during non-peak times
- Program Staff are for the 5 sessions of group activities at \$30 an hour
- Staff on-costs have been calculated at 20% of total staff salaries paid - based on other similar 'dry' sports facilities managed under contract awards
- Staff training has been calculated on an industry average of 0.9% of payroll cost
- All payroll expenses are expected to be coordinated through existing Council systems & procedures

EXPENDITURE

- General expenditure, overheads and utilities are based on average expenditure of similar sized indoor facilities, operating 40 weeks per year - they also assume a 3.0% CPI increase annually
- Promotion expenses - we have assumed 7.5% of total revenue be used for marketing and promotional activities for the first 3-years, then 4% of revenue between Years 4 and 10
- Court maintenance includes routine maintenance and repairs to sports hall courts & floors - and resurface has been budgeted in Year 10 in capital costs

- Equipment purchases includes funds allocated to the supply of new equipment in Year 1, then additional and replacement equipment purchases in subsequent years
- Equipment maintenance has been calculated at 15% of annual equipment costs
- Building and Plant Maintenance has been calculated on industry benchmarking of 9% revenue
- Capital Improvements has been calculated at 0.75% of 'total new building' costs for Years 1 to 5, then increase to 1.25% in Years 6 to 10 - assuming a total building cost of \$2,152,500
- Grounds Maintenance includes minor external maintenance, as well as regular car park maintenance and minor repairs (eg. filling of pot holes, topping up surface levels)

4.3 ESTIMATED PROBABLE COSTS; INDOOR SPORTS COURT CONSTRUCTION

NATURE OF WORKS				ESTIMATED PROBABLE COST
Components	Dimensions	Square metres	Cost per square	Total
Court area	38m x 22m	836	\$1,500	\$1,254,000
Floor and court surfacing	38m x 22m	836	\$800	\$668,800
Earthworks	38m x 22m	836	\$50	\$418,000
Female change rooms	5m x 5m	25	\$2,000	\$50,000
Male change rooms	5m x 5m	25	\$2,000	\$50,000
Entrance	10m x 10m	100	\$1,000	\$100,000
Sub total components				\$2,540,800
PROBABLE MARGINS & ADJUSTMENTS (% OF NET BUILDING COST)				
Preliminaries			15%	\$381,120
Builders margin			5%	\$127,040
Design contingency			5%	\$127,040
Construction contingency			5%	\$127,040
Furniture, fittings and equipment			1%	\$12,704
Authority fees and charges			2%	\$50,816
Professional fees			10%	\$254,080
Sub total margins and adjustments				\$1,079,840
TOTAL PROBABLE CAPITAL COST \$3,620,640				
ALLOWANCES				
\$5000 for tree removal depending on layout selection				
ASSUMPTIONS				
Probable cost determined by area only.				
Does not include furniture or fit out or equipment				
Does not include demolition or alterations to existing building				

4.4 REVENUE AND EXPENDITURE; RECREATION RESERVE

RECREATION RESERVE	UNIT FIGURE	% COST	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
REVENUE								
Football	\$600.00	12.50%	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31	3,185.48
Junior Cricket	\$180.00	3.75%	\$180.00	\$181.80	\$187.25	\$192.87	\$198.66	940.58
Senior Cricket	\$420.00	8.75%						
Athletics	\$0.00	0.00%						
Soccer	\$600.00	12.50%	\$600.00	\$618.00	\$636.54	\$655.64	\$675.31	3,185.48
Casual Hire		0.00%						
Sponsorship & advertising	\$3,000.00	62.50%	\$3,000.00	\$3,150.00	\$3,307.50	\$3,472.88	\$3,646.52	16,576.89
Total projected revenue	\$4,800.00	100.00%	\$4,380.00	\$4,567.80	\$4,767.83	\$4,977.02	\$5,195.79	23,888.44
EXPENDITURE								
Electricity*		0.00%	\$0.00					
Water	\$4,500.00	16.98%	\$4,500.00					
Insurance		0.00%	\$0.00					
Ground Maintenance	\$12,000.00	45.28%	\$12,000.00					
Facility Maintenance*	\$10,000.00	37.74%	\$10,000.00					
Total projected expenditure	\$26,500.00	100.00%	\$26,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
OPERATING SURPLUS/DEFICIT		-\$22,120.00	\$4,567.80	\$4,767.83	\$4,977.02	\$5,195.79		

Assumptions

Income

Please refer to 4.1 for detailed calculations of all projected sports

Assumes Council may charge in order of 5% of maintenance costs for users and juniors half cost of seniors

Expenditure

* This will only apply when a small toilet change facility is provided

4.5 ESTIMATED PROBABLE COST; RECREATION RESERVE CONSTRUCTION

NATURE OF WORKS		ESTIMATED PROBABLE COST
RECREATION RESERVE CONSTRUCTION*		
Earthworks	Allow	\$40,000
Top soil	Allow	\$100,000
Drainage	Allow	\$40,000
Irrigation	Allow	\$55,000
Topsoil shaping/ levelling	Allow	\$10,000
Tree planting and landscaping	Allow	\$60,000
Cricket pitch construction	Allow	\$10,000
Turf	Allow	\$65,000
Stabilisation for gravel car park	Allow	\$25,000
Sub total		\$405,000
WATERING OPTIONS*		
Recycled water		
Pipe recycled water from plant - 4.5 km away	Allow	\$337,000
Water harvesting and storage		
Pumps and tanks for recycled water	Allow	\$40,000
Storm water retention and treatment	Allow	\$0

NATURE OF WORKS		ESTIMATED PROBABLE COST	
UTILITIES AND AMENITIES*			
Powering site from road	Allow	\$30,000	
Small toilet change	Allow	\$110,000	Future stage
Picnic and recreational infrastructure	Allow	\$150,000	Future stage
Training lights	1@ \$30,000	\$120,000	Future stage
Sealed car park 40 spaces	Allow	\$100,000	Future stage
Sub total capital cost- with recycled water		\$882,000	
Sub total capital cost - with water harvesting and storage		\$585,000	

PROBABLE MARGINS & ADJUSTMENTS (% OF NET TOTAL COST)


		With recycled water	With water harvesting and storage
Preliminaries	15%	\$132,300	\$87,750
Design contingency	5%	\$44,100	\$29,250
Construction contingency	5%	\$44,100	\$29,250
Authority fees and charges	2%	\$17,640	\$11,700
Professional charges	10%	\$88,200	\$58,500
Sub total of margins and adjustments		\$326,340	\$216,450
Total probable cost		With recycled water	With water harvesting and storage
Capital probable cost of recreation reserve		\$882,000	\$585,000
Design and contingencies		\$1,208,340	\$801,450


Assumptions

Assumes a small cricket ground radi 60m plus additional 1000m for soccer
Does not include fill if required

* Costs sourced from consultation with parks staff at Surf Coast Shire

Appendix 5. Corangamite Catchment Management Authority advice





CORANGAMITE CMA
FLOOD CATCHMENTS
HEALTHY WALLEYS

Corangamite Catchment
Management Authority
Malden VIC 3170
PO Box 159
Dialo VIC 3183
84 Dennis St Dialo
Tel 03 5792 9100
03 6202 2799
info@cma.vic.gov.au
www.cma.vic.gov.au

CCMA Ref: STP/02-0005 - F-2007-0369
Document No: 1
Other Ref:

29 November 2007

Theresa Jeavons
Rear 534 Mt Alexander Road
ASCOT VALE VIC 3032

Dear Ms Jeavons
Proposed Playing Fields
23-79 Bambra Road Aireys Inlet

I refer to your letter dated 28 November 2007 regarding proposed playing fields at 23 - 79 Bambra Road Aireys Inlet.

According to the Corangamite Catchment Management Authority's information all three of the proposed locations for playing fields are within the 1% Annual Exceedance Probability flood extent of Painkalac Creek. The attached plan shows the 1% AEP flood extent, shaded blue.

The mapped 1% AEP flood extent is considered an estimate only, based on geological and topographic information as there is a lack of flow data available. 1% AEP flood levels have not been determined for the property.

The site shown on your plan between Luggs Road and McConachy Road is closest to the fringe of the flood extent and may be only partially affected by a 1% AEP flood event.

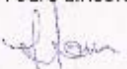
The Corangamite CMA considers recreational use to be an appropriate use of land subject to inundation. This is because it is usually not necessary for recreational fields to be elevated above flood level.

Filling of any part of the flood plain to raise the height of playing fields would only be approved by the Authority if:

- The fill will not reduce available flood storage area.
This can be managed by creating a free draining compensatory flood storage area on the property. The preferred method of achieving this is to source the fill material needed to raise the playing field surface from within the property boundaries. If this is not possible then any imported fill would need to be balance with an equal volume excavated from within the property boundaries and taken off the property.
- The fill does not interrupt flood flow paths.
If filling is necessary, the site between Luggs Road and McConachy Road appears least likely to have an unacceptable impact on flood flows.

If you have any questions about this advice, please contact Simone Wilkinson, on (03) 5232 9100

Yours sincerely



Tony Jones
Floodplain Manager

F-2007-0369 0

Page 1 of 3
100% recycled paper

Information contained in this correspondence is subject to the definitions and disclaimers below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or [Surf Coast Shire](#).
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared at the request of [Ms Theresa Jeavons](#), for the purpose of a Section 55 referral under the Planning and Environment Act 1987, for a proposed [Leisure/Recreation or Extension to Leisure/Recreation Facility](#) and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

Appendix 6. Indicative Facility Layouts

LOCATION MAP



SITE LOCATION
NTS

SITE EXTENTS



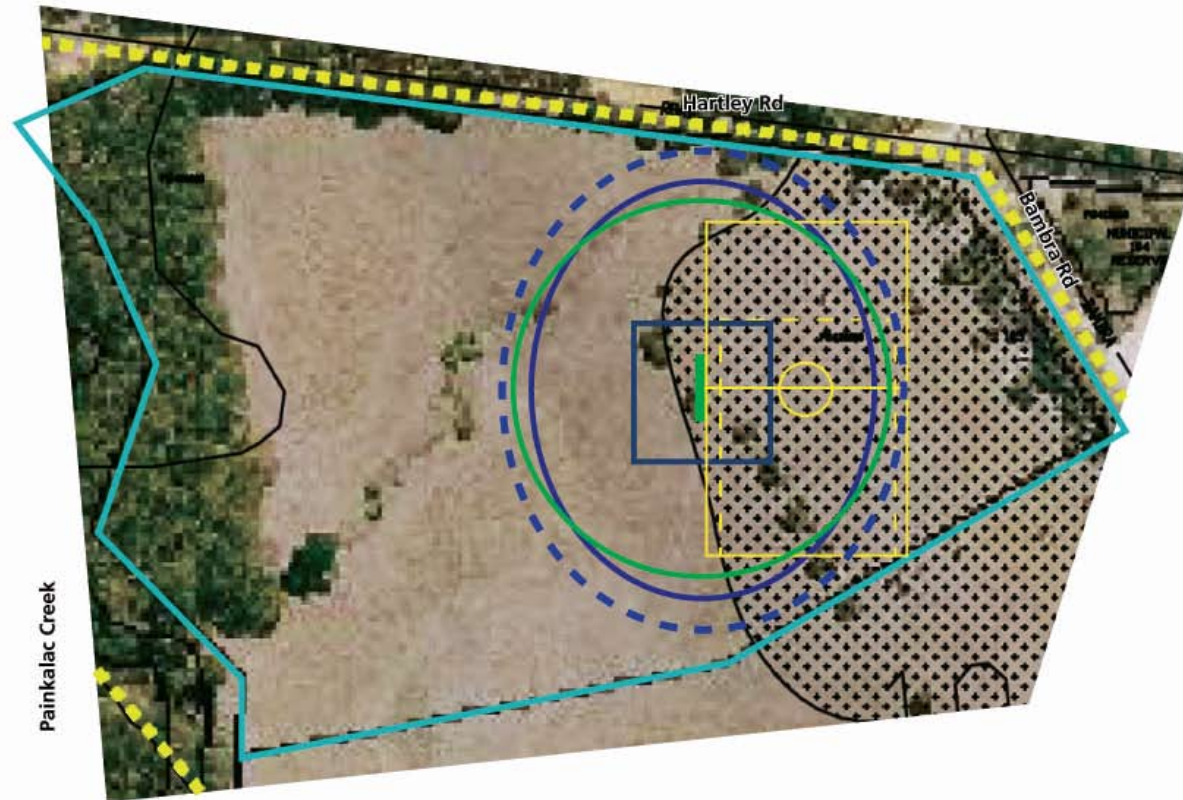
SITE LOCATION
SCALE 1:500

Aireys Inlet, Recreation Infrastructure Strategy

Client: Surf Coast Shire Council	Date: January 2008	Sheet 1 of 1
Drawing No: 133096	Revision:	
Coomes Consulting Group Pty Ltd - A subsidiary of Downer EDI		
Melbourne Shepparton Bendigo Albury Geelong		
Engineering Surveying Planning Urban Design Landscape Architecture		
Sustainability and Environment Agribusiness Project Management Strategic Consulting		
coomes consulting		

LEGEND

-  CRICKET GROUND
Minimum recommended outfield radius 60m.
-  AFL OVAL
Minimum recommended size 135m long and 110m wide with 10m Buffer around outside edge.
-  SOCCER PITCH
Minimum recommended size 64m wide 107m long. Junior recommended size 75m long 55m wide.
-  AREAS NOT SUBJECT TO FLOODING
-  TOWN PATH



Plan - Option A



Aireys Inlet, Recreation Infrastructure Strategy

Client: Surf Coast Shire Council Date: January 2008 Sheet 1 of 1
 Drawing No: 133096 Revision:
 Coomes Consulting Group Pty Ltd - A subsidiary of Doerner EDI
 Melbourne Shepparton Bendigo Albury Geelong

Engineering Surveying Planning Urban Design Landscape Architecture
 Sustainability and Environment Agribusiness Project Management Strategic Consulting

coomes consulting



© Coomes Consulting Group Pty Ltd

LEGEND



CRICKET GROUND
Minimum recommended outfield radius
60m.



AFL OVAL
Minimum recommended size 135m long
and 1110m Buffer around outside edge.
10m wide



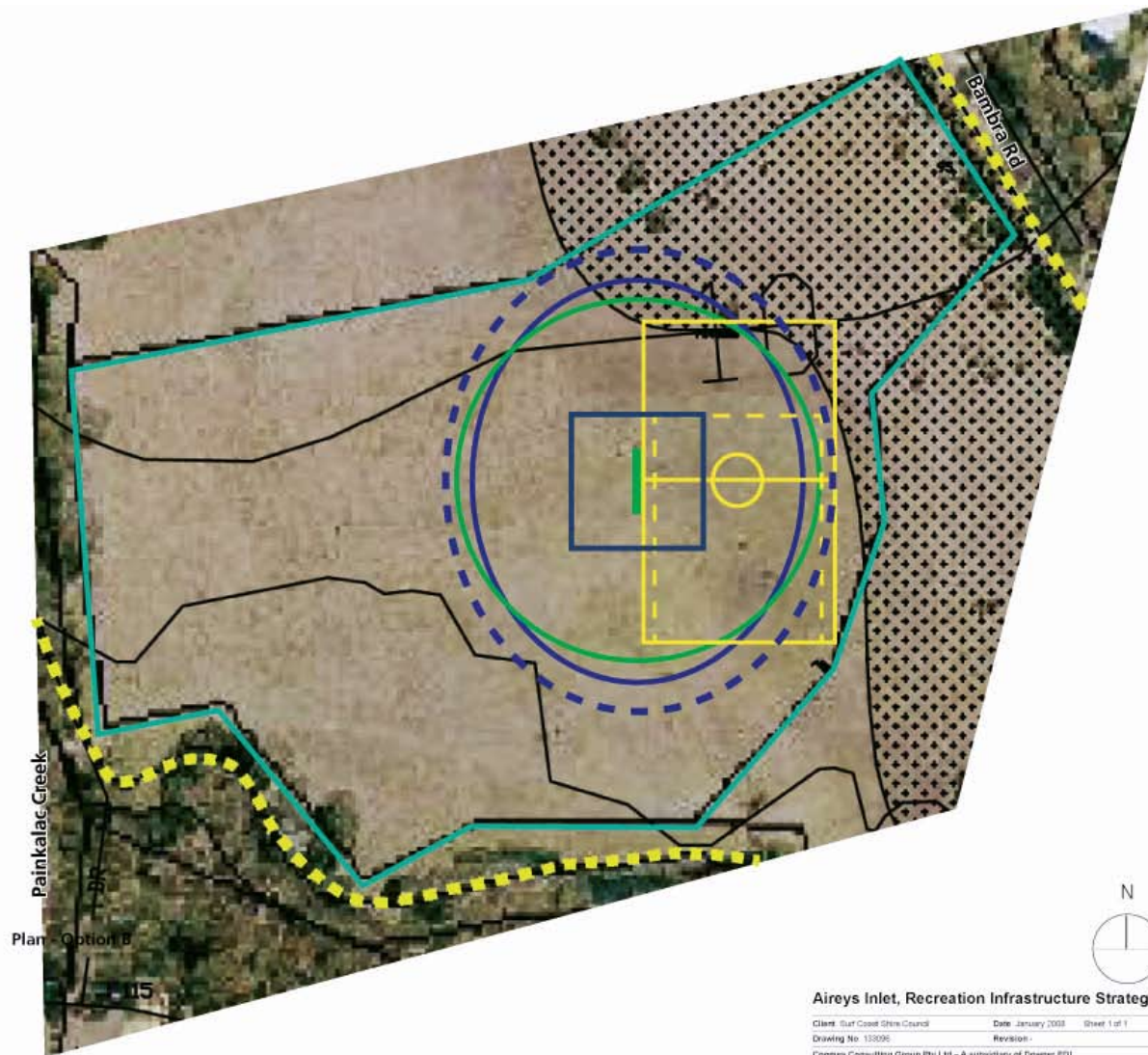
SOCCER PITCH
Minimum recommended size 64m wide
107m long. Junior recommended size 75m
long 55m wide.



AREAS NOT SUBJECT TO FLOODING



Town Path



Plan - Option B

15

Aireys Inlet, Recreation Infrastructure Strategy

Client: Surf Coast Shire Council	Date: January 2008	Sheet 1 of 1
Drawing No: 133096	Revision:	
Coomes Consulting Group Pty Ltd - A subsidiary of Downer EDI Melbourne Shepparton Bendigo Albury Geelong		

Engineering Surveying Planning Urban Design Landscapes Architecture
Sustainability and Environment Agribusiness Project Management Strategic Consulting

coomes consulting



© Coomes Consulting (Vic) Pty Ltd

LOCATION OPTIONS FOR RECREATION RESERVE - OPTION B

LEGEND

-  CRICKET GROUND
Minimum recommended outfield radius 60m.
-  AFL OVAL
Minimum recommended size 135m long and 110m wide with 10m Buffer around outside edge.
-  SOCCER PITCH
Minimum recommended size 64m wide 107m long. Junior recommended size 75m long 55m wide.
-  AREAS NOT SUBJECT TO FLOODING
-  TOWN PATH



Plan - Option C

Aireys Inlet, Recreation Infrastructure Strategy

Client: Surf Coast Shire Council Date: January 2008 Sheet 1 of 1
Drawing No: 13896 Revision:

Coomes Consulting Group Pty Ltd - A subsidiary of Downer EDI
Melbourne Shepparton Bendigo Albury Geelong


Engineering Surveying Planning Urban Design Landscape Architecture
Sustainability and Environment Agribusiness Project Management Strategic Consulting


coomes consulting





© Coomes Consulting Group Pty Ltd


LEGEND


- 


CRICKET GROUND
Minimum recommended outfield radius 60m.
- 

AFL OVAL
Minimum recommended size 135m long and 110m wide with 10m Buffer around outside edge.
- 

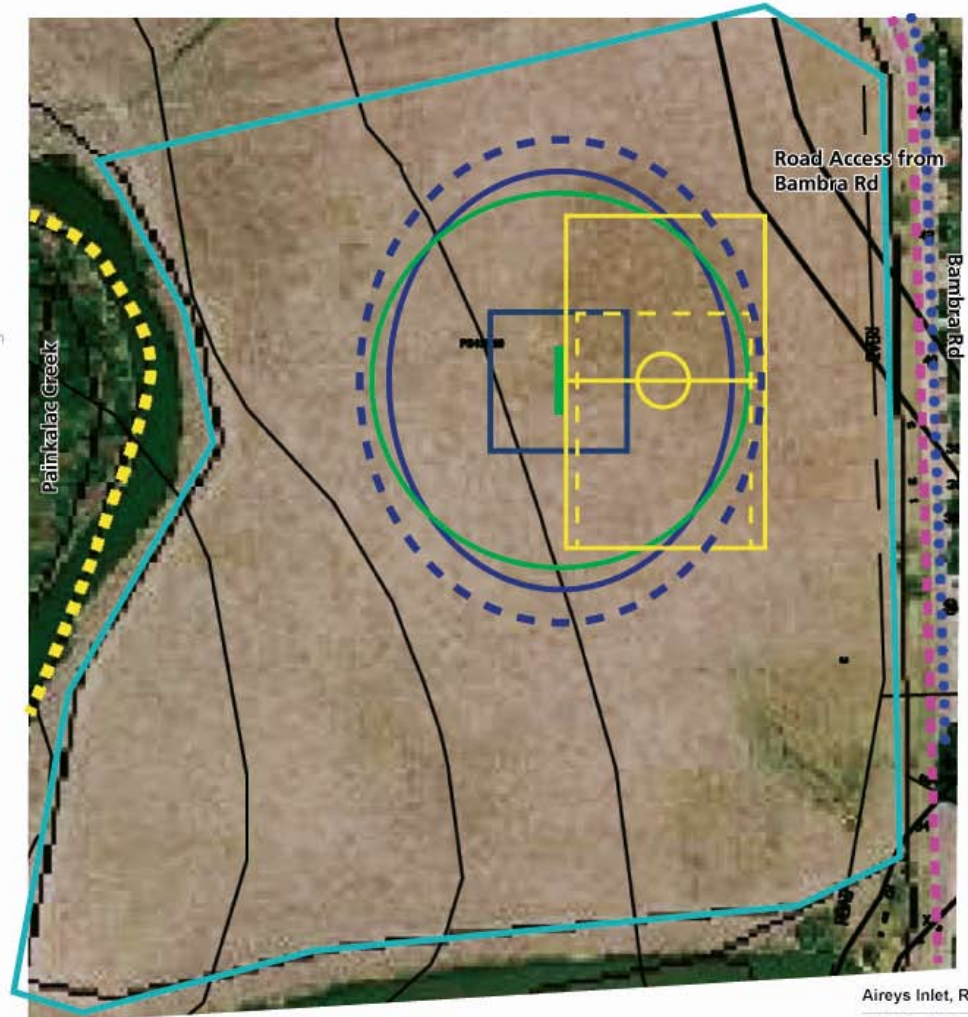
SOCCER PITCH
Minimum recommended size 64m wide 107m long. Junior recommended size 75m long 55m wide.
- 

AREAS NOT SUBJECT TO FLOODING
- 

TOWN PATH
- 

SHARED PATH
- 

LOCAL BIKE ROUTE



Plan - Option D

Aireys Inlet, Recreation Infrastructure Strategy




Client: Surf Coast Shire Council Date: January 2008 Sheet 1 of 1
 Drawing No: 133096 Revision:

Coomes Consulting Group Pty Ltd - A subsidiary of Downer EDI
 Melbourne Shepparton Bendigo Albury Oatland

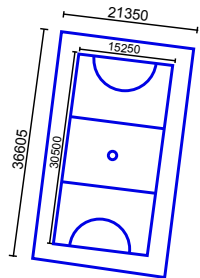
Engineering Surveying Planning Urban Design Landscape Architecture
 Sustainability and Environment Agribusiness Project Management Strategic Consulting



LEGEND

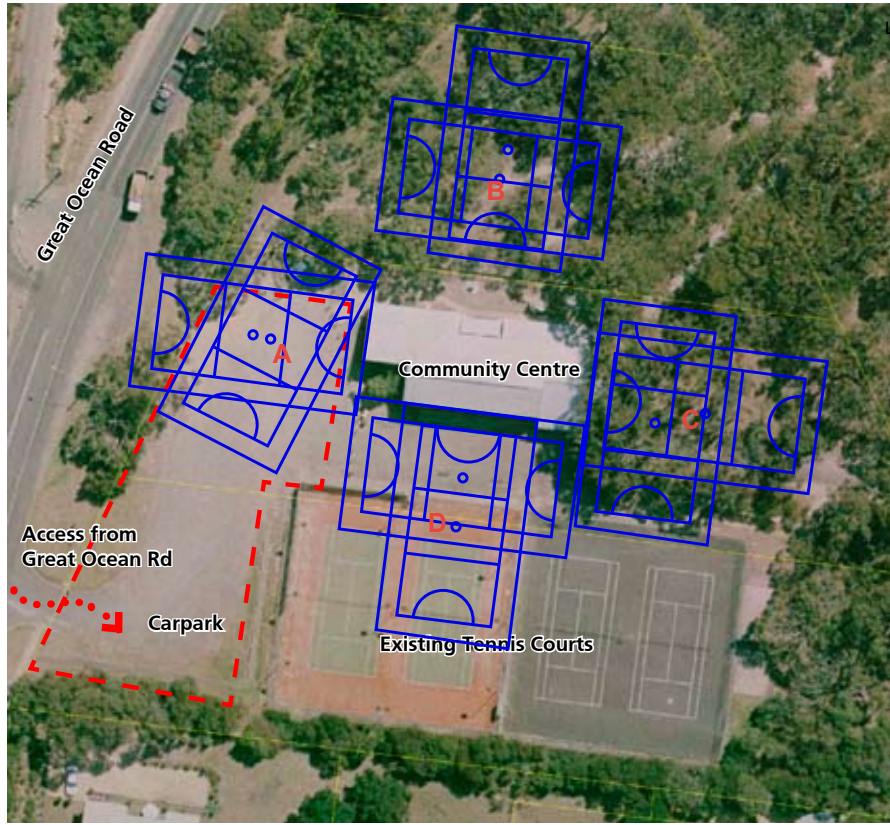
-  Proposed Indoor Court Options
- A** Option A - Front of Building
- B** Option B - North of Building
- C** Option C - East of Building
- D** Option D - South of Building
-  ACCESS RD -from Great Ocean Rd
-  CARPARK FACILITIES (EXISTING)

TYPICAL COURT DIMENSIONS



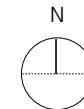
Total Area = 781 sq.m

NOTE: A notional building footprint of 3.05m from the outside edge of the court has been shown this would need to be clarified.



Indoor Sports Facility - Possible Locations

LOCATION MAP



Aireys Inlet, Recreation Infrastructure Strategy

Client: Surf Coast Shire Council Date: January 2008 Sheet 1 of 1
 Drawing No: 133096 Revision: -

Coomes Consulting Group Pty Ltd - A subsidiary of Downer EDI
 Melbourne Shepparton Bendigo Albury Geelong

Engineering Surveying Planning Urban Design Landscape Architecture
 Sustainability and Environment Agribusiness Project Management Strategic Consulting

coomes consulting

© Coomes Consulting Group Pty Ltd

