

# MOUNT MORIAC RESERVE MASTER PLAN

October 2011



This plan has been developed in partnership with



## **Acknowledgments**

We wish to acknowledge the important role CPG and associates for their work in preparing a preliminary draft of the Mt Moriac Reserve Master Plan for the consideration of Surf Coast Shire Council and Mt Moriac Reserve stakeholder groups.

This document has been completed by the Surf Coast Shire Council in October 2011 following extensive consultation with the following Mt Moriac Reserve stakeholder groups:

- Modewarre Football and Netball Club
- Modewarre Cricket Club
- Mt Moriac Tennis Club
- Barwon Valley Pony Club

The Surf Coast Shire Council thanks all Mt Moriac Reserve stakeholder group representatives involved in this project for their time and commitment to this important strategic plan.

# CONTENTS

<b>1. Introduction</b>	4
1.1 Project Background and Purpose	4
1.1 Project Background and Purpose	5
1.2 Intended Outcomes of this Report	5
1.3 Project Methodology	5
<b>2. EXISTING CONDITIONS</b>	6
2.1 Initial Overview	6
2.2 Physical Conditions	7
2.3 Strategic & Statutory Planning Influences	13
2.4 Population Analysis	15
2.5 Summary	16
<b>3. SUPPLY OF OPEN SPACE &amp; RECREATION INFRASTRUCTURE</b>	17
3.1 Space for Organised Sport	17
3.2 Other Civic Facilities and Spaces	19
3.3 Linear Connections	20
3.4 Summary	21
<b>4. DEMAND FOR OPEN SPACE</b>	22
4.1 Expectations of Demand in Sport, Recreation & Physical Activity	22
4.2 Standards for Sports Facilities	24
4.3 What Tenant Clubs Say	27
4.4 Interest from Other Community Groups	31
4.5 Summary	31
<b>5. MT MORIAC RESERVE MASTER PLAN</b>	34
5.1 Vision	34
5.2 Master Plan	34
5.3 Key Elements of the Master Plan	35
<b>6. SUMMARY OF PROBABLE COSTS &amp; RESOURCING OPPORTUNITY</b>	45
6.1 Summary of Probable Costs	45
6.2 Resourcing Opportunities	46
<b>7. COMMUNITY RESPONSE TO THE DRAFT MASTER PLAN</b>	48
<b>8. IMPLEMENTATION</b>	52
<b>9. CONCLUSION</b>	56
<b>10. APPENDICES</b>	58
<b>APPENDIX A - STRATEGIC REVIEW</b>	59
<b>APPENDIX B - MEMBERS SURVEY</b>	63
<b>APPENDIX C – EXISTING BUILDING LAYOUTS</b>	67
<b>APPENDIX D – PROPOSED BUILDING DEVELOPMENTS</b>	70
<b>APPENDIX E – PROBABLE COSTS</b>	74
<b>APPENDIX F – MASTER PLAN</b>	95

# 1. Introduction

The Surf Coast Shire Council in partnership with stakeholder groups of the Mt Moriac Reserve, has completed a Master Plan for Mt Moriac Reserve. The focus of this Master Plan is to provide a sustainable development direction for the site that:

- Supports a range of quality and accessible sport and recreation activities for the surrounding community.
- Fits within the strategic planning and resourcing context of Council and other key stakeholders.
- Protects and builds a sustainable landscape quality that is locally and operationally relevant to the Council, its community and the local environs.

Implicit to the Master Plan is that it is backed by a clear appreciation of the site conditions and capabilities, together with an understanding of current and emerging patterns of demands for public open space. The Master Plan also examines the broader current and emerging patterns of supply and demand for open space in the region.

The Mt Moriac Reserve is approximately 23 hectares in area. The site is Crown land that is managed by the Surf Coast Shire Council. With a range of community infrastructure and settings within the reserve, the site makes an important contribution to the health, wellbeing and community connectivity within the rural area. The Mt Moriac Reserve makes an important contribution to open space and community engagement through sport. This is particularly so for residents within the Moriac and rural hinterland vicinity where it is the only public land of sufficient size to accommodate organised sport. Moreover, it is the only multi-oval venue within the region.



## 1.1 Project Background and Purpose

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The Mt Moriac Reserve is a complex site that consists of two distinct zones. The first zone provides the infrastructure for the activities of the Modewarre Football & Netball Club, the Modewarre Cricket Club and the Mt Moriac Tennis Club. The second zone provides a base and equestrian infrastructure for the Barwon Valley Pony Club.

In 2000, Surf Coast Shire Council commissioned the development of a Master Plan for the Mt Moriac Reserve. This 2000 Master Plan has not been fully implemented. This new Master Plan project is required to re-examine the driving needs for redevelopment of the site, taking to account stakeholder club aspirations, resourcing capacities and demonstrable demand in order to deliver an achievable and actionable Master Plan.

## 1.2 Intended Outcomes of this Report

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This report provides:

- The strategic influences that guide the future Mt Moriac Reserve developments.
- A technical assessment of the site gathered through site visits to assess condition of buildings, existing vegetation and typology.
- The development of key themes that influence the scope and direction of the Master Plan. These themes have been developed through consultation activities undertaken throughout the course of the project.
- A shared vision for the future development of the Mt Moriac Reserve.
- The implementation and resourcing schedule proposed to deliver the Master Plan over the next 10 years.

## 1.3 Project Methodology

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In addition to the research and engagement activities that are outlined in this report, a key component of the development of the Mt Moriac Reserve Master Plan has been the contribution of representatives of each of the stakeholder groups of the Mt Moriac Reserve. Club representatives from the Modewarre Football & Netball Club, the Modewarre Cricket Club, the Mt Moriac Tennis Club and the Barwon Valley Pony Club have participated in numerous planning and review meetings at key milestones of the project.

This important part of the project methodology has allowed for:

- An opportunity to share new information to the group, such as the outcome of condition assessments and strategic planning impacts.
- An opportunity for each party to better understand and empathise with the aspirations and needs of other users of the Mt Moriac Reserve.
- Group decision making to be fostered amongst users of the Mt Moriac Reserve, as opposed to individual interests and priorities.
- Working towards an agreed, whole-of reserve vision for the Mt Moriac Reserve that fits within collective aspirations and resourcing potential.

## 2. EXISTING CONDITIONS




### 2.1 Initial Overview

Mt Moriac Reserve is located off Reservoir Road, approximately three kilometres north of the Moriac township. Spanning approximately 23 hectares, Figure 1 illustrates its location and context. Key points of interest include:

- The site provides the only AFL football, cricket, netball and equestrian precinct for the Moriac and Modewarre catchment and is an important active-sporting precinct for the area. Mt Moriac Reserve is the only multi-oval venue within the region.
- At three kilometres away from the Moriac township, the site sits outside a comfortable walking (and to some extent cycling) threshold for Moriac residents, with visitors entirely dependant upon cars to access the Reserve.
- The topography and the distance is a major barrier to children or young people to regularly and independently access the site by walking or riding.
- Newling Reserve is located in central Moriac. The Reserve includes a community hall (including kitchen and hall facilities) as well as four tennis courts, playground, skate park and BMX circuit. Soccer and AFL football goal posts are provided at this reserve as part of an informal ball game area. This reserve does not include a competitive playing oval.
- The location and mix of attributes at Newling Reserve would suggest that it has an important function in providing for incidental and casual open space play for local residents of Moriac.
- Modewarre Reserve (approximately six kilometres west of Mt Moriac Reserve) provides a community hall, cricket oval, tennis courts, storage sheds and an historic school building.

Figure 1 – Site Context



		Distances to >	
	Mt Moriac Reserve	Moriac	3kms
	Newling Reserve	Modewarre	6kms
	Modewarre Reserve	Grovedale	13kms
		Torquay	25kms

## 2.2 Physical Conditions

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Current conditions at Mt Moriac Reserve are outlined in Figure 2.

Overall, the site is comprised of two distinct parcels, divided by a cypress wind break. To the north of the cypress are facilities and infrastructure for netball, tennis, cricket and AFL football. To the south of the windbreak is the equestrian infrastructure and courses for the Barwon Valley Pony Club. Each section has its own, separate access road from Reservoir Road.

### Playing Surfaces

There are two turf ovals on the reserve, with the primary oval being closest to Reservoir Road. Both ovals have good turf coverage with warm season grasses with the primary oval over sown seasonally with winter rye grass. Discussions with the Bellarine Football League identified some drainage issues with the main ground although this has improved with recent oval renovation works. There are training lights on the main oval.

Two netball courts are located to the west of the main oval. The court surface is in good condition, with no evidence of cracking or deterioration. The Modewarre Football Netball Club has recently constructed a players / spectator shelter across the length of the southern boundary of the courts. There are training lights on these courts that require upgrading.

Three asphalt tennis courts are located immediately west to the netball court. Two of the courts are playable but in average condition. The asphalt plate for the third court area is highly degraded with significant areas of cracking and pot holes.

Event and training areas for horse and pony activities consist of three dressage areas and a cross country course. Warm up areas are located around the dressage arenas. Facilities for the Horse and Pony Club consist of a series of separate structures providing office, storage, meeting and kitchen facilities. A separate toilet / shower block exists, with showers providing for both male and female users, and hence present some logistical challenges during events. A series of yards are located immediately west of buildings.

- LEGEND**
- Flagstone
  - Contour (10m interval)
  - Aqueduct (abandoned)
  - Informal vehicle access
  - Semi-formal carpark
  - Informal overflow carpark
  - Viewing / social areas
  - Revegetation
  - Cypress Windbreak
  - Remnant vegetation
  - Low Point
  - Image direction
1. Modewarre Football Netball clubrooms
  2. Kiosk / Visitors change rooms
  3. Barwon Valley Pony Club rooms
  4. Mt Moriac Tennis Club rooms
  6. Talleys (DM3F)
  6. Playground
  7. Tennis courts
  8. Netball courts and shelters
  9. Cricket nets
  10. Scoreboard
  11. Sponsors / advertising signage
  12. Cricket shelter
  13. Main pavilion carpark
  14. Netball courts carpark
  15. Tennis courts carpark
  16. Overflow carpark
  17. Car and float parking
  18. Ménage
  19. Ménage
  20. Cross-country course
  21. Jumps course
  22. Horse yards



SCALE 1:2,500

**Mt Moriac Reserve Masterplan**

Date: May 2019  
 Client: Surf Coast Shire  
 Drawing No: 102742\_MMP19  
 Revision: A - SCS - 04/05/2011

CHG  
 09/03/2019 (2019)

Mapa Transport, Resources, Energy, Buildings, Urban-Development Applications

4/2/19



**Figure 2: Existing Conditions Plan**



## Infrastructure

The buildings located within Mt Moriac Reserve have been assessed initially by *OTS Architecture* and further by *Insite Architects* as part of the development of this Master Plan. The outcome of the assessment is summarised in Table 1 below.

The football and cricket pavilion is the dominant structure of the site. It is a brick structure that has been extended and modified over numerous periods and, as a result, there are some unique circulation patterns within the facility. In the main, this integrity of this structure is acceptable and in reasonable condition, with no evidence of any significant structural deficiency (apart from floor failure in the hall and kitchen areas). The design of the building is considered to be inadequate to meet the current needs and is tired and dated.

The structure is located in three distinct levels, reflecting the periods in which major modifications to the buildings were made.

The western section of the building provides a hall facility with direct access to a kitchen area. The hall is managed by the user groups and receives very little usage for non-sport related functions or activities. Part of the hall area is occupied by gym equipment which is available for football and netball players.

**Table 1 - Condition of Existing Facilities**

Facility	Assessment of Condition
<i>Public Toilets</i>	<ul style="list-style-type: none"> <li>• Toilet facilities do not conform with current regulations and require updating</li> <li>• Security issues with regards to secondary access to the toilets in the event of an incident</li> <li>• Building is dated &amp; does not have the hygienic feel that is expected of contemporary toilet facilities.</li> <li>• Disabled facilities are not in compliance with AS 1428.</li> </ul>
<i>Pony Club Complex</i>	<ul style="list-style-type: none"> <li>• Minimal of building works preferred with a focus to reuse existing structures to minimise the resource implications to the Club.</li> <li>• Locations of existing operational facilities are disjointed &amp; not adequately related to each other in physical position. Master Plan will need to consider links &amp; potential relocation of areas that are related to usage (committee room now adjacent to office allowing a shared use of facilities &amp; added security after hours ).</li> <li>• Disabled facilities &amp; first aid could be relocated to a ground level position &amp; close to new toilet facilities and also close to office for monitoring of injured riders .</li> <li>• Canteen &amp; training areas, being lower, are susceptible to water intrusion &amp; flooding with sharing of space</li> <li>• Event storage an operational dilemma located in the middle of the patron areas. Consider relocation to a new shed of 9.0 x 9.0 m closest to arenas 2 &amp; 3.</li> <li>• A smaller general store remains in the main building to assist with the equipment for the stalls or Arena 1 (can have access from the south for vehicles if required).</li> <li>• Canteen / Kitchen current location is in the back corner of the facility with minimal visibility for volunteers. Consider relocating kitchen to enable volunteers and spectators to be in the canteen / kitchen area and be able to view arenas at the same time.</li> <li>• Existing toilet facilities are believed to be below acceptable health standards &amp; compliance with regulations is a primary objective - the creation of the new toilet facilities for male, female &amp; disabled persons has been located to an area allowing for services to be consolidated. As the floor to this section of the building is lower, it allows for a new floor to be constructed over the top of the existing, concealing all sewer pipe work, hence saving money by not having to cut through concrete slabs &amp; make good.</li> </ul>

- 
- Football  
Netball Club /  
Cricket Club  
Clubrooms*
- Two main recreational areas (Main Hall & Clubrooms Lounge). Combining the spaces into a single area will allow for greater flexibility of space & outlook to the grounds.
  - Preference to keep bar and kitchen separate but to locate bar area closer to the front of the building so can serve inside and outside.
  - Path of travel by home players from change rooms to oval is considered exceptionally steep for one wearing studs on boots - slighter gradient required to eliminate potential OH&S issues.
  - Inadequate toilet & shower facilities for home and away teams - create new facilities (strategically located to minimise services works to the existing structural slab).
  - Existing gym location is prime space for game day operations
  - Existing store adjacent to the existing toilets is inadequate in size & strategically in a bad position - relocation of store to area between the 2 ovals, with larger capacity, separate areas for cricket and football & improved access.
  - Creation of disabled facilities & cleaners area is centred to the highest needs of the building - utilising the area of the original store.
  - The canteen should be strategically located to a high visibility area promoting sales & allowing parents to observe children. The area is undercover & has a diagonal wall to support the roof, whilst acting as an advertising & price board of the items for sale. Canteen allows for outlook to the oval for volunteers working on the area to observe the activities of the day. The canteen sells pre-packaged food, as well as serving burgers, chips and other fired foods.
  - There is no 'clear' entry to the clubrooms with persons entering through a variety of the doors on offer - a new clearly identifiable covered entry is proposed linking the car park & primary pedestrian paths to the main clubrooms.
  - Home change rooms, toilets, showers, physio are all located in the one area. The store area is proposed for training equipment to be stored within the rooms to prevent loss of items. Access from the home change rooms is via a graded concrete ramp, where access to both ovals is achieved. Preference to rework existing space and provide new toilets, change and medical facilities.
  - There is a A meeting room & small office adjacent to the home change rooms, with the small office containing club details & providing a space for players' valuables to be stored.
  - Away change facilities consisting of toilets, showers, physio area & change area is located at ground level. As there is no interaction with other areas of the facility it is strategically located at the end of the building.
  - Umpires & officials have a unisex area, with 2 shower / toilet / change cubicles. These facilities are pretty standard but ideally need male and female areas separate. The umpire's room has a secondary exit in the event of an incident which requires their removal through alternative means. The graded race has gates at each end to assist with security & safety.
  - A large first aid area is located adjacent to the home change rooms & has external access to an undercover area. The space is suitable for 2 beds & associated facilities as required. Access needs to be more conducive to player welfare.
  - Preference for the external path to the south of the building to be covered to assist with people movements in extreme weather conditions.
  - Preference for the existing under cover section to the north of the building to be extended providing a greater area for patrons to watch the events.

- 
- Tennis Club  
Facility*
- Primarily utilised by the netball club whilst also serving the tennis club's needs during competition days.
  - Open room with a dated kitchen at the west end, under bench storage along a windowed north side of the building and change cubicles at the east end Change facilities are not satisfactory and there are no toilets in the building, with spectators, officials and participants having to use the public toilets nearby.
  - The room is cluttered with netball club (competition and training) equipment, given the lack of storage space in the building.
  - Location of the building provides poor visual connection with the netball courts.

## Utilities & Services

The supply of sufficient power and water to the entire site is problematic and resolution of these issues are a high priority for the reserve.

Discussion with Barwon Water identified that it has a Supply by Agreement arrangement with Council, whereby Barwon Water agrees to supply water to a private line. Implicit to this Agreement is that it is identified by Barwon Water as a temporary supply arrangement and that there is no obligation by Barwon Water to continue supply. The Agreement also identifies the customer (the Council) as the responsible agent for the installation, maintenance, alteration or repair any private water reticulation system connecting to the point of water supply provided by Barwon Water. The closest access point to mains water is located on Cape Otway Road (approximately 5.5kms south). Population expectations for this area are not expected to alter the supply of mains water to this area in the foreseeable future.

There are a number of aspects that make this arrangement problematic for the end user (i.e. the Sporting Clubs):

- The pumping system for the line is reported to be inadequate during periods of high demand. The Modewarre Football Netball Club have reported four occasions during the last season where there was no or limited supply of water for basic amenities, including toilets.
- The Council has installed four major storage tanks (200,000 litre capacity) on site with a new pump and control system to augment supply and enhance the reticulation and irrigation of both turf ovals. This provision is very important in times of water shortage such as in recent drought conditions. Coupled with the installation of warm season grasses (up to 40% water saving) these may mitigate the risk of insecure water supply from the private line.
- The installation of water tanks to capture rain water from building rooves (and pumps) should be included in building upgrade projects.
- Tenuous water availability exacerbates the limitations with the present septic systems. Reports from the Modewarre Football and Netball Club identify that the system fails during peak periods, resulting in effluent overflowing to the east of the cricket nets. This is reinforced by Council advising that the septic system has a 5,000 litre capacity. Likewise, waste from the Horse and Pony Club is channelled in a south east direction from its toilets.

Finally, discussions with Powercor Geelong have confirmed that power supply to the site is at capacity and that any redevelopment would trigger the need to upgrade to the supply.

The Master Plan will therefore need to upgrade the sewer system, as well as incorporate safeguards to secure supply and efficient use of water and power across the site.

## Adjoining Land Areas

The adjoining land area is agricultural, privately-owned areas. Sections of the abutting property to the eastern boundary of the Reserve are occasionally accessed by the Pony Club for cross country events. There are no formal arrangements between parties regarding the Clubs use of private land.

Some sections of the Pony Club have identified the possible extension of the cross country course into abutting private land. Any use of private land, whether by permanent arrangement arising from a course extension, or temporary arrangement arising from an event, should be underpinned by a MOU agreement between the Surf Coast Shire, the Club and the land owner to protect the interests of all parties.

## Vegetation Assessment

Modelling of pre-1750 vegetation of this site shows that EVC175 –Grassy Woodland was the original vegetation type for this site. This would typically have been dominated by mature Eucalypts with a grassy understorey, and limited shrub layer. Indigenous vegetation has been cleared, although there are minor remnant patches of grasslands and isolated trees.

Vegetation is dominated by exotic trees (Coast Cypress, Monterey Pine) planted along the boundaries. Planting within the last five years of deciduous trees (*Fraxinus oxycarpa* 'Raywood', Claret Ash) in a formal avenue at the entry to the football club and around the elevated viewing area above the Oval #2 has been successful. These trees are beginning to contribute to the amenity value of the reserve, and further similar planting would be valuable. Opportunity to plant additional vegetation along the bank below the eastern dressage area (this is currently weedy, unmaintainable, with rabbit warrens and noxious weeds becoming established).

## Topography

10m contour lines are identified in the site analysis, shown overleaf. Major activity areas are, in the main, flat, with levels falling to south, south/east. Low points throughout the site are marked on the site analysis.

Some significant, albeit approximate changes in levels are observed to include:

- 2m level differential from the cypress hedge to the beginning of the parking area in the Horse & Pony area.
- 2m level change across a 0.5m distance from the open grass training embankment in the horse and pony area.

## 2.3 Strategic & Statutory Planning Influences

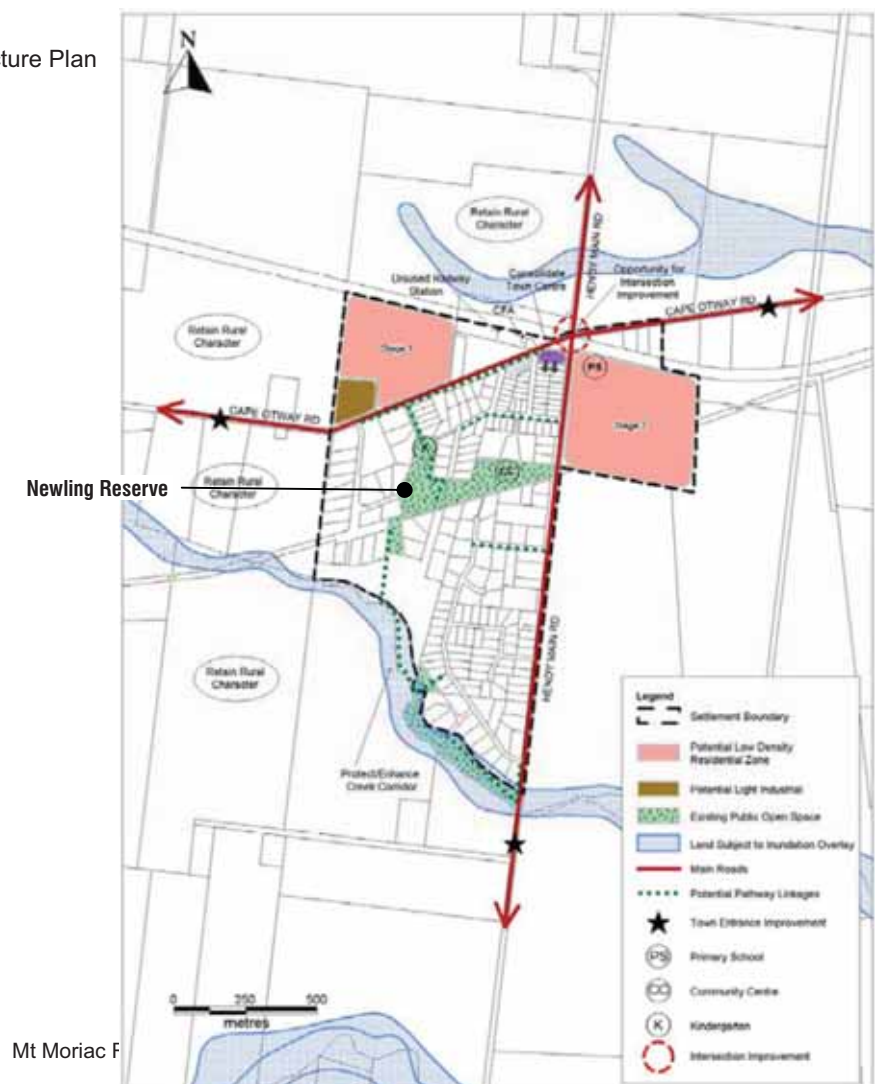
Appendix A provides a précis of strategic planning references that influence the scope and operating context of the Mt Moriac Reserve. In brief, the review includes:

- 2009 / 2010 Budget, Surf Coast Shire Council
- Local Area Planning Priorities (Moriac), December 2007
- Moriac Structure Plan, February 2010
- Playground Strategy, April 2011
- Sustainable Design Guidelines, October 2009
- Open Space Strategy, 2004

The Moriac Structure Plan was adopted by Council in February 2010 (see Figure 3). It outlines the preferred pattern of land use for the Moriac region and its interface with the surrounding hinterland. As such, this plan directly influences future settlement patterns and the resultant demands for community infrastructure. Assumptions taken from the Structure Plan that have informed the Mt Moriac Reserve Master Plan are as follows:

- The take up of land in the township has declined markedly since 2006. The drop of dwelling construction is considered to be attributed to the drying up of available land supply.
- The existing residential supply indicates that Moriac has only 2.3 years supply of lots within the township. Without further rezoning, Moriac's growth is approaching stagnation.
- The traditional role of the township is largely a dormitory settlement with a majority of residents who commute to Geelong for employment but choose to live in Moriac for its rural atmosphere and rural residential lifestyle.

Figure 3 – Moriac Structure Plan



- The Structure Plan identifies a limited growth option for the town in the short to medium term, (as outlined in Figure 3), whilst preserving the potential for longer term growth as key drivers, such as the Princess Highway duplication and other infrastructure, become apparent. This scenario assumes a population forecast of 790 persons by 2031.
- Two staged lots have been identified in the Structure Plan which provide for a combined potential yield of 40 lots.
- The long term role of Moriac will be examined as part of the G21 Regional Land Use Plan in order for it to be considered within the context of broader regional issues.

Other themes emerging from the strategic review identify that:

- Environmental and open space planning is a key consideration of the Surf Coast Shire with a major portion of its budget spending directed to the management and the improvement of open space. The scope and scale of the master plan is required to consider the realm of resources required to deliver the plan so that it fits within the resourcing context of the Council and its partners.
- Specific planning instruments relative to Moriac, such as the Local Area Planning Key Priorities, have reiterated the importance of community engagement in local decision making. This has been and will need to be a continued feature of the development of the Master Plan. Moreover, it implies consideration to how the community play a role in the ongoing operation, development and decision making relative to the implementation of the Master Plan.
- They also acknowledge the importance of Mt Moriac Reserve Newling Reserve and Modewarre Reserve as important ingredients to the mix of local community infrastructure. With this in mind, access to infrastructure has been identified as an important consideration. The separation of the Mt Moriac Reserve to the Moriac township is a major barrier to regular and incidental use of the space, outside of sport training and competition.
- Specific comments for improvements of the Mt Moriac Reserve Master Plan have been noted and have been considered within the context of the development of the Master Plan. These have included:
  - BVPC to have some fencing and surface treatments;
  - Car parking to be formalised and controlled to service football, cricket, netball and tennis areas;
  - Playground equipment to be upgraded;
  - Construct new netball rooms;
  - BBQ / social area to be completed;
  - Pathway circuit around tennis, netball and main oval to be completed;
  - Upgrade public toilet facilities.

## 2.4 Population Analysis

### Population Profile

The following analysis has been taken from Council's population data provided by *i.d consulting*. Mt Moriac Reserve is located in the area of Moriac – Rural East, which includes an estimated population of 2,371. It includes the areas of Moriac, Modewarre, Barrabool and Paraparap (see Figure 4).

Key characteristics of the population profile are identified as follows:

- The region is expected to experience an increase of over 560 people to 3,078 by 2021, at an average annual growth rate of 1.37% per annum over 15 years <sup>1</sup>.
- Although a population increase is projected, average household sizes are expected to decrease in the future <sup>2</sup>.
- There are a greater proportion of residents in this area that are younger than 18 years and between 25-59<sup>3</sup> years compared to the rest of the Shire.
- The majority of household types consist of families with children under 15 years (38.6%), followed by couples without children (35.1%).
- Whilst this is higher than the Surf Coast Shire average, it is noted that the proportion of families with young children has declined by 6% since 2001, reinforcing an overall ageing of the community profile.
- 10% of households consist of lone person households. It is also half of the proportion of lone person households in the rest of the Shire.
- Agricultural based industries are the most prevalent in the area (13%), followed by health and social service industries (10.8%).
- SEIFA levels suggest low levels of disadvantage compared to the Shire and the broader G21 region.

Figure 4 – Moriac Rural East

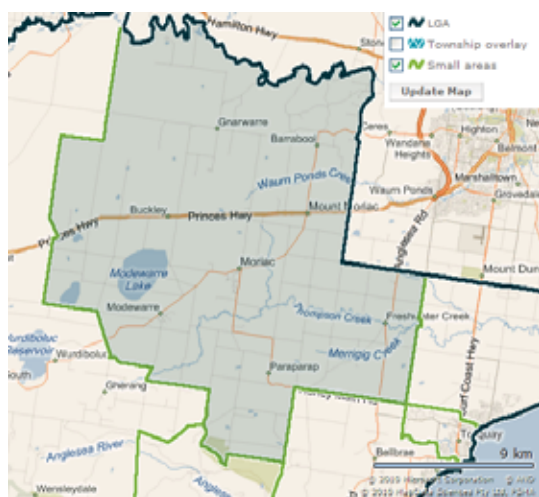
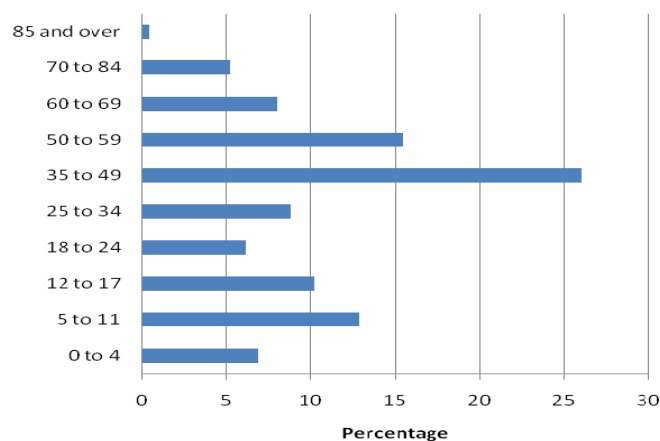


Figure 5 – Moriac Rural East Age Profile



<sup>1</sup> Surf Coast Shire – Population and household forecast (2010) Forecast.id Moriac-Rural East.

<sup>2</sup> Surf Coast Shire – Population and household forecast (2010) Forecast.id Moriac-Rural East

<sup>3</sup> Australian Bureau of Statistics, Census of Population and Housing, 2006

## 2.5 Summary

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Mt Moriac Reserve is a principal venue for local sporting activity, providing the necessary ingredients for the rural community to be physically active and to engage in community life through sport. This context is reinforced through the Moriac Structure Plan and Moriac Local Planning Priorities.

The scope and condition of infrastructure throughout the Reserve raises a number of opportunities and challenges for the master plan. Specifically these include:

- The scope of spaces within the main pavilion for facility is vast. The complex incorporates a Club social area in addition to the large, hall complex. Both are supported by a kitchen area. A visual assessment has not identified any structural deficiencies, however the hall section of the building is under utilised.
- A challenge for the Master Plan will therefore be to respond to building inefficiencies that have come from a series of alterations that has occurred over its life, whilst at the same time, fit a functional development plan within the context of the resourcing capabilities of all parties.
- Similarly, the master plan needs to address the potential for broader community use of the reserve facilities.
- Basic utility supply to the site is problematic. There are known limitations to both power and water supply to the site. In addition to these, the septic sewer system is also reported to fail during periods of peak use. This is typically during the Winter Season during competition.

Population and strategic planning information identifies that there is no significant rise in population anticipated in the short to medium term. On this basis, it is evident that any increase in participation has not been triggered by local population increases, but would rather reflect increases in adjoining areas along the coast and western growth areas of Geelong. It is important to acknowledge the overflow effect from larger clubs from adjoining population areas. All clubs at this reserve have significant membership from areas outside of the Moriac-Rural East population region including Mt Duneed, Freshwater Creek, Waurin Ponds, Grovedale, Belmont and Highton.





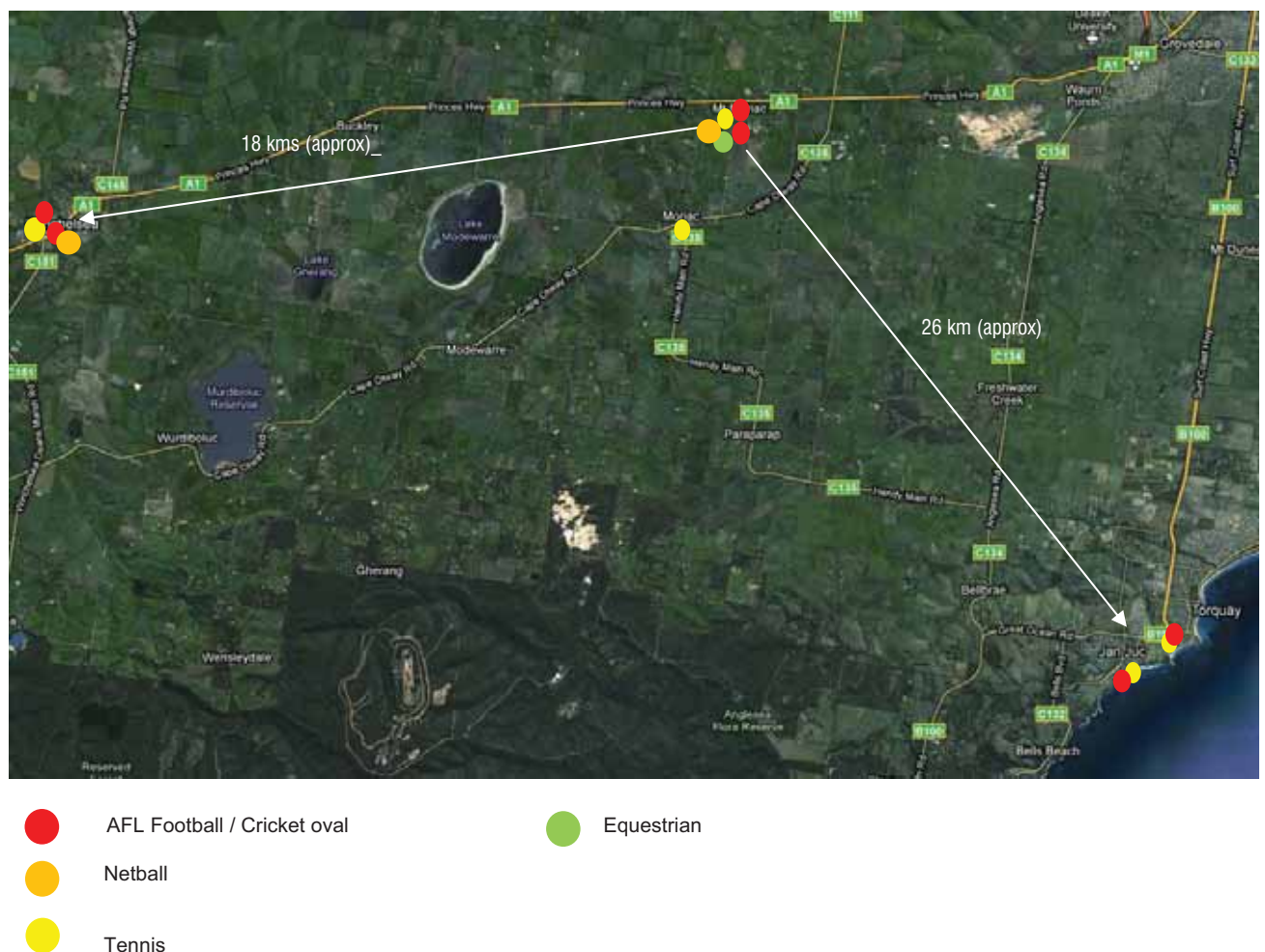
### 3. SUPPLY OF OPEN SPACE & RECREATION INFRASTRUCTURE

This section examines the broader distribution of open space and sports infrastructure within and around the Moriac Rural East region. It has been prepared on the basis that the development of Mt Moriac Reserve will be required to complement and contribute to the broader supply of infrastructure, as opposed to duplicating facilities.

#### 3.1 Space for Organised Sport

Mt Moriac Reserve makes an important contribution to open space and community engagement through sport. This is particularly so for residents within the Moriac and rural hinterland vicinity where it is the only public land of sufficient size to accommodate organised sport. Moreover, it is the only multi-oval venue within the region. Figure 6 illustrates the location of Mt Moriac Reserve, relative to alternative organised sports precincts within a 25km radius of the site. Of interest also is that the Barwon Valley Pony Club is the only Pony Club in Surf Coast Shire Council.

Figure 6 – Supply of Sports Precincts



Strategically, Mt Moriac Reserve is a rurally based, active-sports precinct that plays an important function in supporting sport throughout the rural east hinterland of the municipality.

Council is committed to ensuring that facilities and services continue to effectively support community activity, whilst at the same time, it is also required to address growing and evolving demands in the coastal regions as the population continues to grow. This is a difficult challenge for Council. The Open Space Strategy makes the following observations about the condition and emerging demands for sports infrastructure.

*“The quality of sporting facilities and associated maintenance varies, with most ovals and associated buildings in poor to fair condition. Master Plans for 12 reserves have been completed but few actions have been implemented due to lack of resources. There is an urgent need for priorities to be set and resources allocated to these reserves.”<sup>4</sup>*

There are a number of Council strategies that reiterate the value of sport and recreation and guide the development of infrastructure. These provide a sound and strategic base for Council to communicate:

- The value of sport and recreation to its community (through its Corporate Plan and Recreation Strategy);
- The role of Council in the support and development of sport and recreation (through its Corporate Plan and Recreation Strategy);
- Actions and developments for specific sites (through its Asset Management Plans)

Recognising the patterns of growth across the municipality, as well as the age of community infrastructure, the challenge for Council is to identify the priorities and strategic rationale of major projects across the municipality so as to balance the scope and timing of development relative to resourcing capability and areas of highest need.

Space

In doing so, Council can:

- Implement a framework that proactively addresses areas of greatest need and minimise the risk of responding to those with the loudest voice;
- Proactively target external funding opportunities to support areas of evidenced need within the Shire;
- Reinforce and communicate the mutual responsibilities between Council and its partners in the delivery and support of sport and recreation, and organise operational resources with this in mind.

<sup>4</sup> It is noted that the Open Space Strategy was prepared prior to the major works being undertaken at Bob Pettitt Reserve in Jan Juc and Eastern Reserve in Winchelsea.

### 3.2 Other Civic Facilities and Spaces

Newling Reserve is the closest alternative recreation precinct and is centrally located in Moriac. Figure 7 illustrates the scope of infrastructure and settings available at this reserve. This is an important space for the Moriac community that provides a locally accessible space for community activity and informal play. Importantly, it is considered to augment Mt Moriac Reserve by providing a very different mix of opportunity and setting for residents. The scope of opportunity at Mt Moriac Reserve should consolidate its strength as a sporting activity precinct. A diversion to more informal activity would, not only be highly restricted by its distance away from the township, but would also be considered a duplication of what is already available at Newling Reserve.

Aside from its function as a local destination for passive recreation activity, the site also includes the Moriac Community Centre. It is a community facility with main hall and kitchen that provides for regular and casual community use. The main hall has the capacity to accommodate 90 people. Discussions with the Surf Coast Sport & Recreation Centre identify significant potential to accommodate additional use, with weekday utilisation at the facility at approximately 55%, and weekend use in the realm of 33%. Any development of the Mt Moriac facility for broader community use may therefore duplicate facilities already available at the Moriac Community Centre.

Figure 7 – Newling Reserve, Moriac



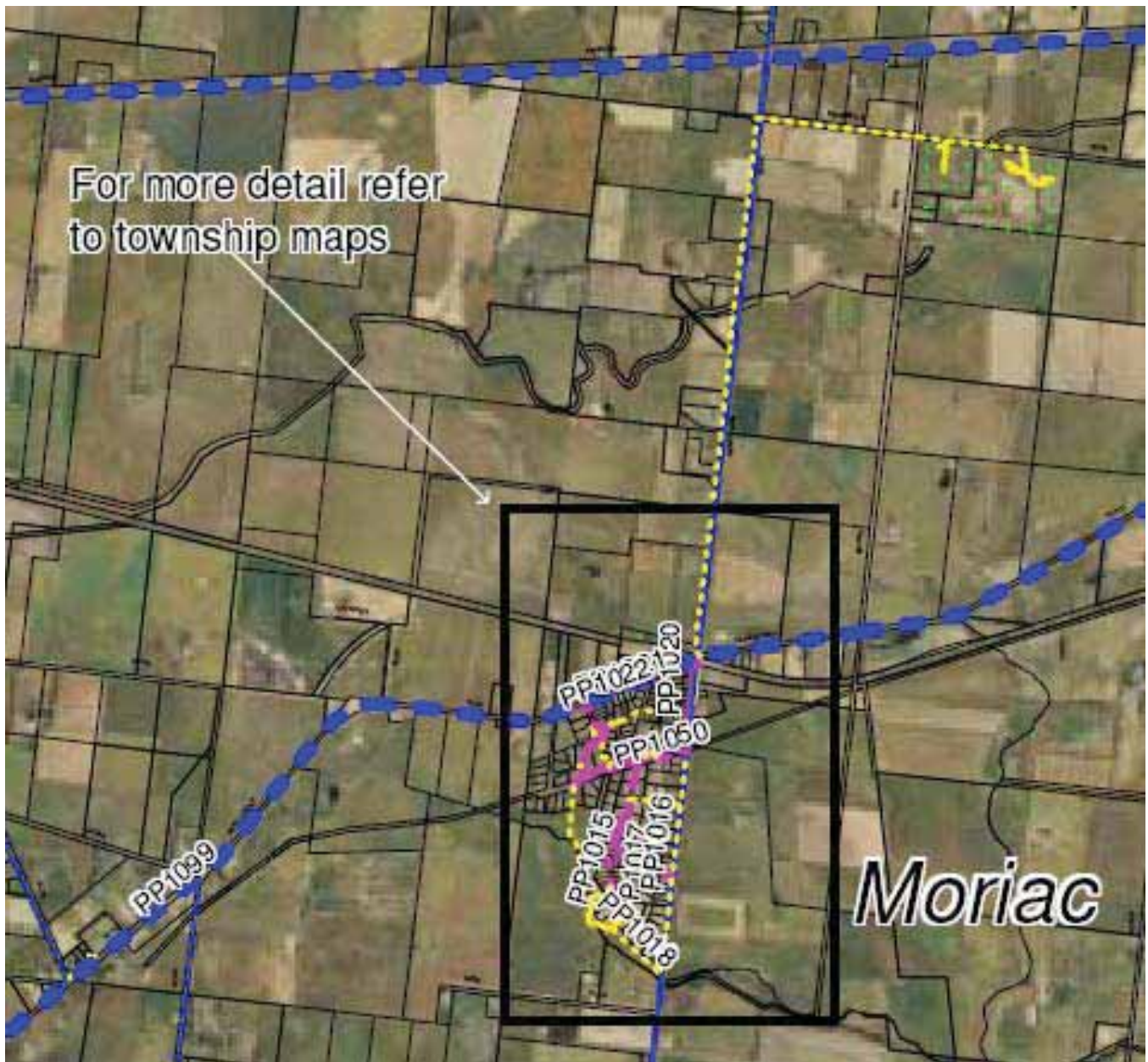
Modewarre Reserve is also considered to be an alternative recreation precinct to Mt Moriac Reserve. Like Newling Reserve, Modewarre Reserve provides for a range of community activities. A community hall accommodates the Modewarre 1<sup>st</sup> Scouts and Cubs as well as being a popular location for parties and informal functions. The bluestone school building is the base for the Surf Coast and Inland Plains Network for land care activities. The cricket oval serves as an overflow oval for the Modewarre Cricket Club and occasionally for other clubs in the region. when their grounds are unavailable. Like Newling Reserve, Modewarre is considered to augment Mt Moriac Reserve by providing a very different mix of opportunity and setting for residents.

### 3.3 Linear Connections

The Pathways Strategy (2007) identified a potential Town Path to run from Cape Otway Road, along Hendy Main Road to connect to Mt Moriac Reserve (see Figure 8). The trail, which measures approximately 4.2kms, is estimated to have a construction cost of \$683,099 (at 2007 rates). Giving regard to the range of proposed pathways and trails recommended across the municipality, this trail was not recommended to be considered within the 10 Year Works Program.

Previous comments have identified the impediment of the Reserve's location away from the Moriac community for informal community use, outside of formal sporting activity. This is particularly so for children and young people, who will depend upon parents and care givers to drive them to the Reserve to participate in sport. Based upon the findings and recommendation of the Pathways Strategy, it is evident that there are no planned works to alleviate this situation in the short to medium term.

**Figure 8** –Proposed Town Path Pathway Connection from Moriac township to Mt Moriac Reserve



### 3.4 Summary

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A review of open space within the study area has established the primary function of Mt Moriac Reserve as a place for district level sporting activity. The site is the only area within the district to accommodate multiple sports playing fields and it provides a base for multiple sporting clubs. This function is not provided elsewhere within the Moriac region to the same extent, and as such, it is reasonable that the site is firmly established as the home of sport in the Moriac / Modewarre district.

The Reserve's role as a place for informal recreation and community activity is, at best, marginal. While the following section of this report will examine more closely patterns of demand, informal recreation activity is provided at a central location at Newling Reserve. As such, any development at Mt Moriac Reserve to cater for this market would risk duplicating activities and settings that are already available at Newling Reserve.

Similarly, the distance of Mt Moriac Reserve to the Moriac township would markedly reduce the propensity of informal visits to the site. With no anticipated works (in the short to medium term) to improving trail connections between the town and the reserve, there is little prospect of the Reserve being considered as a destination for informal recreation activity.

## 4. DEMAND FOR OPEN SPACE

Mt Moriac Reserve is required to provide a functional space for community activity that is achievable within the context of its site conditions, resourcing capacities and also patterns of current and emerging demand for sport and recreation activity.

This section explores the demand for open space and sporting activity, which in turn, will directly influence the scope and context from which to prepare the Master Plan. This section explores demand through:

- Considering data relating to participation patterns for selected sport and recreation activities;
- Identifying standards relative to the provision of sport and recreation infrastructure where appropriate, and;
- Reporting upon the outcome of consultation completed as part of this project.

### 4.1 Expectations of Demand in Sport, Recreation & Physical Activity

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The Australian Sports Commission prepares annual participation data for a range of specific sport, recreation and physical activities. Known as the ERASS reports, they provide a statistical starting point to assess the demand for various activities relative to each Australian State and Territory.

Table 2 on the next page applies the most recent ERASS participation data for Victoria. It applies the rates of participation for selected activities relative to population forecasts for the Moriac – Rural East region of the Shire<sup>5</sup> for 2006 and 2021.

Using this data as an initial indicator to demand for selected activities, some broad observations about patterns of demand relative to Mt Moriac Reserve are as follows:

- Membership levels for both AFL football and cricket suggest that the catchment area at senior level for these Clubs is well beyond the Moriac Rural East area extending into Grovedale, as well as providing a rural option to cater for excess demand in coastal areas.
  - Barwon Valley Pony Club is a major equine club and therefore expected to draw from a wider catchment than the Moriac Rural East Region. The club has members from Geelong, Surf Coast and Barwon Region catchments. Demand for equine activities may accelerate in line with patterns of population growth along coastal areas as new residents seek places to feed and train horses in the rural areas.
- ERASS trends reinforce the opportunity of the Moriac – Rural East Region to support player numbers necessary to sustain clubs in tennis, AFL football, netball, cricket and potentially soccer.
- Conversely there appears to be insufficient critical mass to support the development of minor sports, such as rugby and hockey in the rural area.

<sup>5</sup>Current and projected population data has been sourced from id Consulting data from <http://forecast2.id.com.au/Default.aspx?id+222&pg+5110>

**Table 2 – Potential Market for Selected Activities**

*Population Assumptions*

Moriac and Rural East Region 2006	2,371 people
Moriac and Rural East Region 2021	3,080 people

Activity	Participation (%)	Moriac Rural East Region 2006	Moriac Rural East Region 2021	Reported Club Membership	Comments
<b>Tennis</b>	6.9	164	212	8	The Club has very low membership, relative to ERASS projections, is expected to be indicative to both the current condition of courts and the location of an alternative club at Moriac. The Club suggest that if the courts were improved that there would be more members, however there does not appear to be any evidence to suggest that tennis is an area of latent demand.
<b>AFL Football</b>	5.1	121	157	202	The Club reports 200 Auskick members and 202 registered junior and senior players. Actual participation is in fact much higher than ERASS, suggesting that the Club draws from a larger catchment. The BFL report a progressive increase in the number of registered juniors. The League are of the view that this has emerged due to both population growth in particularly Grovedale (and the east of access via the Ring Road) and also the difficulty in coastal towns providing sufficient ovals to accommodate demand.
<b>Cricket</b>	4.2	99	129	115	The club reports 75 senior active members and 40 junior active members. There are also 100 non-playing members. Cricket participation patterns are consistent to that experienced by AFL football. Actual membership is close to expected levels of demand as indicated by ERASS data. Has gone up over the last three years
<b>Soccer</b>	3.0	71	92	Na	
<b>Netball</b>	5.1	121	157	110	Actual membership is close to expected levels of demand as indicated by ERASS data. The installation of lights would better optimise current assets in order to accommodate any rise in demand over coming years
<b>Rugby</b>	0.4	9	12	Na	
<b>Hockey</b>	1.0	23	31	Na	
<b>Equestrian</b>	1.0	23	31	70	The catchment area of the Barwon Valley Pony Club is larger than the Moriac Rural East region, extending to Geelong, rural and coastal areas of the Surf Coast Shire and wider to other parts of the Barwon region. As such, patterns of population growth in these areas are likely to directly impact this Club. The Club reports a waiting list, with membership capped by the number of instructors and available space to accommodate floats, horses etc.

Broader participation trends provide other important pointers to guide the scope of sport and recreation demand at Mt Moriac Reserve. They include:

- As our population ages, low impact exercise options are growing in popularity.
- Motivations around childhood obesity and “stranger danger” have contributed to a higher proportion of parents enrolling their children in supervised, structured sporting activity.
- Unstructured recreation activities such as walking, jogging and cycling have consistently had very high rates of participation due to:
  - They can be individualised with regard to time, duration and intensity;
  - They can be undertaken alone or with friends or as part of a group, and
  - That are relatively inexpensive, do not require membership and require minimal equipment.



## 4.2 Standards for Sports Facilities

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Previous comments (see section 3.1) have identified the opportunity to assess the standard of infrastructure relative to adopted standards of supply. While this is not available at the municipal level, some sports associations have adopted preferred standards of provision, which is summarised in Table 3 on the page following. They describe the expected standards of provision which, in most circumstances, is in excess of the dimensions of playing surfaces relative to the conduct of each respective sport.

These have each informed the Master Plan for Mt Moriac Reserve.



**Table 3 – Adopted Standards of Facility Provision**

Sport / Source	Preferred Standards
<p><b>AFL FOOTBALL</b></p> <p><i>(AFL Preferred Facility Requirements, 2006)</i></p> <p><i>Total minimum facility area, including optional components, is 351m<sup>2</sup></i></p>	<ul style="list-style-type: none"> <li>Using definitions outlined by the AFL, Mt Moriac Reserve is a local facility that is designed to cater for local level competition and is usually the home of one seasonal club. Facilities and playing surfaces are provided to base competition standard only.</li> <li>Home and Away Amenity areas (toilets / showers) with a minimum area of 22.5m<sup>2</sup> for each area and change rooms of 40m<sup>2</sup> each</li> <li>External covered spectator area describes a preferred minimum area of 50m<sup>2</sup></li> <li>A first aid / medical area of at least 15m<sup>2</sup> is defined as an optional building component. Where these are not provided, administration space (such as office) has been identified, although facilities would need to include a sink and examination bench</li> <li>Gymnasium facilities are considered to be an optional component for local facilities, and if provided, have a minimum preferred area of 20m<sup>2</sup></li> <li>Kitchen and kiosk areas are preferred to be core features of local facilities with a minimum area of 20m<sup>2</sup></li> <li>Massage / strapping room facilities are an optional feature of local sports facilities and, if provided, a minimum area of 8m<sup>2</sup> is preferred.</li> <li>Office / administration and meeting areas are core features necessary for the conduct of sporting clubs. The AFL identify that a minimum area of 15m<sup>2</sup> for these building components is preferred.</li> <li>Storage areas with a minimum area of 20m<sup>2</sup> is preferred.</li> <li>Social / Community space is identified as a core feature with a minimum area of 50m<sup>2</sup> preferred.</li> <li>Third Umpire / Match referee space is an optional feature for local facilities with a minimum area of 10m<sup>2</sup> for this feature.</li> <li>Time Keepers / Scorers box is a core feature with a minimum preferred area of 10m<sup>2</sup> identified.</li> <li>Umpire Rooms is a core component with a preferred minimum area of 20m<sup>2</sup> identified.</li> <li>Utility / cleaners room is a core feature with a minimum area of 5m<sup>2</sup> preferred.</li> <li>An average of 50lux lighting for training use and 100lux for competition use is identified by the AFL.</li> </ul>
<p><b>CRICKET</b></p> <p><a href="http://www.cricketvictoria.com.au">www.cricketvictoria.com.au</a></p>	<ul style="list-style-type: none"> <li>The Cricket Australia “Playing Conditions 2007-08” document has over 200 pages of material on playing conditions for cricket at all levels but does not specifically detail building or clubroom requirements or standards.</li> <li>Advice from local cricket association officials is that the standards for AFL facility provision are in excess of what would be required for cricket and that if this is a shared facility then the AFL specified standards would be acceptable for cricket purposes. Further advice would be obtained from local and state associations at the detail design stage if required.</li> </ul>
<p><b>NETBALL</b></p> <p><a href="http://www.netballvic.com.au">www.netballvic.com.au</a></p>	<ul style="list-style-type: none"> <li>Outside of the required court dimensions, Netball Victoria has revised its minimum run requirements in the last two years. It is a minimum required to attain Official Netball Australia Venue Accreditation. Where courts run in parallel, a minimum of 3.65m is required.</li> <li>An average of 100lux lighting for recreation use and 200 lux for competition use is identified.</li> </ul>
<p><b>EQUESTRIAN</b></p> <p><a href="http://www.ponyclubvic.org/site/ponyclub/vic">www.ponyclubvic.org/site/ponyclub/vic</a></p>	<ul style="list-style-type: none"> <li>There are a range of standards governing pony club and equestrian competitions primarily through the Pony Club Association of Victoria (PCAV).</li> <li>Specifications for arena sizes, jumping and cross country heights are stipulated through competition rules.</li> </ul>

Sport / Source	Preferred Standards
	<ul style="list-style-type: none"> <li>• Overall management of membership and training are governed by clearly defined rules, By-laws and policies.</li> </ul>
<p>TENNIS</p> <p><a href="http://www.tennis.com.au/vic/">http://www.tennis.com.au/vic/</a></p>	<ul style="list-style-type: none"> <li>• Tennis Victoria claim that a tennis club's number one asset is its tennis courts and associated facilities. Tennis Victoria is able to assist with technical advice and offer a range of resources to help guide decision making about facilities.</li> <li>• However a literary research of available information is heavily weighted around tennis court design and construction specifications and there was little valuable information to guide facility development and provision.</li> <li>• Direct liaison with the technical services area of Tennis Victoria would need to be made at the detail design stage.</li> <li>• Benchmarking with local tennis and also netball facilities has guided the development of a concept design for the proposed Mt Moriac shared netball and tennis facility</li> </ul>

### 4.3 What Tenant Clubs Say

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Mt Moriac Reserve provides a home for:

- Barwon Valley Pony Club
- Modewarre Football Netball Club
- Modewarre Cricket Club and
- Mt Moriac Tennis Club

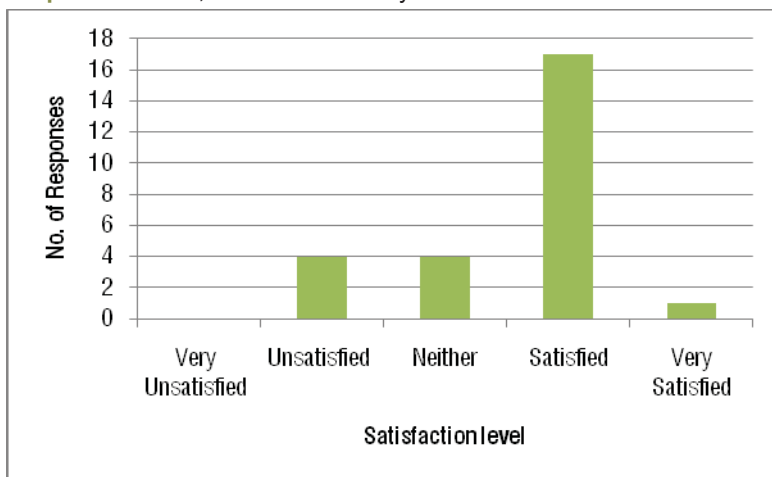
The Master Plan has been informed by the outcome of a number of group discussions, a member survey, site meetings and interviews with each of the tenant clubs, the outcome of which is addressed in this section.

### Membership Survey

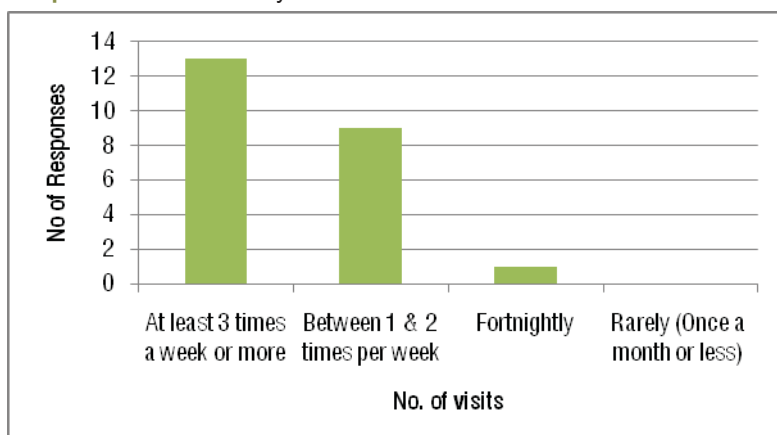
A membership survey was distributed to Club membership by the administration of each Club over May 2010. A total of 31 surveys were received. Of these 24 were from the Modewarre Football Netball Club, and hence the responses should be interpreted as generally reflecting the needs of this Club as opposed to all groups. Salient points from the survey are shown in graphs 1 to 4 and include:

- Most members are satisfied with facilities at the Reserve.
- Most members visit the Reserve at least three times or more.
- The biggest strength of the Reserve is that it brings people together.
- The biggest weakness of the Reserve is considered to be the standard of facilities.

**Graph 1** – Overall, how satisfied are you with Mt Moriac Reserve?



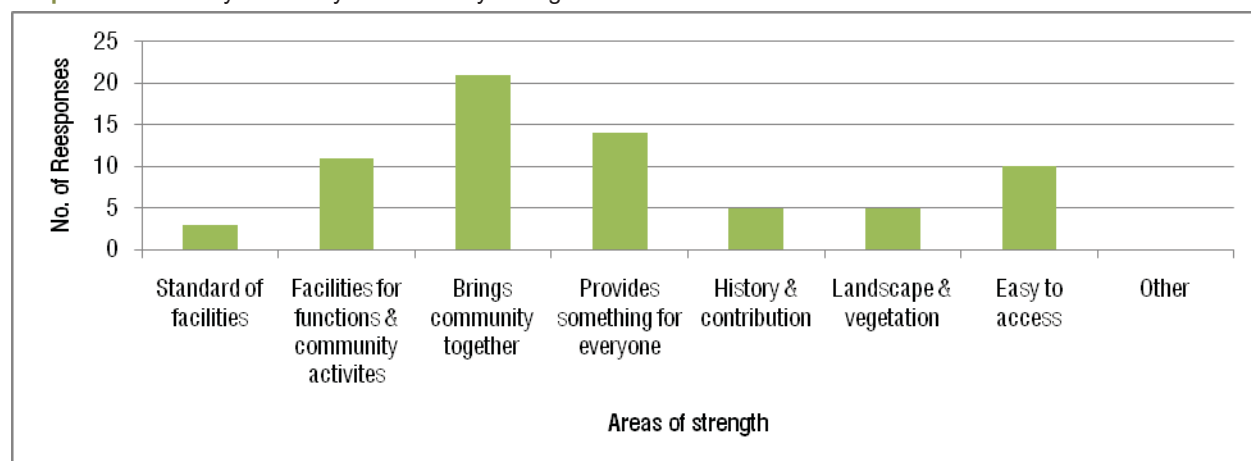
**Graph 2** – How often do you visit the reserve?



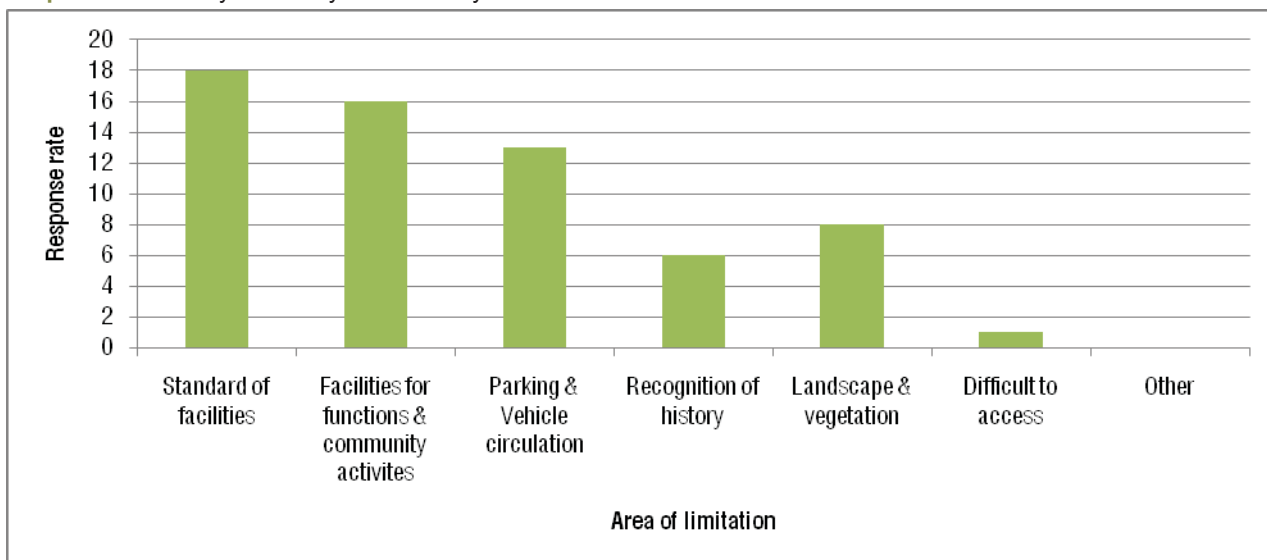
Members identified the following areas of improvement for the Reserve:

- Canteen should be extended. There is limited room for hot oil cooking, serving, storage of food
- Need to seal car park.
- Need to catch water from clubrooms to tanks to assist watering the grounds.
- An overall plan for the pavilion which better utilises the available facilities.
- The water supply constantly fails during home games.
- Power capacity needs to be lifted to accommodate growth.
- Need to look for suitable activities to meet projected growth.
- Modern social rooms, not unlike Geelong Amateurs extension.
- Cricket Clubrooms for No. 2 Ground.
- Turf wicket for No. 2 Ground.
- Speed humps to slow down traffic between netball courts and football oval.
- Resolve pedestrian safety, improve access throughout the Reserve.
- Improve club rooms for both football and netball.
- Better play space for kids.
- Running/training track around whole reserve.
- Pathway from Moriac to Reserve for kids to ride bikes.
- Function area, for all clubs.
- The entrance needs to be improved.
- This area is in growth corridor and should be considered as such.
- Main oval needs major works and oval 2 needs lights so all our juniors can train in these same conditions.
- Public toilets cleaned and even rebuilt with more toilets etc.
- Some form of hub facility for all clubs to be able to use and potentially unite the community.  
The foundations are there but despite major fund raising efforts by the football/netball clubs to provide capital improvements for netball shelter, clubroom, toilets, still have a long way to go.
- Car parking for netball club, net behind goals.
- Make the ground even, nets behind the goals.
- Better facilities for the netball club, mainly clubrooms.
- Tennis/netball clubrooms improved – storage. Kitchen facilities upgraded. Toilets/shower.  
Another 2 netball courts would open many opportunities. ie. ‘Finals matches’ – increased membership.

**Graph 3** – What do you identify to be the key strengths of the Reserve?



**Graph 4** – What do you identify to be the key limitations of the Reserve?



### Stakeholder Group Workshops

Consultants met with tenant sporting clubs on four occasions throughout the course of the project and there were additional follow up meetings with Council officers to achieve ‘sign off’ from all groups on the master plan. The focus of each workshop has been to:

- Talk through the benefits of a Master Plan for the Reserve.
- Build a cohesive and collective vision for the progressive development of the Reserve and priority projects.
- Understand current and projected participation trends and operational implications experienced by each Club.
- Build mutual appreciation amongst all tenant clubs of the collective impact that their use of the Reserve has upon other users.
- Talk through the opportunities and challenges from an individual club perspective and the potential synergies between all tenant clubs.
- Provide a forum to listen to and provide feedback to draft master plan concepts.

Specific information relating to participation patterns and operational opportunities and challenges have informed the development of the Master Plan and have been referenced as appropriate throughout this report. Club responses are summarised in Table 4.

**Table 4 – Summary of Patterns of Use and Issues from Tenant Clubs**

Club	Indication of Use and Issues
<p>Barwon Valley Pony Club</p>	<ul style="list-style-type: none"> <li>• 80 riding members. There is a waiting list and are capped by the number of instructors and available space to accommodate floats, horses etc. The club has approximately 140 supporters</li> <li>• Events will attract approximately 150 horses – consider access and parking area for floats and cars</li> <li>• Tank water: not a problem with good supply for needs. Power and water is not a concern</li> <li>• Impact of insurance is a major financial issue for the club</li> <li>• Expectations / hopes for the master plan include               <ul style="list-style-type: none"> <li>&gt; Improved riding surfaces: clean fill, drainage and turf coverage</li> <li>&gt; Infrastructure: portable toilets, storage for equipment (3.5 hectares to manage / plant equip)</li> </ul> </li> <li>• Adjoining Edgars property is leased to accommodate cross country course. There are limitations with erosion moving upwards. Impact of erosion to oval drainage.</li> </ul>
<p>Modewarre Football Netball Club</p>	<p><i>Netball</i></p> <ul style="list-style-type: none"> <li>• 110 netballers. Retention is an issue and membership has dropped slightly over the last three years</li> <li>• Want to host finals. Club has been highly competitive with the seniors winning last two finals.</li> <li>• Would require additional courts (minimum 4 courts for finals)</li> <li>• Court lighting would support extended training sessions and consideration of night competition. Limitations of power supply to the site would need to be overcome</li> </ul> <p><i>Football</i></p> <ul style="list-style-type: none"> <li>• 200 participants including Auskick; Local catchment</li> <li>• Field sides in all divisions, with membership consistent over the last three years. It is a small Club in the Bellarine Peninsula League.</li> <li>• Services offered by the Club, such as trainers and rehabilitation spaces, are attributes which can attract and retain senior players. The gym is also a positive feature.</li> </ul> <p><i>General</i></p> <ul style="list-style-type: none"> <li>• Social opportunities are essential to build collegiate club and to strengthen links within the community. Approximately 60% of people will stay on after the game.</li> <li>• Opportunity to link senior and junior activities within the club to strengthen pathways between junior and senior members.</li> <li>• Hall area allows for 80 to 100 people at capacity. Without the gym area, allows for 130 capacity.</li> </ul>
<p>Modewarre Cricket Club</p>	<ul style="list-style-type: none"> <li>• Currently 75 active senior members and 40 active junior members. There are also 100 non-playing members. The number of members has increased over the last three years. Suggest that this is due to population growth in surrounding areas and also the quality of the main cricket oval (rear of the pavilion)</li> <li>• The Club's no.1 priority is the installation of a turf wicket on the back oval. Current discussions with Cricket Victoria about a combination of turf wickets either side of a concrete wicket may be more palatable. The Club are of the view that a turf wicket will be an attractor to membership, but also appreciate the ongoing costs and water consumption implications of a turf wicket.</li> </ul>
<p>Mt Moriac Tennis Club</p>	<ul style="list-style-type: none"> <li>• The club has a need for 2 quality tennis court surfaces, separated from the netball courts.</li> <li>• Suggestions for multi marking of courts for tennis and netball is not permissible according to competition rules.</li> <li>• Important to improve safety for pedestrians and to control traffic coming into the reserve.</li> <li>• The tennis club facility requires an upgrade with toilet / shower, storage, hot water. Happy to share an upgraded facility with the netball club.</li> </ul>

## 4.4 Interest from Other Community Groups

Consultants have contacted other community organisations to ascertain the opportunity for the Master Plan to respond to broader areas of interest and opportunity.

In brief, interviews did not identify any areas of latent demand. More specifically, and giving regard to the opportunity to diversify the use of the former community hall space at the Reserve, there was no interest expressed through this opportunity.

**Table 5** – Précis of interviews with Other Community Organisations

Organisation	Précis of Interview
<i>Freshwater Creek Tennis Club</i>	<ul style="list-style-type: none"> <li>The Club had to move to Moriac because the courts in the Freshwater Creek were in a poor condition.</li> <li>There is no interest in the courts at Mt Moriac.</li> </ul>
<i>Moriac Pre School Centre</i>	<ul style="list-style-type: none"> <li>There is no interest in the Reserve, given the distance away from the Moriac area</li> <li>A cycling connection may increase the appeal for older children</li> </ul>
<i>Yoga OM</i>	<ul style="list-style-type: none"> <li>Currently use the community centre in Newling Reserve.</li> <li>The location of Mt Moriac Reserve is not convenient to participants</li> </ul>
<i>Moriac &amp; District Senior Citizens Club</i>	<ul style="list-style-type: none"> <li>Currently happy at their current facilities and do not anticipate a need to use the facilities at Mt Moriac</li> </ul>
<i>Moriac Primary School</i>	<ul style="list-style-type: none"> <li>Auskick and Netta programs at the reserve involve many children from the Moriac Primary School.</li> <li>Due to the location of the reserve in proximity to the school there is limited opportunity to use reserve facilities except for possible organised multi – sport days</li> </ul>
<i>Moriac Tennis Club</i>	<ul style="list-style-type: none"> <li>The club are in favour of Mt Moriac Tennis Club endeavouring to improve their facilities as they view that this is good for tennis in the region.</li> </ul>

## 4.5 Summary

This section has examined a range of factors that contribute to patterns of demand for open space and facilities at Mt Moriac Reserve. It has considered:

- Patterns of demand as evidenced by ERASS data;
- The consideration of facilities relative to identified benchmarks and standards;
- The nature and scope of interest expressed by tenant clubs, and
- The nature and scope of interest expressed by other organisations outside of Mt Moriac Reserve.

Each of these have contributed to an appreciation of key areas of demand for Mt Moriac Reserve, as well as some of the challenges that will need to be addressed by Council and its partners.

The conclusions that can be made about patterns of demand are summarised below.

### Patterns of Demand for Sport

The Modewarre Football Club and Netball Club, the Modewarre Cricket Club and the Barwon Valley Pony Club each hold playing members that are close to or are in excess of participation expectations suggested by ERASS data. Membership levels from each of these Clubs suggest that its catchment is far greater than the Moriac Rural East area of the Shire.

The playing members of the Mt Moriac Tennis Club is very low. With between 6 – 8 active members and a competing Club at Newling Reserve, the Club will need to explore possible alliance options with its neighbour club to be able to sustain a viable club and facility in the long term. The court condition is impacting the quality of the tennis opportunity and the capacity of the Club to attract and retain players. Moreover, there is little evidence of any latent demand to suggest any rise in tennis participation across the region in the foreseeable future.

Mt Moriac Reserve is well placed to be the home of sporting activity for the rural region of the Shire, particularly in the areas of equine activity, netball, football and cricket.

## **Patterns of Demand for Broader Community Activity**

This project has not identified any areas of latent demand for other sporting activity, or indeed broader community activities, such as meeting room spaces.

The tenants of the Reserve have each individually and collectively expressed a genuine interest in facilitating broader community activity at the Reserve; both as an opportunity to increase participation and membership within their own Club, but also as a means to enhance and support community interaction and engagement.

The Modewarre Football Netball Club has identified in its strategic plan that “our reputation and success is based on the strength of *“our connection to members and the community.”*”

Despite this however, there has been little evidence identified that would suggest that the settings and facilities available at the Reserve are attractive for activities and uses other than what are related to sporting activity and administration. This position has been informed by:

- The distance and topography of the Reserve to the Moriac community. The site is outside of comfortable walking or cycling distances.
- The alternative setting and activities that are already provided at Newling Reserve, as well as the capacity of the Moriac Community Centre to accommodate additional use.
- The alternative setting and activities that are already provided at Modewarre Reserve.
- Little or no interest expressed by each of the community organisations who were contacted as part of this project in the use Mt Moriac Reserve facilities.

## **The Role of Mt Moriac Reserve**

Previous comments have identified the lack of strategic references to guide the future development boundaries and priorities for sport and recreation infrastructure and settings in Surf Coast Shire.

To this end, planning principles for the Master Plan are offered and described in Table 6. Their intention is to describe the multi-dimensional interest that Council has in the support and development of sport and recreation, and more broadly, open space.



**Table 6 – Mt Moriac Reserve Planning Principles**

<i>Principle</i>	<i>Discussion</i>
<b><i>Benefits of Participation</i></b>	Council recognises that participation in sport and physical activity brings about a range of personal, social and economic benefits for individuals and communities.
<b><i>Community Building &amp; Strengthening</i></b>	Our focus on sport and recreation is not just about participation in physical activity. Off the field, we understand that it makes an important contribution to building social capital and local leaders in our community. This is a critical ingredient necessary for all communities.
<b><i>Access for All</i></b>	Council recognises that all community members have equal rights to participate in and enjoy the benefits of sport and physical activity.
<b><i>Good Governance</i></b>	The connection between local clubs and their community is a close and important one and one that is based upon partnerships. Sporting clubs can greatly influence local amenity and community cohesion through effective and inclusive governance which is backed by the mutual respect with Council.
<b><i>Flexible &amp; Multi-Purpose Facilities</i></b>	Council supports the sharing of facilities and encourages initiatives that maximise efficient and multi-functional use of facilities. Council's focus is to support optimal use of facilities which in turn facilitates optimal community benefit. It will support this principle through the design, development and support of settings that have the potential to support diverse and multiple, community interests.
<b><i>Sustainable Resource Management</i></b>	Implicit to the strength of our community is the quality of the environment that we live within. The development and growth of community activity will be matched with a commitment to preserving our natural resources and improving local amenity.
<b><i>Building Synergy</i></b>	Shared use of facilities is a common practice. It facilitates year round utilisation and minimises the capital and operational burden that can come from under-utilised facilities. More significantly, shared use of facilities and partnerships between users can support a level of synergy and co-operation between users that lead to even better benefits and outcomes for our community. Council supports joint-use facilities not just because of the economies of scale, but also because of the extended partnerships and synergies that occur between groups as a result.
<b><i>Basic Standards</i></b>	Council highly values the contribution of sport and recreation to our community. They are necessary ingredients to vibrant, prosperous and connected communities. With this in mind, Council identify that basic standards of infrastructure underpin the capacity to provide sport and recreation experiences, and as such, Council will advocate and support the provision of basic standards of infrastructure for identified sport and recreation precincts.

Using these as the foundation elements that guide decision making, the following statements may be made:



- Mt Moriac Reserve is the only public land of sufficient size to accommodate organised sport in the Moriac Rural East region. Moreover, it is the only multi-oval venue within the region.
- Mt Moriac Reserve will foster sport, recreation and community activity. It will play a central role in contributing to community connectivity, health and local capacity building within an emerging community.

## 5. MT MORIAC RESERVE MASTER PLAN

### 5.1 Vision

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The vision for Mt Moriac Reserve aims to bring together key themes and directions that have emerged throughout the planning process. A vision for the Master Plan is provided below.

The Mt Moriac Recreation Reserve will be:

- A vibrant and inclusive focal point for sports participation within a setting that is rich, diverse and offers quality sport and community activities.
- An accessible space for residents of the Moriac and Rural East hinterland where people can be physically active, engage in community life and enjoy the local environs.
- Be a place where community participation for people of all ages and abilities is an essential value.
- Will be the home for multiple sporting clubs, bringing economic, health and wellbeing benefits to all people in Moriac and the Rural East hinterland.

### 5.2 Master Plan

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The Master Plan for Mt Moriac Reserve is attached at Appendix F.

### 5.3 Key Elements of the Master Plan

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#### Sports Arenas and Fields - Surfaces and Supporting Infrastructure

The Master Plan describes the progressive enhancement of existing playing surfaces across the site. Specific works identified for each playing arena are described as follows:

- An asphalt pedestrian plaza in front of main pavilion will provide a high quality and consistent surface for spectators and also for the transition of players, coaches, support staff and umpires to and from the playing surface.
- Installation of upgraded training lights for the main oval (100 lux) as the current lighting is inadequate.
- Fencing around both ovals including top and bottom rail in-filled with mesh and a concrete spoon drain around perimeter.
- The establishment of a turf wicket on the back oval has been the top priority of the Modewarre Cricket Club for a number of years. The turf wicket installation will require a storage shed to be constructed with direct access onto the oval for the equipment required to support this facility.
- Consolidate and upgrade cricket net facilities.
- Installation of lights (200lux) on the existing netball courts to support competition. This allows for optimal use of netball courts;
- Court resurfacing and reconstruction including the provision of 3rd netball court by expanding 1 tennis court and resurfacing for netball and providing 2 playable tennis courts (resurfacing 1 court and reconstruction 1 court). This is in acknowledgement of the current court condition, and presence of the tennis club at the site. Netball and tennis court fencing works will be required with the court redevelopment.
- Water storage tanks should be included as part of building upgrade projects to increase the water storage capacity of the reserve.
- Heavy storage items required for dressage arenas are currently located well away from where they are used and a new shed adjacent to the arenas to store this equipment is required.
- Two viewing area stands for the 2 main show jumping / dressage arenas are required to provide a better viewing facilities for spectators.
- Level and improve drainage to existing dressage event surfaces and develop additional flexible multipurpose riding surfaces
- Improvement of the cross country course area, incorporating the development and improvement permanent jumps (water course and bank complex), top dressing in areas and improved drainage.

## Buildings

Throughout the course of this project, every effort has been made to consolidate facilities and spaces within the Reserve in order to capture important economies of scale and efficient use of resources.

What is apparent is that the site is comprised of two distinct precincts separated by a cypress hedge. It is the consultant's view that there is no opportunity to incorporate significant synergies for all users, without significantly compromising the operation of at least one user.

For this reason, this master plan recognises the retention and redevelopment of four distinct buildings, which are described below. (Plans of existing conditions and proposed developments of buildings are provided in Appendix C and D).

The concept plans shown are indicative only and will be subject to further investigation as part of a detailed design process (following confirmation of funding) which will resolve specific layout and design configuration issues. They describe the function and quantum of floor areas and in turn, identify a probable cost.

### Football Netball Club and Cricket Club facility

The Master Plan proposes to redevelop the main Football Netball Club and Cricket Club facility. Fundamental to the success of this Master Plan is that its scope fits within the resourcing capacity of all parties. This redevelopment of the main pavilion is just one of the many features of the Master Plan that will need to be resourced and as such every effort has been made to deliver a highly efficient building proposal.

The proposed concept strives to achieve an outcome that provides for the key requirements of both the football and cricket clubs whilst also providing a space that can be utilised by the wider community.

The concept meets these requirements by:

- The provision of social spaces which serve the different needs of the football and cricket clubs, have flexibility of use and provide facilities that can be used concurrently during the overlap of the two seasons. The proposal achieves this by proposing two distinct spaces of dissimilar size which are separated by the bar and an operable wall. Through the opening and closing of an operable wall, the spaces can operate as a large social space or two discreet and separate spaces. This provides a large space suitable for use by the clubs for after match and social functions as well as a function space that can be utilised by the broader community. The smaller spaces could be used by either club at the overlap of seasons, for meetings or to provide a more intimate atmosphere for smaller social functions. The arrangement also means that either space can be separated off as a dry area if being utilised for a junior function.
- The location and design of the bar area is flexible, allowing service to both areas, one side only and / or the outdoor terraced area.
- The design of the social rooms provides good visual access to the main oval whilst maintaining viewing to the secondary oval. This was a key requirement of the Cricket Club, however it also has obvious benefit for junior clinic days or junior matches that are played concurrently on both ovals.

- A distinct entrance point is provided from the car park signifying arrival at the facility and a clear path of travel into the social spaces for those not familiar with the pavilion facility. A BBQ area would be provided for social days, junior clinics, community days etc.
- The canteen and kitchen have been co-located to capitalize on the obvious synergies of the uses. The canteen has been located to provide centralised access with all users of the reserve.
- Existing toilet facilities have been maintained. An entrance to the social areas has been provided via a 'punched-out' section of the lounge, providing visual connection to Oval 2 and creating a formalisation of a secondary entrance to the social rooms.
- The existing building footprint is extended to provide new change room facilities. Access is accommodated to both ovals from the home and the away rooms. The gymnasium is incorporated into the footprint of the home change rooms and an office is provided for the coaching staff.
- Umpire rooms are carefully located to provide 3 separated entrances to each of the change facilities.
- Storage areas are provided for the football club equipment. It should be noted that a separate storage facility is proposed within the Master Plan for the cricket club which will be located adjacent to the practice wicket area of Oval 2.
- Home club physio rooms will also be utilised as the first aid room and ambulance pick-up point.
- A verandah will be incorporated, extending over part of the terraced viewing area and a covered entrance structure will be provided at the main entry.

The development alters the total building mass from 861.4m<sup>2</sup> to 834m<sup>2</sup>.

Figure 9 – Concept Design for Football and Cricket Facility (Refer Appendix D for larger version)



## FOOTBALL & CRICKET CLUBROOMS

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## Barwon Valley Pony Club facility

The Master Plan proposes to redevelop the Barwon Valley Pony Club facility.

The existing Barwon Valley Pony Club buildings can be classified as four distinct structures:

1. The recently constructed building which incorporates the office, first aid room and female toilets. This structure is recent, in good condition and has established wet areas which should be retained.
2. The male toilets / female shower is in a "site hut" or relocatable structure that is not a satisfactory solution.
3. The dining shed has a concrete floor that is at a lower level than the surrounding outdoor eating area and is connected to the committee shed via an incomplete and unsatisfactory flashing that ensures that the building is not water proof. The building is nearing the end of its useful life.
4. The committee shed which incorporates a storage area at one end for equipment. The committee shed and dining shed are connected via a door. The condition of this shed is reasonable and could be upgraded as part of the future works.

In the redevelopment of this facility, the key requirements of the Pony Club included the provision of male toilets and a shower; new female shower facilities; a canteen / kitchen that could serve both internally to the dining room and externally; provision of an indoor dining area; an outside seating area which can be used on fine days, a committee room and a first aid room which allows monitoring from the office.

The proposed concept incorporates the following design features to meet the needs of the club:

- The existing female and disabled toilets to be converted to male toilets with a urinal and shower incorporated. This option takes advantage of the existing plumbing, toilets, basins and partitions.
- The first aid room relocated to the existing small office, with the existing office space expanded into the previous first aid area.
- Demolition of the existing dining room shed and the creation of a new footprint that provides two simple structures that meet along the line of the existing posts to the committee shed. The Dining / Kitchen / Meeting / Store Room building will be a simple single pitch roof structure. The Female toilets and showers / Disabled toilet and shower / Hall will be an extension of the existing Office building meeting at a common wall. The verandah height of the office building will be carried around in front of the adjacent structure.
- Female and Disabled toilet / shower / change facilities are to be off a common corridor located to minimise traffic through the office corridor.
- An expanded dining room footprint which acts as a pivot to the functional use and structure of the facility. Entry / Exit points to this space provide improved traffic flows to both the dining room and the kitchen.
- The kitchen location meets the requirement for internal and external servery areas and the meeting / committee room provided is located in its current location. The existing store is reduced in footprint allowing expansion of the undercover outdoor dining space.

The master plan relocates some of the storage area (for larger equipment required to maintain dressage arenas) closer to the dressage arenas.

The proposed redevelopment of this facility sees a more efficient and functional arrangement and an increase in total building mass from to 244.2m<sup>2</sup> to 275m<sup>2</sup>

**Figure 10** –Concept Design for Barwon Valley Pony Club Facility (refer Appendix D for larger version)



Tennis and Netball facility

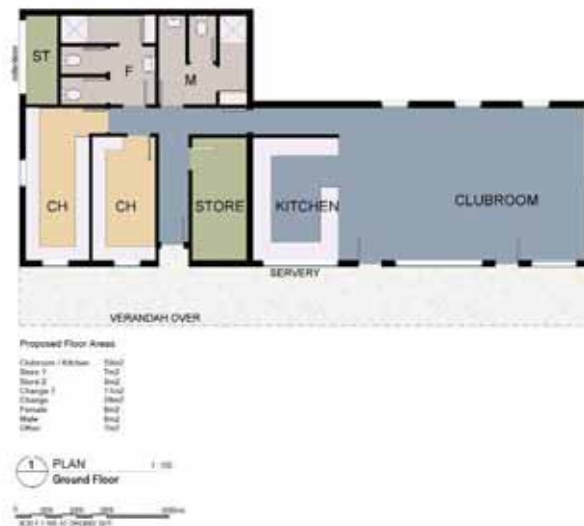
The Master Plan proposes to extend the tennis club facility into a redeveloped shared tennis and netball club facility.

The existing tennis and netball clubroom is primarily utilised by the netball club whilst also serving the tennis club's needs during competition days. Existing change facilities are not satisfactory and there are no toilets with participants and spectators of both sports having to use the public facilities nearby. This is not appropriate to the needs of the clubs.

The proposed concept incorporates the following design features to meet the needs of the clubs:

- Expansion of the existing building footprint incorporating male and female toilets / showers, change rooms for competing netball teams (which can also be used by tennis club participants) and storage areas, primarily for netball club equipment.
- The larger store is accessed from the internal corridor and will be utilised for equipment associated with the netball club such as balls, training equipment and playing equipment that are currently stored within the open area of the clubroom. The smaller store will be accessible from outside the building and will be utilised for items such as the club BBQ's, providing quick and easy access to this equipment.
- The existing clubrooms would be refurbished and a new kitchen would be provided centrally within the new building footprint. Based on the potential expansion of playing courts along the site, an additional window has been located on the end wall to allow visual connection with the courts at this end.
- The verandah structure will be extended along the length of the building.

Figure 11 – Concept Design for Tennis and Netball Club Facility (refer Appendix D for larger version)



TENNIS & NETBALL CLUBROOMS



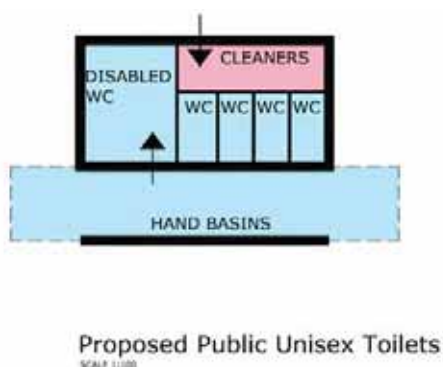
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### Public Toilet facility

The Master Plan proposes to upgrade the public toilet facility on the existing building footprint. The new facility would provide the same number of toilets as existing but within a more efficient and modern layout. The 5 toilets would be unisex, with one being accessible and all opening out into a shared hand basin area.

**Figure 12** – Concept Design for Public Toilets (refer Appendix D for larger version)



### **Vehicle Access Roads and Pedestrian Circulation and Amenity**

Effective vehicle circulation and its separation from pedestrian movement has been a major consideration of the Master Plan. There are a number of aspects to circulation patterns proposed in the Master Plan, which are outlined briefly below.

- There is no change proposed for equine visitors to the reserve. This recommendation has been made on the basis that the current access road follows the natural contours on the site and hence there is little level change from entry to parking. This is particularly important for visitors with floats. Informal parking supports the equine area, recognising the common practice for many visitors to agist horses to floats.
- The football / cricket / netball / tennis entry is proposed to be relocated from its current position off Reservoir Road and closer to the equine entry. This recommendation has been made to remove vehicle circulation from between the netball courts and main oval which is a high pedestrian zone. The access road configuration aims to run parallel with the cypress hedge. Parking is retained and formalised around the eastern boundary of the oval, and vehicle circulation is organised within a sealed car park area at the main pavilion. Lighting of this main pavilion car park is recommended. Car parking is formalised to service netball / tennis areas, the back oval and the play area.
- The Master Plan proposes a vehicle free zone between the main oval and netball / tennis zone. It is supported by a central pathway that connects both zones, with fencing to be constructed at any area where pedestrian movement is close to vehicle circulation. Vehicles (other than emergency or maintenance vehicles) are therefore excluded from the western boundary of the reserve.

Figure 13 – Extract of Master Plan showing vehicle circulation (refer to Appendix F for full Master Plan)



## Utility Supply

This Master Plan identifies that there is a clear and present requirement to respond to and upgrade utility supply at the site. This includes power supply, water and management of sewer on the site.

The probable estimates have included an upgrade of the power supply (which includes three phase power), with Powercor confirming that the site is currently at capacity. This is essential prior to any further building or lighting works are carried out.

The Master Plan also concludes that an upgrade to the sewer treatment plant / system will be required during the life of the Master Plan.

The effective supply of water to the Reserve to accommodate the reasonable demands required by sport is a matter that requires negotiation between Barwon Water and Council. The existing supply by Agreement arrangement in Council places all clubs in a tenuous place, through no fault of their own.

## Landscaping and Play Areas

The master plan recommends a study to assess storm water quality and drainage throughout the site. This should be a high priority so that the recommendations can guide development in all areas of the reserve.

A reconfigured, upgraded and slightly elevated landscaped play space will be linked by pathways to the tennis / netball courts, public toilets and main oval.

The damage caused by rabbits throughout the reserve is an ongoing management problem, causing damage to ovals and ridings areas. The construction of a rabbit proof fence around the reserve boundary will assist in the management and control of the rabbit population.

Construct a continuous perimeter pathway was considered to be an important addition to the reserve and would be beneficial for sports training and for recreational walking.

A tree management plan is required to guide a program of tree removal and trimming works throughout the life of the master plan. Some preliminary tree removal works have occurred recently around the Pony Club building and other areas in the riding area are of concern for the riding club.

Further planting of trees and grasses are recommended in the master plan to improve the amenity and attractiveness of the side and to offer shade and shelter where required.



Figure 14—Concept for reconfigured Play Space



## 6. SUMMARY OF PROBABLE COSTS & RESOURCING OPPORTUNITY

### 6.1 Summary of Probable Costs

Table 7 provides a summary of probable costs to deliver the Master Plan for the Mt Moriac Reserve. It has applied 2010/11 market rates and describes a total works program of close to \$4.8 million.

Further details relating to costs are provided in Appendix E.

In providing these estimates, it is important to highlight the following:

- 12 month escalation has been included
- It is expected that the Master Plan would be delivered through a range of partnerships between Council, State Government and via financial and in kind community contributions (such as sporting clubs).
- The implementation schedule would be subject to the outcome of funding applications to and negotiations with State Government.

**Table 7**– Mt Moriac Reserve Master Plan Summary of Probable Costs

<i>Schedule Description</i>	<i>Estimate (\$)</i>	<i>Fees, Escalations Contingencies(\$)</i>	<i>Total Cost (\$)</i>
<b>Utilities:</b>			
• Upgrade power supply / transformer	70,000	11,200	81,200
• Upgrade sewer treatment	118,000	17,700	135,700
<b>Buildings:</b>			
• Upgrade & develop main pavilion	985,969	257,953	1,243,922
• Pony Club building upgrade	412,736	107,982	520,718
• Tennis & Netball Clubroom redevelopment	252,910	66,168	319,078
• Public Toilet Facility Upgrade	111,233	16,685	127,918
<b>Vehicle Access Roads &amp; Pedestrian Circulation:</b>			
• Asphalt - main access roadway and main pavilion car park	322,000	51,520	373,520
• Gravel / crushed rock carparks and access roads	136,000	21,760	157,760
• New path network that connects the netball / tennis facilities with the main pavilion and Oval No.2 to main pavilion	25,000	4,000	29,000
• Main pavilion car park lighting	25,000	4,000	29,000
• Fencing (post and rail) to separate pedestrians and vehicles	40,000	6,400	46,400
<b>Sports Arenas and Fields</b>			
<b>- Surfaces and Supporting Infrastructure:</b>			
• Asphalt pedestrian plaza in front of main pavilion	49,000	7,840	56,840
• Turf Wicket establishment	50,000	8,000	58,000
• Upgraded training lights for main oval (100 lux)	120,000	19,200	139,200
• Installation of competition lights (200 lux) on netball courts	92,000	14,720	106,720
• Tennis / Netball Court resurfacing / reconstruction	118,000	18,880	136,880
• Relocation of Cricket nets and upgrade / extension of nets	90,000	14,400	104,400
• Storage Shed for turf wicket equipment	30,000	4,800	34,800
• Court fencing works associated with redevelopment works	40,000	6,400	46,400
• Fencing around 2 ovals and concrete spoon drain	300,000	48,000	348,000
• Water storage tanks to increase water storage capacity	40,000	6,400	46,400
• New shed adjacent to the dressage arenas	30,000	4,800	34,800
• Viewing area stands for 2 x arenas	40,000	6,400	46,400

• Improvement to the cross country course area	15,000	2,400	17,400
• Improve and develop further dressage / riding surfaces	50,000	8,000	58,000
<b>Landscaping &amp; Play Areas:</b>			
• Rabbit Proof Fence around reserve boundary	71,250	11,400	82,650
• Redeveloped play space	60,000	9,600	69,600
• Construct a continuous perimeter pathway	75,000	12,000	87,000
• Trees & plantings	105,000	16,800	121,800
• Tree Removal and trimming works	50,000	8,000	58,000
<b>Plans and Assessments:</b>			
• Tree Management Plan / Arborist Report	20,000	3,200	23,200
• Storm Water Quality / Drainage Assessment	25,000	4,000	29,000
<b>Total Works</b>	<b>3,969,098</b>	<b>800,608</b>	<b>4,769,706</b>

Note: Fees, Escalations & Contingencies - Can include consultant fees (@9-10%), Design Contingency (@ 5%), Construction Contingency (@5%); Escalation Allowance (assumes 12 months @ 3-5%); and Authority Charges / Statutory fees (@1-2%)

## 6.2 Resourcing Opportunities

This project will require financial assistance from external sources and will need to be funded over an extended period of approximately 10 -15 years. There are a number of existing State and Federal Government funding programs that could support the delivery of various elements of the proposed project.

It is important to note the potential impact to State funding programs in light of the recent change in Government. The following discussion relating to State funding programs refer to those that were known at the time of writing. These may be subject to change in the short term. Council should therefore keep abreast of any changes which may in turn influence the resourcing potential for this project.

All programs require a local contribution with some giving better value for the local dollar. For example, Sport and Recreation Victoria allocates funds to rural Councils for major projects on a \$1 for \$1 basis and up to \$650,000. These programs are highly competitive with demand for assistance far greater than the funds available.

All funding programs require applicants to provide evidence to justify the need for the facility as well as demonstrate long term viability including the capacity to fund operating overheads. Some typical funding sources are shown in the following table.

**Table 8 – Typical Funding Programs**

### External Funding Options

#### Philanthropy:

- Foundation for Rural and Regional Renewal (e.g. Small Grants for Small Rural Communities Program) provides grants of up to \$5,000
- Fosters in the Community Grant
- Helen MacPherson Smith Trust engages across the grant making spectrum to support the needs of the wider community, including particular support for communities. There are three areas of grants, with small grants of \$25,000 available for community project available each year.

#### Government Grants

- DPCD Community Facility Funding Program (CFFP) Major Facilities (For projects with a total cost of over \$200,000. Max Grant \$650,000 at a ratio of SRV \$1:\$1 LOCAL – Applications through Council)
- DPCD Community Facility Funding Program (CFFP) Minor Facilities (For projects with a total cost of up to \$200,000. MAX grants \$100,000 at a ratio of SRV \$2:\$1 LOCAL – Applications through Council)

## External Funding Options

- DPCD Community Facility Funding Program (CFFP) Planning (For planning projects. Max Grant \$30,000 at a ratio of SRV \$2:\$1 LOCAL – Applications through Council)
- DCPD Victorian Community Support Grant – Building Community Infrastructure Grants (Grant of up to \$1,000,000- for multi purpose/ accessible infrastructure)
- Sustainability Victoria: The Sustainability Fund encourages projects that increase resource efficiency while improving sustainable practices (if further round offered)
- Sustainability Victoria: The Sustainability Fund encourages projects that increase resource efficiency while improving sustainable practices (if further round offered)
- Country Football & Netball Funding Program provides grants of up to \$100,000 to clubs, associations and umpiring organisations to develop facilities in rural, regional and outer metropolitan locations
- Sustainable sports grounds program provides grants of up to \$100,000 to help communities implement sustainable water management practice and high levels of participation at sport and recreation facilities.
- Regional Infrastructure Development Fund (RIDF) – Community and Culture. Regional Development Victoria's (RDV) Infrastructure Branch provides grant funding for capital works to enhance the economic and social development of regional communities.

## 7. COMMUNITY RESPONSE TO THE DRAFT MASTER PLAN

There have been several meetings with the reserve stakeholder groups following the development of the draft Master Plan. Each Club has been given the opportunity to provide feedback to the draft master plan proposals.

Meetings with stakeholder clubs guided the development of the implementation schedule which is provided in the following section.

Feedback in September 2010 following the initial presentation of the Draft Master Plan is summarised in Table 9.

Representatives from each Club were asked to provide feedback as to:

- the extent to which Clubs were satisfied with the Draft Master Plan;
- opportunities to improve the Master Plan;
- the impact and resourcing opportunities as identified by each Club, and
- the planning principles as a framework to guide decision making.

Further stakeholder feedback following a meeting held in December 2010, resulted in the Surf Coast Shire Council revisiting key components of the draft master plan to ensure that master plan recommendations better reflected stakeholder needs and aspirations. A number of further meetings were held with *Insite Architects* to rework building concept designs for the main pavilion, the pony club pavilion and the tennis / netball clubroom. A number of other changes were also made to the draft masterplan with the most significant changes including the surfacing of the realigned entrance road, changes to car park layout and provision to service all areas and support for a turf wicket on the back oval with associated infrastructure.

**Table 9** – Summary of Club Comments to the Draft Master Plan

Respondent	Detail	Comment
<i>Barwon Valley Pony Club</i>	The Club reports that it is marginally supportive of the Master Plan and believes that key amendments need to be made in order for them to be fully supportive. Key amendments include: <ul style="list-style-type: none"> <li>&gt; revisit building concept as it does not meet the club's needs;</li> <li>&gt; need additional riding areas and</li> <li>&gt; better spaces for spectators</li> </ul>	These attributes have been revisited and are now included in the Master Plan
	The highest priority principles for the Club are: <ul style="list-style-type: none"> <li>&gt; projects that respond to a basic standard of provision</li> <li>&gt; projects that build flexible and multi-purpose facilities</li> <li>&gt; Projects that increase participation</li> </ul>	The Master Plan includes the development and improvement of basic amenities which respond to each of the priority principles identified by the Club.
	The Club identified that resources are limited and there is no other financing support other than its own fundraising efforts.	It is important to acknowledge the degree of financial independence of the Club. It



Respondent	Detail	Comment
	<p>Future fundraising will be targeted to the all weather track, maintaining a safe cross country course and basic amenities as outlined in the Master Plan. Operational assistance from the Shire for the maintenance of the grounds particularly grass and rabbit control would have a significant impact.</p>	<p>has developed and maintains significant equine facilities with little external support.</p>
	<p>The Club report the impact of the Master Plan as follows:</p> <ul style="list-style-type: none"> <li>• improving the basic standard of amenity through the upgrade of toilet facilities, particularly for participants and spectators;</li> <li>• development of a flexible, multi functional facilities through the provision of an all weather facility to the east of the Club facility. This facility will support events, adult riding, clinics and pony club rallies;</li> <li>• this will result in a significant increase in the use of the facility leading to 22 rallies, 6 competitions, 15 two-day clinics per annum and an increase in casual use by members;</li> <li>• the club expect that extended and improved facilities and amenities will have a direct impact upon participation in equine activities, with a forecast capacity of around 100 members making it one of the largest clubs in the State;</li> <li>• The Club have provided a marked up version of the Master Plan which proposed alterations. These include: <ul style="list-style-type: none"> <li>○ Building layout changes</li> <li>○ the location of the all weather track to move slightly south</li> <li>○ all riding areas to be supported by viewing areas and stands</li> <li>○ that 3 additional riding arenas be developed in the north western area of the pony club precinct.</li> </ul> </li> </ul>	<p>The adjustment of the main arena and viewing areas have been included.</p> <p>Building concepts have been reworked by Insite Architects to the satisfaction of the club</p> <p>The additional riding arenas have now been included in the Master Plan</p>
<p><i>Modewarre Cricket Club</i></p>	<ul style="list-style-type: none"> <li>• The Club report that it is marginally supportive of the Master Plan and believe that there are some additional areas that need to be addressed. These include <ul style="list-style-type: none"> <li>○ provision of a turf wicket at the rear ground</li> <li>○ revisiting the building concept as it does not provide the cricket viewing area as identified in the initial concept.</li> <li>○ an entrance from the rear ground to the pavilion.</li> </ul> </li> <li>• Priority principles identified by the Club include: <ul style="list-style-type: none"> <li>○ projects that increase participation</li> <li>○ project that build community participation and engagement</li> <li>○ support of projects that support joint outcomes and synergy</li> </ul> </li> <li>• The Club has identified its capacity to contribute in kind to projects and highlight that it has registered trades people to support the development of any works.</li> </ul>	<p>Building concepts have been reworked by Insite Architects to the satisfaction of the club</p> <p>A turf wicket and associated infrastructure has now been included in the masterplan.</p> <p>The club is currently working with Council officers to develop agreements around the establishment and on going maintenance of the turf wicket.</p>

Respondent	Detail	Comment
	<ul style="list-style-type: none"> <li>The Club has made the following comments in relation to the impact of the Master Plan: <ul style="list-style-type: none"> <li><b>Turf Wicket</b> <ul style="list-style-type: none"> <li>The inclusion of a turf wicket would have a huge impact on our club and members</li> <li>Members who want to play turf cricket have to leave the club. This is a problem as the Club is losing junior members that have been nurtured during formative years only to have them leave.</li> <li>The Club is affiliated with the Geelong Cricket Association and is presently in Division 3 and last season won the first XI premiership in that Division. The Clubs goal is to progress to Division 2 which will require a turf wicket.</li> </ul> </li> <li><b>Viewing Area off Clubrooms</b> <ul style="list-style-type: none"> <li>Last season the Club hosted a number of cricket finals, both senior and junior and a number of representative matches. The club feel that to keep to the forefront of competition, spectator sightlines to the oval from the pavilion is necessary.</li> </ul> </li> <li><b>Entrance to the Pavilion from the Cricket Oval</b> <ul style="list-style-type: none"> <li>The Club feel that the reserve, being at the rear of the pavilion is a forgotten area. If there was a direct drive to the pavilion to the oval it would make pedestrian access simple and clear. Currently spectators have to walk around the pavilion to get in it.</li> </ul> </li> </ul> </li> </ul>	
<p><i>Modewarre Football Netball Club</i></p>	<ul style="list-style-type: none"> <li>The Club reports that it is marginally supportive of the Master Plan and believe that there are some amendments required in order to gain its complete support.</li> <li>Its primary concept is the change in building concept and its preference is to the initial concept design.</li> <li>The Club also identify the need to address works that were not addressed in the 2000 Master Plan. It has not identified any priority principles, but rather identify almost all as of equal importance (with the exception of sustainable resource use and access for all principles not has highly regarded).</li> <li>The Club has identified in its response the need for a range of funding partners to come together to fund joint projects. It has not however, given any indication to the potential scope of its contribution.</li> <li>The proposed pavilion redevelopment needs to better reflect club needs in relation to : <ul style="list-style-type: none"> <li>social, bar and canteen area;</li> <li>response to current deficiencies in both the standard</li> </ul> </li> </ul>	<p>Building concepts have been reworked by Insite Architects to the satisfaction of the club</p> <p>It is important to note that the concept is a concept drawing and that the detailed design process would be able to respond to the Clubs requirements if and when funding is secured. funding is secured.</p>

Respondent	Detail	Comment
	<p>and scope of amenity;</p> <ul style="list-style-type: none"> <li>○ create a more functional layout with improved circulation</li> </ul>	
	<p>High priority issues remain upgrade to power and sewer which needs to precede all works</p>	
<p><i>Mt Moriac Tennis Club</i></p>	<ul style="list-style-type: none"> <li>• Redevelop clubrooms with upgraded kitchen, addition of change rooms / toilets, storage areas and upgrade plumbing including provision of hot water.</li> <li>• Court resurfacing and upgrade of end court is a high priority.</li> </ul>	<p>Building concepts have been reworked by Insite Architects to the satisfaction of the club</p>

## 8. IMPLEMENTATION

Table 10 provides a summary of the proposed schedule of works necessary to deliver the recommended strategy for Mt Moriac Master Plan.

Each item of work has been scheduled in terms of high, medium and low priority. It has been informed by the tenant sporting clubs at the reserve.

Individual estimates have included contingencies and fee allowances. Only a 12 month escalation has been applied and a subsequent 3% increase should be allowed for each subsequent year to delivery.

<b>HIGH</b>	These items are considered to be of very high need and considered to be basic infrastructure required for the conduct of the activity. These items generally consist of items that respond to a known risk or are fundamental to the conduct of the activity undertaken.
<b>MEDIUM</b>	These items are expected to be delivered within a 3 to 5 year timeframe, subject to resourcing. These items are generally those that upgrade existing amenity and infrastructure to contemporary standards.
<b>LOW</b>	These works are expected to be delivered after 5 years and beyond. These works are considered to be highly desirable and focused at improving the quality of the experience at the Reserve.

**Table 10** – Proposed Schedule of Works by Category

Area	Work	Estimate	Priority
<i>Utility Supply</i>	• Upgrade power supply to the Recreation Reserve to support existing infrastructure and proposed infrastructure.	\$135,700	HIGH
	• Upgrade the sewer system supporting both the Recreation Reserve and Horse & Pony Club facilities	\$81,200	HIGH
<i>Buildings</i>	• Redevelop the main Football and Cricket pavilion in accordance to the objectives and spatial needs as described in the concept design	\$1,243,922	MEDIUM
	• Redevelop / extend the Horse and Pony Club building in accordance to the objectives and spatial needs described in the concept plan.	\$520,718	MEDIUM
	• Extend and redevelop the tennis clubrooms into a shared tennis and netball facility	\$319,078	MEDIUM
	• Upgrade / redevelopment of public toilets	\$127,918	HIGH
<i>Vehicle Access Roads &amp; Pedestrian Circulation</i>	• Construct a new asphalt vehicle entry / exit configuration to access tennis, netball, football and cricket facilities as outlined in the Master Plan with a sealed car parking area at the main pavilion.	\$373,520	HIGH
	• Gravel / crushed rock access roads and car parks as identified in the Master Plan.	\$157,760	MEDIUM
	• Construct a path network that connects the netball / tennis facilities with the ovals and associated facilities.	\$29,000	MEDIUM
	• Main pavilion car park lighting	\$29,000	MEDIUM
	• Install fencing as identified in the Master Plan to separate pedestrian and vehicle circulation	\$46,400	HIGH

Area	Work	Estimate	Priority
<i>Sports Arenas &amp; Fields – Surfaces And Supporting Infra-Structure</i>	• Asphalt pedestrian plaza in front of main pavilion	\$56,840	LOW
	• Turf Wicket establishment on Oval No.2	\$58,000	MEDIUM
	• Upgraded training lights for main oval (100 lux)	\$139,200	LOW
	• Installation of competition lights (200 lux) on the existing netball courts	\$106,720	LOW
	• Court resurfacing / reconstruction - includes provision of 3rd netball court by expanding 1 tennis court and resurfacing for netball and providing 2 playable tennis courts (resurfacing 1 court and reconstruction 1 court).	\$136,880	MEDIUM
	• Relocation of Cricket nets and upgrade / extension of nets	\$104,400	MEDIUM
	• Storage Shed for turf wicket equipment (assumes 80m <sup>2</sup> )	\$34,800	MEDIUM
	• Netball and tennis court fencing works associated with court upgrade	\$46,400	MEDIUM
	• Fencing around 2 ovals (infill mesh with top and bottom rail and concrete spoon drain around perimeter)	\$348,000	LOW
	• Water storage tanks included with building developments to increase water storage capacity	\$46,400	MEDIUM
	• Relocate heavy storage items required for dressage arenas to a new shed adjacent to the arenas (assumes 80m <sup>2</sup> )	\$34,800	MEDIUM
	• Provide viewing area stands to 2 x show jumping / dressage arenas	\$46,400	LOW
	• Improvement to the cross country course area including the establishment and upgrade of permanent cross country jumps	\$17,400	MEDIUM
	• Level and improve drainage to existing dressage event surfaces and develop additional flexible multipurpose riding surfaces	\$58,000	LOW
<i>Landscaping And Play Areas</i>	• Rabbit Proof Fence around reserve boundary	\$82,650	LOW
	• Replacement of Play Space plus landscaping to elevate site and improve aesthetics	\$69,600	LOW
	• Construct a continuous perimeter pathway for sports training and recreational walking	\$87,000	LOW
	• Plant trees and ground cover planting as described in the Master Plan	\$121,800	MEDIUM
	• Tree removal/trimming works as per Tree Management Plan	\$58,000	MEDIUM
	• Storm Water Quality / Drainage Assessment	\$29,000	MEDIUM
<i>Plans And Assessments</i>	• Tree Management Plan / Arborist Report	\$23,200	MEDIUM
	• Storm Water Quality / Drainage Assessment	\$29,000	MEDIUM

On the basis of the above, the full schedule of works have been prioritised with:

- 5 separate works items valued at \$764,738 considered to be high priority;
- 18 separate works items valued at \$3,010,558 considered to be medium priority, and;
- 9 separate works items valued at \$994,410 considered to be of comparatively low priority.

The allocation of works relative to financial years has been deliberately omitted from the Implementation Plan. They will be subject to negotiations between a range of funding contributors and will need to be, amongst other things, considered within the context of competing capital works priorities of the Council and also the capacity of stakeholder clubs to contribute in kind and/or financial support towards capital projects.

**Table 11 – Schedule of Works Summary Grouped by Priority**

PRIORITY	AREA	WORK	ESTIMATE
HIGH	UTILITY SUPPLY	Upgrade power supply to the Recreation Reserve to support existing infrastructure and proposed infrastructure.	\$135,700
	UTILITY SUPPLY	Upgrade the sewer system supporting both the Recreation Reserve and Horse & Pony Club facilities	\$81,200
	BUILDINGS	Upgrade / redevelopment of public toilets	\$127,918
	VEHICLE ACCESS ROADS & PEDESTRIAN CIRCULATION	Construct a new asphalt vehicle entry / exit configuration to access tennis, netball, football and cricket facilities as outlined in the Master Plan with a sealed car parking area at the main pavilion.	\$373,520
	VEHICLE ACCESS ROADS & PEDESTRIAN CIRCULATION	Install fencing as identified in the Master Plan to separate pedestrian and vehicle circulation	\$46,400
<b>Total Value of Works Considered to be of High Priority</b>			<b>\$764,738</b>
MEDIUM	BUILDINGS	Redevelop the main Football and Cricket pavilion in accordance to the objectives and spatial needs as described in the concept design	\$1,243,922
	BUILDINGS	Redevelop / extend the Horse and Pony Club building in accordance to the objectives and spatial needs described in the concept plan.	\$520,718
	BUILDINGS	Extend and redevelop the tennis clubrooms into a shared tennis and netball facility	\$319,078
	VEHICLE ACCESS ROADS & PEDESTRIAN CIRCULATION	Gravel / crushed rock access roads and car parks as identified in the Master Plan.	\$157,760
	VEHICLE ACCESS ROADS & PEDESTRIAN CIRCULATION	Construct a path network that connects the netball / tennis facilities with the ovals and associated facilities.	\$29,000
	VEHICLE ACCESS ROADS & PEDESTRIAN CIRCULATION	Main pavilion car park lighting	\$29,000
	SPORTS ARENAS & FIELDS	Turf Wicket establishment on Oval No.2	\$58,000
	SPORTS ARENAS & FIELDS	Court resurfacing / reconstruction - includes provision of 3rd netball court by expanding 1 tennis court and resurfacing for netball and providing 2 playable tennis courts (resurfacing 1 court and reconstruction 1 court).	\$136,880
	SPORTS ARENAS & FIELDS	Relocation of Cricket nets and upgrade / extension of nets	\$104,400
	SPORTS ARENAS & FIELDS	Storage Shed for turf wicket equipment (assumes 80m <sup>2</sup> )	\$34,800
	SPORTS ARENAS & FIELDS	Netball and tennis court fencing works associated with court redevelopment	\$46,400
	SPORTS ARENAS & FIELDS	Water storage tanks included with building developments to increase water storage capacity	\$46,400
	SPORTS ARENAS & FIELDS	Relocate heavy storage items required for dressage arenas to a new shed adjacent to the arenas (assumes 80m <sup>2</sup> )	\$34,800
	SPORTS ARENAS & FIELDS	Improvement to the cross country course area including the establishment and upgrade of permanent cross country jumps	\$17,400
	LANDSCAPING AND PLAY AREAS	Plant trees and ground cover planting as described in the Master Plan	\$121,800
	LANDSCAPING AND PLAY AREAS	Tree removal and trimming works recommended in Tree Management Plan	\$58,000
	PLANS AND ASSESSMENTS	Tree Management Plan / Arborist Report	\$23,200
	PLANS AND ASSESSMENTS	Storm Water Quality / Drainage Assessment	\$29,000
	<b>Total Value of Works Considered to be of Medium Priority</b>		

PRIORITY	AREA	WORK	ESTIMATE
LOW	SPORTS ARENAS & FIELDS	Asphalt pedestrian plaza in front of main pavilion	\$56,840
	SPORTS ARENAS & FIELDS	Upgraded training lights for main oval (100 lux)	\$139,200
	SPORTS ARENAS & FIELDS	Installation of competition lights (200 lux) on the existing netball courts	\$106,720
	SPORTS ARENAS & FIELDS	Fencing around 2 ovals (infill mesh with top and bottom rail and concrete spoon drain around perimeter)	\$348,000
	SPORTS ARENAS & FIELDS	Provide viewing area stands to 2 x show jumping / dressage arenas	\$46,400
	SPORTS ARENAS & FIELDS	Level and improve drainage to existing dressage event surfaces and develop additional flexible multipurpose riding surfaces	\$58,000
	LANDSCAPING AND PLAY AREAS	Rabbit Proof Fence around reserve boundary	\$82,650
	LANDSCAPING AND PLAY AREAS	Replacement of Play Space plus landscaping to elevate site and improve aesthetics	\$69,600
	LANDSCAPING AND PLAY AREAS	Construct a continuous perimeter pathway for sports training and recreational walking	\$87,000
<b>Total Value of Works Considered to be of Low Priority</b>			

## 9. CONCLUSION

The development of the Mt Moriac Reserve Master Plan seeks to strengthen the function of the Reserve as the premier sports facility for the rural region. It aims to do so through a number of initiatives which include:

- Improvements to vehicle entry and circulation, providing a much safer environment for pedestrians.
- Upgrade of the power supply and sewer system servicing this reserve so that the reserve facilities have the capacity to be upgraded to better meet the needs of the stakeholder clubs and participants.
- The redevelopment of the main sports pavilion. This building has had a number of separate and independent modifications over a long period of time. The building also has a large hall which is separate to the Club social area and is underutilised. The redevelopment aims to improve the change facilities, maximise opportunities for revenue potential and to consolidate the social space to provide a flexible layout for a range of activities. The concept design for this building has been developed as a result of extensive consultation with stakeholder groups. This concept will be subject to further investigation and detailed design following the confirmation of funding sources.
- The redevelopment Barwon Valley Pony Club facility to provide a more functional space to support the activities of this club into the future and allow for increased participation.
- The provision of a shared facility for tennis and netball and redevelopment of the courts to allow for 2 playable tennis courts and 3 netball courts.
- The upgrade of the outdated public toilet facility.
- The inclusion of competition standard lighting for the netball courts and an upgrade of the main oval lighting.
- Expansion and upgrade of equine competition and training spaces. This infrastructure is supports the Club's endeavours to incorporate adult riding in its mix of equine opportunity.
- Development of passive play and landscaped areas to improve provision for small children who come to the Reserve as part of family sport participation, and to a lesser extent, improve play opportunities within the region.

There are a number of principle position statements that have guided the scope and context of the Master Plan. These have emerged throughout the course of the investigation. They have been informed by:

- A review of the statutory influences that guide and describe the anticipated pattern of growth and residential development in the region.
- Feedback from Clubs via a membership survey stakeholder group meetings with all Clubs and individual discussions with Club representatives.
- An assessment of the distribution of alternative recreation precincts within the region; their patterns of use and range of opportunities offered.



Principle findings are:

- The primary function of Mt Moriac Reserve is that it is the place for district level sporting activity. The site is the only in the Moriac and rural hinterland vicinity with public land of sufficient size to accommodate organised sport. This site is the only multi-oval venue in the region, it has with competition surfaces for multiple sports and it also provides a base for multiple sporting clubs. The site is firmly established as the home of sport in the Moriac / Modewarre district.
- Mt Moriac Reserve plays a marginal role for non sporting community activity. It is beyond a comfortable walking or cycling distance to support casual and regular community use, particularly as Newling Reserve offers a more immediate opportunity. Previous comments have identified the capacity for extended use of the Community Centre at Newling Reserve, and as such any development of the hall at Mt Moriac Reserve is considered a direct duplication of an existing resource.
- The physical distance between Pony Club facilities and the Football / Netball / Cricket mean that there is little opportunity for synergy between activities. As such, while early investigations focussed upon opportunities for shared infrastructure, these are quite separate zones that have no opportunity for shared use of facility or infrastructure.

The Master Plan provides a strategically supported development direction to guide future works and decision making impacting Mt Moriac Reserve. It is consistent with Council and individual Club priorities, and whilst a number of elements will be subject to securing external funding support, the Master Plan is considered to fall in the realm of financial capacities of all parties.

Implicit to the development of the Master Plan is that it supports a sustainable mix of development directions that support current and emerging patterns of demand. It needs to provide a solid body of evidence to guide future resourcing efforts that will involve the Clubs, Council and other levels of government. Evidence that has supported the direction and scope of the Master Plan includes:

- Consultation with tenant sporting clubs; through surveys, workshops and interviews;
- Interviews with other community organisations;
- Interviews with Sporting Association representatives;
- Review of the Moriac Structure Plan and other Council strategic references;
- Review of the Australian Sports Commission participation evidence and ABS population profile information;
- Interview with utility providers and Council staff;
- Assessment of physical conditions at the Reserve by a registered architect and landscape architect; and
- Professional advice and recreation planning expertise.

For the Master Plan to move forward it requires a range of partners to build a shared and co-operative vision, whilst also taking into account the interests and aspirations of individual parties. This is the fundamental first step for all parties and it is hoped that the Master Plan will trigger fruitfully and productive discussions from which all parties can work together to achieve this end.

## 10. APPENDICES

- A STRATEGIC REVIEW
- B MEMBERS SURVEY
- C EXISTING BUILDING LAYOUTS
- D PROPOSED BUILDING DEVELOPMENTS
- E PROBABLE COSTS
- F MASTER PLAN

## APPENDIX A - STRATEGIC REVIEW

Reference	Strategic Impact to this Project	Site Specific Implications
<p><b>Council Budget</b> 2009-2010 Surf Coast Shire</p>	<p>The Surf Coast Shire Council Budget for 2009-2010 allocated (\$2.71 million) of the Capital Works Budget to Open Space. As part of this allocation \$859k, was allocated to strategic <b>Environmental and Open Space Planning</b> activities as part of Strategic objective 1, Sustainable and Protected Natural Environments.</p> <p>The Environmental &amp; Open Space Planning activities of Council include ensuring that the management of public open space is conducted with a focus on environmental planning. It also includes providing information, advice, education and awareness in regard to environmental matters, as well as advocating and providing a voice for the environment.</p> <p>\$1,584k was allocated to <b>Recreation, Youth and Cultural activities</b> as part of Strategic Objective 3, Healthy, resilient, Safe Communities.</p> <p>Surf Coast Shire Council believes that the municipality has become widely known as the place of wellbeing. To continue this reputation, Council is committed to achieving:</p> <ul style="list-style-type: none"> <li>• A range of accessible services that promote community health, safety and well-being.</li> <li>• Strong communities that embrace challenges and opportunities.</li> <li>• Inclusive communities that have a sense of pride and connection to where they live.</li> <li>• Communities that are better prepared in the event of an emergency.</li> </ul> <p>Surf Coast Shire Council has been entrusted with the responsibility of caring for the communities current assets and providing assets demanded by a growing population. It will achieve:</p> <ul style="list-style-type: none"> <li>• Accessible and well maintained Council facilities that meet the community's needs.</li> <li>• Infrastructure that provides for the current population and future growth.</li> <li>• Equitable and efficient use of community assets.</li> <li>• A range of public, private and active transport networks.</li> </ul>	<p>No site specific implications were included in the Council Budget.</p>
<p><b>Local Area Planning Key Priorities – Moriac</b> December 2007</p>	<p>A number of key priorities were identified as being integral to community aspirations in local planning as part of discussions with community members held in 2007. Priorities with a strategic impact to this project included:</p> <ul style="list-style-type: none"> <li>• Ensuring that the process for consultation and input is clearly communicated to the whole community,</li> <li>• The community acknowledges they are separate from and should have separate planning provisions from the Surf Coast Shire,</li> <li>• It is felt that increased recreational facilities are required to accommodate needs and accessible community space is needed</li> </ul>	<p>No site specific implications were identified as relevant to this project.</p>
<p><b>Moriac Structure Plan</b> February 2010</p>	<p>The Moriac Structure Plan 2031 is a strategic framework for the future planning and development of the township over the next fifteen to twenty years. The purpose of the Structure Plan is to:</p> <ul style="list-style-type: none"> <li>• Identify the key strategic planning issues facing the township, including community aspirations and needs;</li> </ul>	<p>Principles and Directions relevant to this site included-</p> <p><i>Moriac supports a range of community &amp; leisure facilities</i></p>

Reference	Strategic Impact to this Project	Site Specific Implications
	<ul style="list-style-type: none"> <li>Articulate the preferred future planning directions for the township to the year 2031, including the location of the settlement boundary; and</li> <li>Identify appropriate planning controls which will protect and enhance the distinctive elements of the township, and the area's biodiversity and landscape features.</li> </ul> <p>Principles relevant to this project included-</p> <ul style="list-style-type: none"> <li>To encourage the provision of a range of leisure and community facilities commensurate with the size and role of the township.</li> <li>To encourage adequate levels of public open space, both within the existing and future residential areas, to cater for the passive and active recreation needs of the community.</li> </ul> <p>Directions relevant to this project included-</p> <ul style="list-style-type: none"> <li>Support the actions in the Newling Reserve Master Plan and Mt Moriac Reserve Master Plan for ongoing upgrading of open space, leisure and recreation areas.</li> <li>Support the provision of open space corridors in the future residential areas.</li> </ul> <p>The structure plan was informed by the Mt Moriac Reserve Master Plan 2000. The Mt Moriac Reserve Master Plan was prepared in May 2000 and includes a plan of works to be implemented over a ten year period and prioritised by an advisory committee for the reserve. These include:</p> <ul style="list-style-type: none"> <li>An upgrade of the main oval</li> <li>An upgrade to the cricket oval</li> <li>Additional landscaping works</li> <li>Improvements to the tennis and netball areas</li> <li>Formalising car parks</li> <li>An upgrade of playground</li> <li>Improvements to the Pony Club entry</li> <li>Additional facilities at the Pony Club</li> </ul> <p>Projects still to be completed from the masterplan include:</p> <ul style="list-style-type: none"> <li>Barwon Valley Pony Club to have some fencing and surface treatments done</li> <li>Car parking to be formalised and controlled</li> <li>Playground to be upgraded</li> <li>Netball change room to be constructed</li> <li>BBQ / social area to be done</li> <li>Pathway circuit around tennis, netball and main oval to be done</li> <li>Public toilet upgrade and additional new public toilet block to be provided</li> </ul>	<p><i>and other social services that contribute to its liveability. These facilities provide for social interaction between residents, and foster leisure and recreation activities<sup>1</sup>.</i></p> <p>The structure plan identified that Moriac is well served by three reserves located at the vicinity of township. The Newling Reserve located off Hendy Main Road within the township, Mt Moriac reserve located about 4 km north of the township and Modewarre Reserve located about 5 km to the west of the township.</p> <p>The Mt Moriac Reserve has 2 ovals to support the Modewarre Football Club and Modewarre Cricket Club, 2 netball courts used by the Modewarre Netball Club, 2 tennis courts used by the Mt Moriac Tennis Club and an Equestrian Centre which is home to the Barwon Valley Pony Club. There is also a small playground situated close to the netball and tennis courts.</p>
<p><b>Surf Coast Shire Playground Strategy</b> April 2011</p>	<p>The Strategy's guiding vision is:</p> <p><i>The Surf Coast Shire will equitably distribute and sustainably develop a diverse range of safe, fun, unique, accessible, well designed and maintained playgrounds that assist children's physical, cognitive, social and emotional development as well as serving as community spaces that stimulate social connectedness and well-being</i></p> <p>The following principles have been developed for the playground strategy:</p>	<p>Listed as a medium to high priority, over the next 10 years 21 playgrounds within the Surf Coast Shire are proposed – 2 or which are to be located in Moriac – Rural East. The principles and overarching vision is applicable to the entire Surf Coast Shire.</p>

Reference	Strategic Impact to this Project	Site Specific Implications
	<ul style="list-style-type: none"> <li>• Providing for all ages</li> <li>• Providing for all ages and development levels</li> <li>• Playground hierarchy</li> <li>• Equitable distribution of playgrounds</li> <li>• Assessing and Adding Play Value</li> <li>• Designing for Accessibility and Inclusiveness</li> <li>• Designing Safe Play Spaces</li> <li>• Compliance with Australian Standards</li> <li>• Playground Under Surfacing</li> <li>• Shade</li> <li>• Fencing</li> <li>• Designing for Aesthetic Quality</li> <li>• Designing for Spatial Quality</li> <li>• Working with Developers</li> </ul>	
<p><b>Surf Coast Sustainable Design Guidelines</b> October 2009 Surf Coast Shire Council</p>	<p>The Surf Coast Shire is committed to achieving sustainable design excellence in its built environment.</p> <p>Council's objective: <i>To facilitate the development of buildings that displays a distinctive style of architecture that complements the cultural, environmental and landscape values of the Surf Coast Shire.</i></p> <p>Sustainable design means creating something in a responsible manner. We use the earth's resources when we build and responsible design means minimising our impact on the environment through use of renewable resources, recycled materials and siting.</p> <p>Consideration of your local environment and specific site conditions provides you with information on constraints and opportunities to inform your design concept.</p> <p>Sustainable design elements in the Surf Coast Shire:</p> <ul style="list-style-type: none"> <li>• Climate responsive (particularly passive solar design)</li> <li>• Site responsive (such as minimal ground disturbance through light footings)</li> <li>• Harmony with surrounding landscape (such as roofing)</li> <li>• Pitched for traditional look, skillion/curved/flat for contemporary and landscape responsive colours)</li> <li>• Outdoor living (gardens, verandahs, decks and balconies)</li> </ul>	<p>The following issues should be considered in the development and construction of buildings at the subject site according to the Sustainable Design Guidelines:</p> <ul style="list-style-type: none"> <li>• Building in a rural location requires consideration of the natural environment, adjacent land uses and impacts from the natural environment.</li> <li>• The rural hinterland environment conditions include Beautiful rural landscape views</li> <li>• Bushfire risk</li> <li>• Proximity to agricultural activities such as cropping and animal husbandry</li> <li>• Susceptibility to frosts</li> <li>• Important and often fragmented ecosystems or threatened species</li> </ul>
<p><b>Surf Coast Open Space Strategy</b> Robin Crocker &amp; Associates, 2004</p>	<p>The Open Space Strategy was prepared through a series of community workshops, interviews and discussions with key players. The review found that Council manages a relatively small total area of open space, compared to the area managed by Committees of Management and State Government agencies. It is however responsible for important sites in all main towns across the Shire.</p> <p>Key issues were identified and framed under the following broad headings in the Strategy to be:</p> <p>RECREATION AND USE ISSUES</p> <ul style="list-style-type: none"> <li>• Overall provision</li> <li>• Access &amp; Distribution</li> <li>• Links / paths</li> <li>• Facilities and design</li> <li>• Information / interpretation and promotion</li> </ul>	<p>Open Space Strategy includes a range of goals, actions and specific Precinct Action Plans. Specific objectives relative to the Moriac precinct focus upon:</p> <ul style="list-style-type: none"> <li>• General upgrade and improvement in the quality and maintenance of open space and community spaces</li> <li>• Implementation of the Newling Reserve Master Plan</li> <li>• Identification of strategies to minimise the impact of</li> </ul>

Reference	Strategic Impact to this Project	Site Specific Implications
	<ul style="list-style-type: none"> <li>• Changing uses and needs</li> </ul> <p>ENVIRONMENT ISSUES</p> <ul style="list-style-type: none"> <li>• Protection of flora &amp; fauna</li> <li>• Development issues</li> </ul> <p>MANAGEMENT , RESOURCES &amp; COMMUNITY ISSUES</p> <ul style="list-style-type: none"> <li>• Roles, responsibilities &amp; skills</li> <li>• Priorities</li> <li>• Maintenance</li> <li>• Resources</li> <li>• Community involvement</li> <li>• Partnerships</li> </ul>	<p>separation of Mt Moriac reserve to the Moriac population base</p> <ul style="list-style-type: none"> <li>• Develop strategy for ageing infrastructure, such as tennis courts</li> </ul>

## **APPENDIX B - MEMBERS SURVEY**



## MT MORIAC RESERVE master plan CLUB MEMBER SURVEY



Proudly supported by



# have your say!



Surf Coast Shire Council are preparing a master plan for Mt Moriac Reserve. It has engaged a recreation planning and landscape architect team from CPG Australia to assist them in developing the master plan.

### What is a Master Plan?

- > It shows on a plan the optimum development for Mt Moriac Reserve. To do so, it needs to understand the current and future recreation, sport and community needs for the site as well as understand resourcing constraints and opportunities.
- > It describes not just the development direction, but also the cost, stages of development and who has a role to play.

### Why is it important?

- > It provides the evidence to support future funding decision making.
- > The process assists the range of groups and individuals who have an interest in the Reserve to build a shared vision.
- > The process gives us an opportunity to think about possibilities and how we can ensure that the Reserve continues to support sport, recreation and community activity in Moriac.

### How can I get involved?

As a member of a Club at Mt Moriac Reserve and also as a member of the community, you have a great opportunity to contribute in the development of the master plan. Here's how:-

- > Fill out this survey and return it to your Clubs Committee by Friday, 14 May 2010
- > Come to a planning workshop (date to be advised)
- > Comment on a draft plan (to be available in June)
- > Register your interest in the project by emailing Penny Wilkinson at [penny.wilkinson@au.cpg-global.com](mailto:penny.wilkinson@au.cpg-global.com) or on telephone 5448 2500. Please feel free to either phone or email Penny any comments or questions about the project.

A brief survey is provided overleaf. It should only take a few minutes to complete. The purpose of the survey is to understand your thoughts and ideas about Mt Moriac Reserve. It will of course remain entirely confidential and will not be used for any other purpose.

**Can you please return your completed survey to a member of your Club's Committee by Friday, 14 May, 2010.**

THANKS AGAIN



1> Please indicate which club/s you are a member of (Please Tick)

Modewarre Football Netball Club	<input type="checkbox"/>	Barwon Valley Pony Club	<input type="checkbox"/>
Modewarre Cricket Club	<input type="checkbox"/>	Mt Moriac Tennis Club	<input type="checkbox"/>

2> How often do you come to Mt Moriac Reserve?

At least 3 times a week or more	<input type="checkbox"/>	Fortnightly	<input type="checkbox"/>
Between 1 and 2 times per week	<input type="checkbox"/>	Rarely (once a month or less)	<input type="checkbox"/>

3> Overall, how satisfied are you with Mt Moriac Reserve as a place to play sport be part of a Club?

Very Unsatisfied	Unsatisfied	Neither	Satisfied	Very Satisfied
------------------	-------------	---------	-----------	----------------

Below is an aerial image of Mt Moriac Reserve. Using the table shown in Q4, let us know how satisfied you are with various elements of the Reserve and what improvements you would like to see.



4> Using a scale from 1 to 5, (1 = very unsatisfied and 5= very satisfied) how satisfied are you with the following; and what improvements would you like to see?

AREA	HOW SATISFIED	WHAT IMPROVEMENTS ?
1 NO. 1 OVAL		
2 NO. 2 OVAL		
FOOTBALL / NETBALL PAVILION		
3		
4 TENNIS COURTS		
5 NETBALL COURTS		
6 TENNIS CLUBROOM		
7 PLAYGROUND		
8 PUBLIC TOILETS		
9 DRESSAGE		
10 STORAGE / AMENITIES		
11 JUMPS AREA		
VEHICLE CIRCULATION		
PEDESTRIAN MOVEMENT		
OTHER		

5> What other improvements would you like to see?

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**6> Thinking about the statements listed below, what do you consider to be the TOP 3 strengths of Mt Moriac Reserve**

- The standard of facilities for sport and recreation activity
- Facilities for functions and community activities
- The way that it brings the community together
- That it provides something for everyone
- The reserves history and contribution to the identity of Mt Moriac
- The landscape and vegetation quality of the site
- That it is easy to access
- Other \_\_\_\_\_

**The following questions are about you and your household. We ask these so that we can analyse the results.**

**8> Which age group category do you fall in?**

- 0 to 15 years
- 25 to 44 years
- 65 + years
- 16 to 24 years
- 45 to 64 years

**9> Which of the following best describes your household?**

- Couple with Child(ren) under 15 years
- Couple with Child(ren) over 15 years
- One parent family with child(ren) under 15 years
- One parent family with Child(ren) over 15 years
- Couple with no children
- Lone person household
- Other \_\_\_\_\_

**7> Alternatively, what do you consider to be the TOP 3 limitations of Mt Moriac Reserve**

- The standard of facilities for sport and recreation activity
- Facilities for functions and community activities
- Parking and vehicle circulation
- The degree of recognition and / or acknowledgement of history
- The landscape and vegetation quality of the site
- That it is difficult to access
- Other \_\_\_\_\_

**Would you like to be kept up to date about this project? Please provide your email or postal address details so that we can let you know of future opportunities to help shape the Mt Moriac Reserve Master Plan.**

Name: \_\_\_\_\_

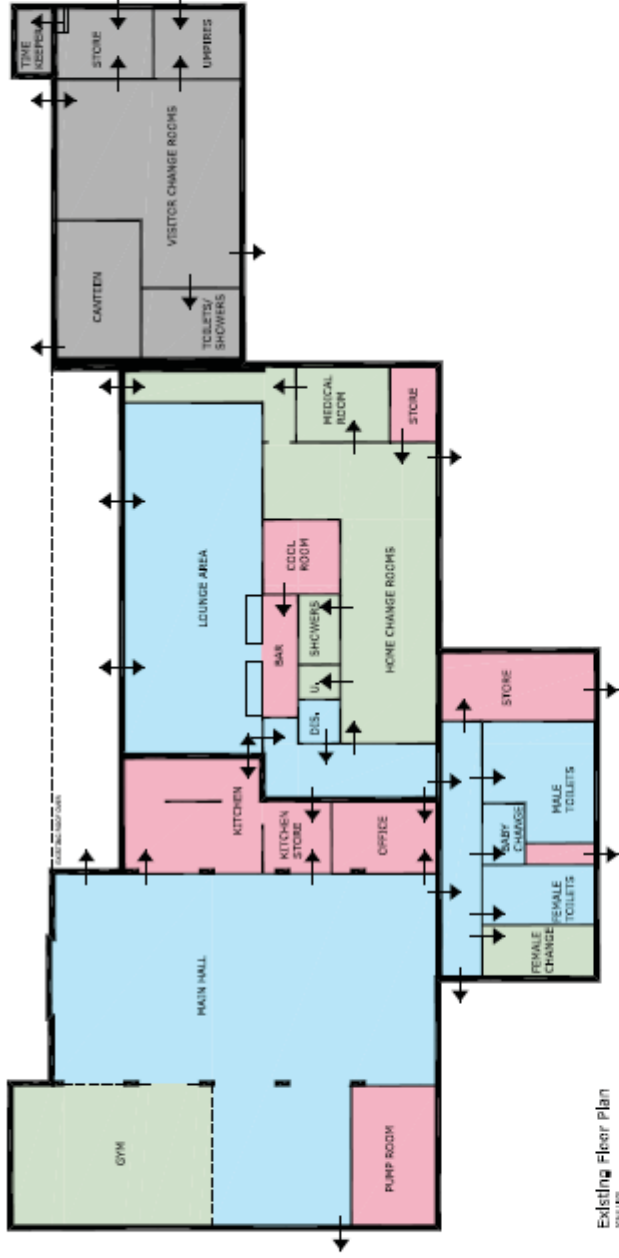
Email: \_\_\_\_\_

Postal Address: \_\_\_\_\_

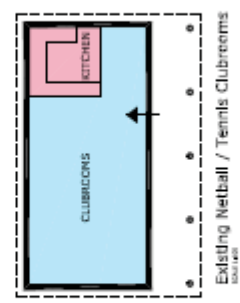
\_\_\_\_\_

THANK YOU FOR YOUR TIME AND CONTRIBUTION

## **APPENDIX C – EXISTING BUILDING LAYOUTS**



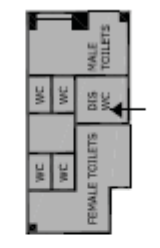
Existing Floor Plan  
Scale: 1:50



Existing Netball / Tennis Clubrooms  
Scale: 1:50

Area Calculations

Area	Area
Clubrooms	1,200
Kitchen	1,000
<b>Total Area</b>	<b>2,200</b>



Existing Public Toilets  
Scale: 1:50

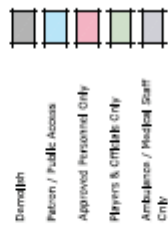
Area Calculations

Area	Area
Disposal	1,000
WC	1,000
<b>Total Area</b>	<b>2,000</b>

Area Calculations

Area	Area
Clubrooms	1,200
Kitchen	1,000
Bar	1,000
WC	1,000
Disposal	1,000
Medical Room	1,000
Home Change Rooms	1,000
Visitor Change Rooms	1,000
Store	1,000
Office	1,000
WC	1,000
Disposal	1,000
<b>Total Area</b>	<b>10,000</b>

Legend





## **APPENDIX D – PROPOSED BUILDING DEVELOPMENTS**



Proposed Floor Areas

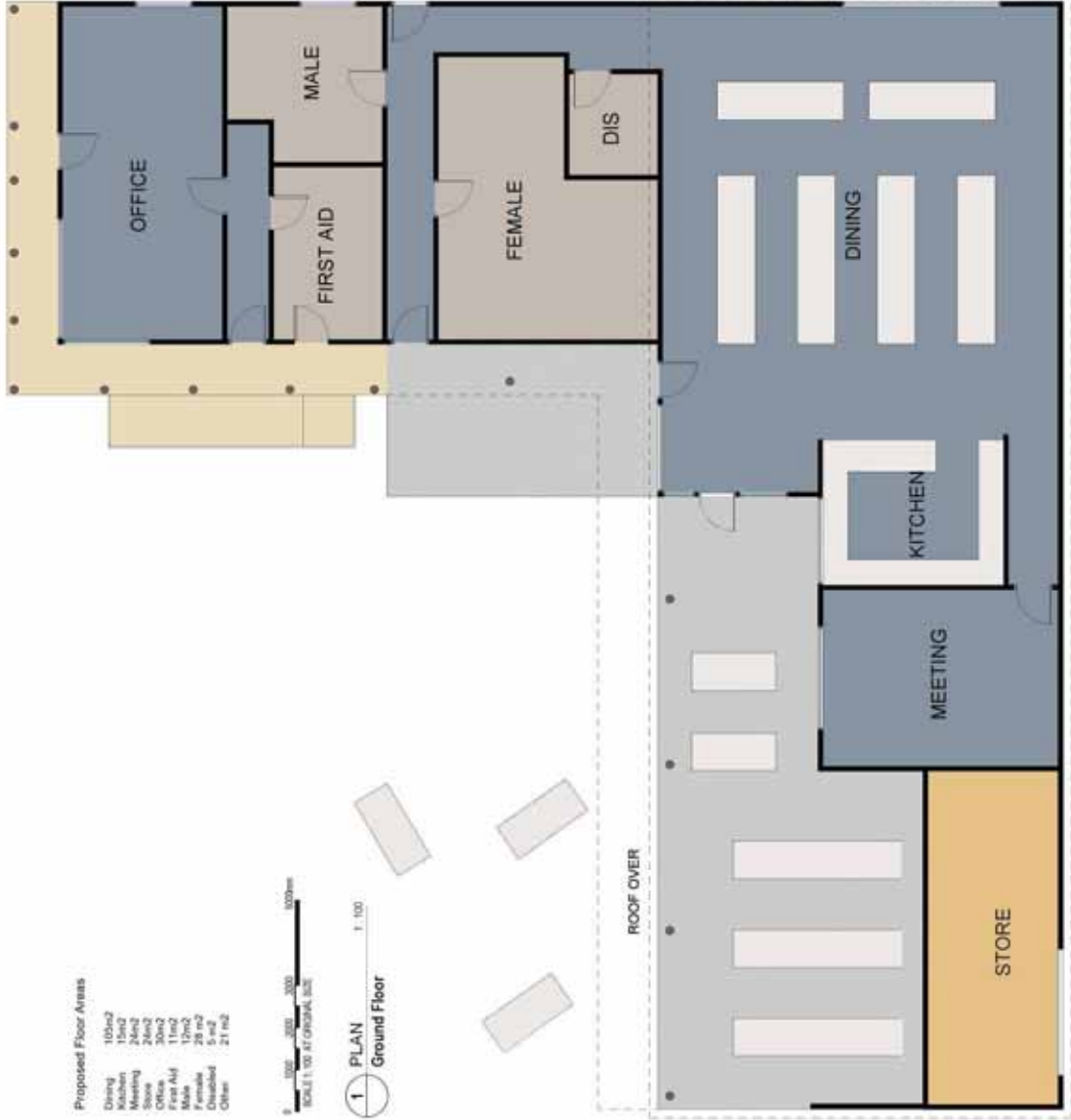
Main Hall	262m <sup>2</sup>
Canteen	32m <sup>2</sup>
Kitchen	42m <sup>2</sup>
Kitchen Stores	17m <sup>2</sup>
Lounge	122m <sup>2</sup>
Bar	22m <sup>2</sup>
Gym	34m <sup>2</sup>
Home Change	35m <sup>2</sup>
Home Store	11 m <sup>2</sup>
Home Office	10 m <sup>2</sup>
Home SH / WC	27 m <sup>2</sup>
Away Physio	13 m <sup>2</sup>
UMP	14 m <sup>2</sup>
UMP WC (head)	4m <sup>2</sup>
Away Change	48m <sup>2</sup>
Away Store	25 m <sup>2</sup>
Away Physio	13 m <sup>2</sup>
Away SH / WC	21 m <sup>2</sup>



**insite**  
ARCHITECTS

# FOOTBALL & CRICKET CLUBROOMS

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**Proposed Floor Areas**

- Dining 106m<sup>2</sup>
- Kitchen 15m<sup>2</sup>
- Meeting 24m<sup>2</sup>
- Office 30m<sup>2</sup>
- First Aid 11m<sup>2</sup>
- Male 12m<sup>2</sup>
- Female 28 m<sup>2</sup>
- Disabled 5 m<sup>2</sup>
- Other 21 m<sup>2</sup>



**BARWON VALLEY PONY CLUB**





Proposed Floor Areas

Clubroom / Kitchen	59sq2
Store 1	2sq2
Change 1	11sq2
Change 2	23sq2
Female	9sq2
Male	8sq2
Other	7sq2



# TENNIS & NETBALL CLUBROOMS



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## APPENDIX E – PROBABLE COSTS

The following estimates have been prepared by Insite Architects, MP Cordia & Associates Pty. Ltd. Quantity Surveyors; and by estimations provided either by CPG landscape architecture division or Surf Coast Shire Infrastructure staff using current rates and standards for specific works.

Category	Item	Estimate (\$)	Fees, Escalations Contingencies(\$)	Total Cost (\$)
<b>Utility Supply</b>	Upgrade power supply to the site (includes transformer and three phase power supply)	70,000	11,200	81,200
	Upgrade of sewer treatment plant / system supporting all buildings on the reserve	118,000	17,700	135,700
<b>Buildings</b>	Upgrade of main pavilion facility as described in the Master Plan	985,969	257,953	1,243,922
	Pony Club building upgrade as described in the Master Plan	412,736	107,982	520,718
	Tennis & Netball Clubroom Redevelopment	252,910	66,168	319,078
	Construction of replacement public unisex toilets	111,233	16,685	127,918
<b>Vehicle Access Roads &amp; Pedestrian Circulation</b>	Construct a new main access vehicle entry / exit configuration to tennis, football, cricket and netball facilities and main pavilion car park area as outlined in the Master Plan. Provisional estimate \$70 per m <sup>2</sup> for subbase construction and 30mm depth of asphalt.	322,000	51,520	373,520
	Gravel / crushed rock access roads and car parks as identified in the Master Plan. Provisional estimate \$40 per m <sup>2</sup> for construction of gravel roads and car parks.	136,000	21,760	157,760
	Construct a path network that connects the netball / tennis facilities with the main pavilion and connects Oval No.2 to main pavilion (2 m wide @ \$90 per lin/m)	25,000	4,000	29,000
	Main pavilion car park lighting	25,000	4,000	29,000
	Fencing (post and rail) to separate pedestrians and vehicles	40,000	6,400	46,400
	Asphalt pedestrian plaza in front of main pavilion (Provisional estimate \$70 per m <sup>2</sup> for subbase construction and 30mm depth of asphalt)	49,000	7,840	56,840
<b>Sports Arenas and Fields - Surfaces and Supporting Infrastructure</b>	Turf Wicket establishment	50,000	8,000	58,000
	Upgraded training lights for main oval (100 lux)	120,000	19,200	139,200
	Installation of competition lights (200 lux) on netball courts	92,000	14,720	106,720
	Court resurfacing / reconstruction - includes provision of 3rd netball court by expanding 1 tennis court and resurfacing for netball and providing 2 playable tennis courts (resurfacing 1 court and reconstruction 1 court). Estimate \$70 m <sup>2</sup> for court expansion / reconstruction and \$40 m <sup>2</sup> for court resurfacing)	118,000	18,880	136,880
	Relocation of Cricket nets and upgrade / extension of nets	90,000	14,400	104,400
	Storage Shed for turf wicket equipment (assumes 80m <sup>2</sup> )	30,000	4,800	34,800
	Netball and tennis court fencing works associated with court redevelopment	40,000	6,400	46,400

	Fencing around 2 ovals (infill mesh with top and bottom rail @\$75,000 per oval and concrete spoon drain around perimeter @ \$75,000 per oval)	300,000	48,000	348,000
	Water storage tanks included with building developments to increase water storage capacity	40,000	6,400	46,400
	Relocate heavy storage items required for dressage arenas to a new shed adjacent to the arenas (assumes 80m <sup>2</sup> )	30,000	4,800	34,800
	Provide viewing area stands to 2 x show jumping / dressage arenas	40,000	6,400	46,400
	Improvement to the cross country course area including the establishment and upgrade of permanent cross country jumps	15,000	2,400	17,400
	Level and improve drainage to existing dressage event surfaces and develop additional flexible multipurpose riding surfaces	50,000	8,000	58,000
<b>Landscaping &amp; Play Areas</b>	Rabbit Proof Fence around reserve boundary (2375m @ \$30 per lin/metre)	71,250	11,400	82,650
	Replacement of Play Space plus landscaping to elevate site and improve aesthetics	60,000	9,600	69,600
	Construct a continuous perimeter pathway for sports training and recreational walking (2m wide @ \$75 per lin/m)	75,000	12,000	87,000
	Trees and plantings throughout the site	105,000	16,800	121,800
	Tree removal and trimming works recommended in Tree Management Plan	50,000	8,000	58,000
<b>Plans and Assessments</b>	Tree Management Plan / Arborist Report	20,000	3,200	23,200
	Storm Water Quality / Drainage Assessment	25,000	4,000	29,000
<b>Total Works</b>		<b>3,969,098</b>	<b>800,608</b>	<b>4,769,706</b>

*Note : Fees, Escalations & Contingencies - Can include consultant fees (@9-10%), Design Contingency (@ 5%), Construction Contingency (@5%); Escalation Allowance (assumes 12 months @ 3-5%); and Authority Charges / Statutory fees (@1-2%)*



Cost Control (Victoria) Pty. Ltd.

ABN 82 070 011 193

PO Box 156, Tunstall Square

East Doncaster VIC 3109

Tel: (03) 9874 3421

Fax: (03) 9874 5748

Email: ccv@bigpond.net.au

Insite Architects  
2/74 Gheringhad Street,  
Geelong,  
Victoria 3220.

30<sup>th</sup> September 2010

Attention : Mr. Darren Hall

Dear Darren,

Re:- Mt Moriac Reserve

We have pleasure in reporting our cost plan on the above project in the amount of Two Million and Eighty Four Thousand Dollars (\$2,084,000) plus GST, on the above project as follows.

Tennis & Netball Clubrooms	\$ 319,000
Barwon Valley Pony Club	\$ 521,000
Football & Cricket Clubrooms	\$1,244,000
	-----
	\$2,084,000

**Breakdown :**

Tennis & Netball Clubrooms

Extension Works	\$ 252,910
Design Contingency 5%	\$ 12,646
Construction Contingency 5%	\$ 13,278
Cost Escalation Allowance 3%	\$ 8,365
Authority Fees Allowance 1%	\$ 2,872
Consultant's Fees 10%	\$ 29,007
	-----
Total	\$ 319,077
Rounded to	\$ 319,000

1/18

Quantity Surveying  
Contract Administration

Estimating  
Claims Assessment

Barwon Valley Pony Club

Extension Works	\$ 412,736
Design Contingency 5%	\$ 20,637
Construction Contingency 5%	\$ 21,669
Cost Escalation Allowance 3%	\$ 13,651
Authority Fees Allowance 1%	\$ 4,687
Consultant's Fees 10%	\$ 47,338
	-----
Total	\$ 520,718
Rounded to	\$ 521,000

Football & Cricket Clubrooms

Extension Works	\$ 985,969
Design Contingency 5%	\$ 49,298
Construction Contingency 5%	\$ 51,763
Cost Escalation Allowance 3%	\$ 32,611
Authority Fees Allowance 1%	\$ 11,196
Consultant's Fees 10%	\$ 113,084
	-----
Total	\$1,243,922
Rounded to	\$1,244,000

A copy of the cost plan is attached as an appendix.

**Contingencies :**

Allowances of 5% each have been included for design and construction contingencies.

**Cost Escalation :**

An allowance of 3% has been included for cost escalation assuming that construction will be completed within twelve months. The escalation allowance has been calculated using Davis Langdon's Tender Index forecast of 3% over the next four quarters.

**Authority Fees & Charges :**

An allowance of 1% has been included for authority fees and charges

**Market Conditions :**

The cost plan assumes that market conditions will continue to be keen and competitive up to the date of tender.

**Consultant's Fees :**

An allowance of 10% has been included for design fees, soil tests & surveys.

**Exclusions :**

- Demolition of portable toilet block
- Relocation of water tank
- Demolition of canteen & change rooms adjacent to football & cricket clubrooms
- All external service mains outside of the buildings
- Site penalties
- Work outside normal working hours
- Loose furniture & fittings

We trust we have correctly interpreted your requirements and thank you for the opportunity to be of assistance on this project.

Yours sincerely,



Chris Humble

				M2	98
CODE	ELEMENT	% B.C.	ELEMENT COST	COST \$	COST/M2
00 PR	PRELIMINARIES	12.1	30000	30000	306
01 SB	SUBSTRUCTURE	3.3	8120	8120	83
	SUPERSTRUCTURE	38.1		94519	
02 CL	Columns		1250		13
03 UF	Upper Floors		0		0
04 SC	Staircases		0		0
05 RF	Roof		22194		226
06 EW	External Walls		41525		424
07 WW	Windows		8400		86
08 ED	External Doors		4600		47
09 NW	Internal Walls		5550		57
10 NS	Toilet Partitions		0		0
11 ND	Internal Doors		11000		112
	FINISHES	19.2		47713	
12 WF	Wall Finishes		33660		343
13 FF	Floor Finishes		5500		56
14 CF	Ceiling Finishes		8553		87
	FITTINGS	8.0		19950	
15 FT	Fitments		19950		204
16 SE	Special Equipment		0		0
	SERVICES	19.3		47958	
17 SF	Sanitary Fixtures		8500		87
18 PD	Sanitary Plumbing		4500		46
19 WS	Water Supply		9225		94
20 GS	Gas Service		1000		10
21 SH	Space Heating		0		0
22 VE	Ventilation		5460		56
24 AC	Air Conditioning		2730		28
25 FP	Fire Protection		650		7
26 LP	Elec; Light & Power		12432		127
27 CM	Communications		525		5
28 TS	Demolition		2936		30
29 LT	Lift		0		0
TOTAL BUILDING COST				248260	2533
SITE WORKS				4650	
32 XP	Site Preparation		150		
33 XB	External Buildings		0		
34 XR	Paving		1500		
35 XF	Fencing		0		
36 XL	Landscaping		0		
37 XK	Stormwater Drainage		1500		
38 XD	Ext.Sewer Drainage		1500		
39 XW	Ext.Water Supply		0		
40 XG	External Gas		0		
41 XF	Ext.Fire Protection		0		
42 XE	Ext.Electrical		0		
42 XC	Ext.Comms		0		
TOTAL COST - CURRENT DATE				252910	

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
<b>PRELIMINARIES</b>							
00 PR	Preliminaries	12.08	306.1				30000
	Preliminary Items						30000
<b>SUBSTRUCTURE</b>							
01 SB	Substructure	3.27	82.9				8120
	concrete ground slab			m2	56	145	8120
<b>SUPERSTRUCTURE</b>							
01 CL	Columns	0.50	12.8				1250
	steel columns for veranda			m	10	125	1250
03 UF	Upper floors	0.00	0.0				0
04 SC	Staircases	0.00	0.0				0
05 RF	Roof	8.94	226.5				22194
	timber roof structure			m2	71	85	6035
	colorbond roof sheeting, sarking, insulation, cappings & flashings			m2	143	93	13299
	rainwater disposal			m2	143	20	2860
06 EW	External walls	16.73	423.7				41525
	external wall construction			m2	151	275	41525
07 WW	Windows	3.38	85.7				8400
	aluminium framed windows in new & existing openings			m2	14	600	8400
08 ED	External doors	1.85	46.9				4600
	single leaf timber door, frame, hardware & paint			No	3	1200	3600
	roller shutter door			No	1	1000	1000
09 NW	Internal walls	2.24	56.6				5550
	timber stud framing			m2	115	45	5175
	acoustic insulation			m2	25	15	375
10 NS	Toilet Partitions	0.00	0.0				0
11 ND	Internal doors	4.43	112.2				11000
	single leaf timber door, frame, hardware & paint			No	11	1000	11000
<b>FINISHES</b>							
12 WF	Wall finishes	13.56	343.5				33660
	9 villaboard wall linings			m2	380	48	18240
	repairs to existing wall linings			Item	1	300	300



CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
	batten out existing external wall			m2	12	25	300
	waterproofing			m2	25	45	1125
	allowance for ceramic tiles			m2	34	120	4080
	skirting & arc treatment			m	270	10	2700
	paint throughout			m2	461	15	6915
13 FF	Floor finishes	2.22	56.1				5500
	carpet			m2	38	65	2470
	concrete sealer			m2	51	40	2040
	vinyl sheeting			m2	9	110	990
14 CF	Ceiling finishes	3.45	87.3				8553
	screw up suspended ceiling system			m2	51	31	1581
	9 villabord lining			m2	51	52	2652
	cornice treatment			m	135	10	1350
	eaves treatment			m2	15	65	975
	repairs to existing ceiling linings			ltem	1	300	300
	paint ceiling linings throughout			m2	113	15	1695
<b>FITTINGS</b>							
15 FT	Fitments	8.04	203.6				19950
	kitchen joinery			No	1	10600	10600
	appliances			ltem	1	2000	2000
	bench seats & hook rail			m	15	350	5250
	toilet accessories			No	3	400	1200
	mirrors			No	2	300	600
	signage			ltem	1	300	300
16 SE	Special equipment	0.00	0.0				0
<b>SERVICES</b>							
17 SF	Sanitary fixtures	3.42	86.7				8500
	wc suite			No	3	800	2400
	shower base			No	2	600	1200
	wall basin			No	2	700	1400
	kitchen sink			No	1	750	750
	floor waste gulley			No	4	175	700
	taps			No	3	350	1050
	shower sets			No	2	400	800
	hose bib			No	2	100	200
18 PD	Sanitary plumbing	1.81	45.9				4500
	sewer connection			No	12	375	4500
19 WS	Water supply	3.72	94.1				9225
	water connection			No	11	475	5225
	hws			No	1	2400	2400
	tmv			No	1	1600	1600

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
20 GS	Gas service	0.40	10.2				1000
	gas connections			Item	1	1000	1000
21 SH	Space heating	0.00	0.0				0
22 VE	Ventilation	2.20	55.7				5460
	toilets			m2	18	150	2700
	kitchen			No	1	2500	2500
	bwic			Item	5%	5200	260
24 AC	Air conditioning	1.10	27.9				2730
	wall mounted split in clubroom			No	1	2600	2600
	bwic			Item	5%	2600	130
25 FP	Fire protection	0.26	6.6				650
	fire extinguisher			No	1	500	500
	fire blanket			No	1	150	150
26 LP	Electric light & power	5.01	126.9				12432
	light & power in new extension			m2	51	140	7140
	modifications to electrics in existing			m2	47	100	4700
	bwic			Item	5%	11840	592
27 CM	Communications	0.21	5.4				525
	tv			No	1	500	500
	bwic			Item	5%	500	25
28 TS	Demolition	1.18	30.0				2936
	form opening for new door			No	1	1000	1000
	kitchen			No	1	600	600
	floor finishes			m2	47	8	376
	electrical			hrs	4	120	480
	hydraulics			hrs	4	120	480
29 LT	Lift	0.00	0.0				0
<b>SITWORKS</b>							
32 XP	Site preparation						150
	clear vegetation etc			m2	15	10	150
33 XB	External Buildings						0
34 XR	Paving						1500
	concrete paving to veranda			m2	15	100	1500
35 XF	Fencing						0

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
36 XL	Landscaping						0
<b>EXTERNAL SERVICES</b>							
37 XK	External stormwater drainage						1500
	allowance for connection existing mains			Item	1	1500	1500
38 XD	External sewer drainage						1500
	allowance for connection existing mains			Item	1	1500	1500
39 XW	External water supply						0
40 XG	External gas						0
41 XF	External fire protection						0
42 XE	External electric light and power						0
43 XC	External communications						0

					M2	290
CODE	ELEMENT	% B.C.	ELEMENT COST	COST \$		COST/M2
00 PR	PRELIMINARIES	12.4	50000	50000		172
01 SB	SUBSTRUCTURE	5.2	20880	20880		72
	SUPERSTRUCTURE	36.2		146104		
02 CL	Columns		0			0
03 UF	Upper Floors		0			0
04 SC	Staircases		0			0
05 RF	Roof		69894			241
06 EW	External Walls		45570			157
07 WW	Windows		14400			50
08 ED	External Doors		7600			26
09 NW	Internal Walls		5640			19
10 NS	Toilet Partitions		0			0
11 ND	Internal Doors		3000			10
	FINISHES	17.9		72301		
12 WF	Wall Finishes		28745			99
13 FF	Floor Finishes		9560			33
14 CF	Ceiling Finishes		33996			117
	FITTINGS	4.2		16900		
15 FT	Fitments		16900			58
16 SE	Special Equipment		0			0
	SERVICES	24.1		97151		
17 SF	Sanitary Fixtures		47900			165
18 PD	Sanitary Plumbing		0			0
19 WS	Water Supply		0			0
20 GS	Gas Service		500			2
21 SH	Space Heating		0			0
22 VE	Ventilation		8138			28
24 AC	Air Conditioning		3150			11
25 FP	Fire Protection		650			2
26 LP	Elec; Light & Power		26418			91
27 CM	Communications		525			2
28 TS	Demolition		9870			34
29 LT	Lift		0			0
TOTAL BUILDING COST				403336		1391
SITE WORKS				9400		
32 XP	Site Preparation		1000			
33 XB	External Buildings		0			
34 XR	Paving		3400			
35 XF	Fencing		0			
36 XL	Landscaping		0			
37 XK	Stormwater Drainage		2000			
38 XD	Ext.Sewer Drainage		3000			
39 XW	Ext.Water Supply		0			
40 XG	External Gas		0			
41 XF	Ext.Fire Protection		0			
42 XE	Ext.Electrical		0			
42 XC	Ext.Comms		0			
TOTAL COST - CURRENT DATE				412736		

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
<b>PRELIMINARIES</b>							
00 PR	Preliminaries	12.40	172.4				50000
	Preliminary Items						50000
<b>SUBSTRUCTURE</b>							
01 SB	Substructure	5.18	72.0				20880
	concrete ground slab			m2	144	145	20880
<b>SUPERSTRUCTURE</b>							
01 CL	Columns	0.00	0.0				0
03 UF	Upper floors	0.00	0.0				0
04 SC	Staircases	0.00	0.0				0
05 RF	Roof	17.33	241.0				69894
	timber roof structure			m2	353	85	30005
	colorbond roof sheeting, sarking, insulation, cappings & flashings			m2	353	93	32829
	rainwater disposal			m2	353	20	7060
06 EW	External walls	11.30	157.1				45570
	external wall construction			m2	154	275	42350
	wall cladding to created external wall			m2	14	230	3220
07 WW	Windows	3.57	49.7				14400
	aluminium framed windows in new & existing openings			m2	24	600	14400
08 ED	External doors	1.88	26.2				7600
	sl glazed aluminium			No	2	2600	5200
	single leaf timber door, frame, hardware & paint			No	2	1200	2400
09 NW	Internal walls	1.40	19.4				5640
	timber stud framing			m2	84	45	3780
	infill door openings			No	2	450	900
	acoustic insulation			m2	64	15	960
10 NS	Toilet Partitions	0.00	0.0				0
11 ND	Internal doors	0.74	10.3				3000
	single leaf timber door, frame, hardware & paint			No	3	1000	3000
<b>FINISHES</b>							
12 WF	Wall finishes	7.13	99.1				28745
	9 villaboard wall linings			m2	340	48	16320
	repairs to existing wall linings			Item	1	500	500

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
	batten out existing external wall			m2	23	25	575
	skirting & arc treatment			m	235	10	2350
	paint throughout			m2	600	15	9000
13 FF	Floor finishes	2.37	33.0				9560
	concrete sealer			m2	195	40	7800
	vinyl sheeting			m2	16	110	1760
14 CF	Ceiling finishes	8.43	117.2				33996
	screw up suspended ceiling system			m2	227	31	7037
	9 villabord lining			m2	227	52	11804
	cornice treatment			m	160	10	1600
	eaves treatment			m2	107	65	6955
	repairs to existing ceiling linings			litem	1	300	300
	paint ceiling linings throughout			m2	420	15	6300
<b>FITTINGS</b>							
15 FT	Fitments	4.19	58.3				16900
	kitchen joinery			No	1	14600	14600
	appliances			litem	1	2000	2000
	signage			litem	1	300	300
16 SE	Special equipment	0.00	0.0				0
<b>SERVICES</b>							
17 SF	Sanitary fixtures	11.88	165.2				47900
	new urinal			No	1	7800	7800
	fit out female & disabled toilets			m2	35	1100	38500
	kitchen sink			No	1	1600	1600
18 PD	Sanitary plumbing	0.00	0.0				0
	included in sanitary fixtures						
19 WS	Water supply	0.00	0.0				0
	included in sanitary fixtures						
20 GS	Gas service	0.12	1.7				500
	gas connections			litem	1	500	500
21 SH	Space heating	0.00	0.0				0
22 VE	Ventilation	2.02	28.1				8138
	toilets			m2	35	150	5250
	kitchen			No	1	2500	2500
	bwic			litem	5%	7750	388

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
24 AC	Air conditioning	0.78	10.9				3150
	wall mounted split in dining bwic			No Item	1 5%	3000 3000	3000 150
25 FP	Fire protection	0.16	2.2				650
	fire extinguisher fire blanket			No No	1 1	500 150	500 150
26 LP	Electric light & power	6.55	91.1				26418
	light & power in new extension modifications to electrics in existing kitchen area bwic			m2 Item Item	144 1 5%	140 5000 25160	20160 5000 1258
27 CM	Communications	0.13	1.8				525
	tv bwic			No Item	1 5%	500 500	500 25
28 TS	Demolition	2.45	34.0				9870
	external walls, windows & doors internal walls canteen electrical hydraulics			Item m2 No hrs hrs	1 25 1 8 8	6000 30 1200 120 120	6000 750 1200 960 960
29 LT	Lift	0.00	0.0				0
<b>SITWORKS</b>							
32 XP	Site preparation						1000
	clear vegetation etc			m2	100	10	1000
33 XB	External Buildings						0
34 XR	Paving						3400
	concrete paving to veranda			m2	34	100	3400
35 XF	Fencing						0
36 XL	Landscaping						0
<b>EXTERNAL SERVICES</b>							
37 XK	External stormwater drainage						2000
	allowance for connection existing mains			Item	1	2000	2000
38 XD	External sewer drainage						3000
	allowance for connection existing mains			Item	1	3000	3000

ELEMENTAL  
BREAKDOWN

MT MORIAC RESERVE  
BARWON VALLEY PONY CLUB

30/09/2011

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT	RATE	COST
39 XW	External water supply					0
40 XG	External gas					0
41 XF	External fire protection					0
42 XE	External electric light and power					0
43 XC	External communications					0



				M2	888
CODE	ELEMENT	% B.C.	ELEMENT COST	COST \$	COST/M2
00 PR	PRELIMINARIES	13.9	130000	130000	146
01 SB	SUBSTRUCTURE	4.3	39980	39980	45
	SUPERSTRUCTURE	23.2		217136	
02 CL	Columns		3000		3
03 UF	Upper Floors		0		0
04 SC	Staircases		0		0
05 RF	Roof		72486		82
06 EW	External Walls		70950		80
07 WW	Windows		18000		20
08 ED	External Doors		13600		15
09 NW	Internal Walls		20100		23
10 NS	Toilet Partitions		0		0
11 ND	Internal Doors		19000		21
	FINISHES	19.0		178454	
12 WF	Wall Finishes		76460		86
13 FF	Floor Finishes		53550		60
14 CF	Ceiling Finishes		48444		55
	FITTINGS	11.1		104000	
15 FT	Fitments		104000		117
16 SE	Special Equipment		0		0
	SERVICES	28.6		268199	
17 SF	Sanitary Fixtures		65300		74
18 PD	Sanitary Plumbing		0		0
19 WS	Water Supply		0		0
20 GS	Gas Service		2000		2
21 SH	Space Heating		0		0
22 VE	Ventilation		16538		19
24 AC	Air Conditioning		26250		30
25 FP	Fire Protection		2300		3
26 LP	Elec; Light & Power		104496		118
27 CM	Communications		1155		1
28 TS	Demolition		50160		56
29 LT	Lift		0		0
TOTAL BUILDING COST				937769	1056
SITE WORKS				48200	
32 XP	Site Preparation		4000		
33 XB	External Buildings		0		
34 XR	Paving		36200		
35 XF	Fencing		0		
36 XL	Landscaping		0		
37 XK	Stormwater Drainage		2000		
38 XD	Ext.Sewer Drainage		6000		
39 XW	Ext.Water Supply		0		
40 XG	External Gas		0		
41 XF	Ext.Fire Protection		0		
42 XE	Ext.Electrical		0		
42 XC	Ext.Comms		0		
TOTAL COST - CURRENT DATE				985969	

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
<b>PRELIMINARIES</b>							
00 PR	Preliminaries	13.86	1274.5				130000
	Preliminary Items						130000
<b>SUBSTRUCTURE</b>							
01 SB	Substructure	4.26	392.0				39980
	concrete ground slab			m2	268	145	38860
	dowel bars to existing			No	40	28	1120
<b>SUPERSTRUCTURE</b>							
01 CL	Columns	0.32	8.5				3000
	steel columns for veranda			m	24	125	3000
03 UF	Upper floors	0.00	0.0				0
04 SC	Staircases	0.00	0.0				0
05 RF	Roof	7.73	710.6				72486
	timber roof structure			m2	357	85	30345
	colorbond roof sheeting, sarking, insulation, cappings & flashings			m2	357	93	33201
	rainwater disposal			m2	357	20	7140
	modifications to existing roof			m	30	60	1800
06 EW	External walls	7.57	695.6				70950
	external wall construction			m2	258	275	70950
07 WW	Windows	1.92	176.5				18000
	allowance for aluminium framed windows			m2	30	600	18000
08 ED	External doors	1.45	38.7				13600
	dl glazed aluminium			No	2	3800	7600
	single leaf timber door, frame, hardware & paint			No	5	1200	6000
09 NW	Internal walls	2.14	197.1				20100
	timber stud framing			m2	405	45	18225
	acoustic insulation			m2	125	15	1875
10 NS	Toilet Partitions	0.00	0.0				0
11 ND	Internal doors	2.03	186.3				19000
	timber bi-fold			No	1	6000	6000
	single leaf timber door, frame, hardware & paint			No	13	1000	13000

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
<b>FINISHES</b>							
12 WF	Wall finishes	8.15	749.6				76460
	9 villaboard wall linings			m2	1020	48	48960
	repairs to existing wall linings			Item	1	2000	2000
	skirting & arc treatment			m	750	10	7500
	paint throughout			m2	1200	15	18000
13 FF	Floor finishes	5.71	525.0				53550
	carpet			m2	460	65	29900
	concrete sealer			m2	330	40	13200
	vinyl sheeting			m2	95	110	10450
14 CF	Ceiling finishes	5.17	474.9				48444
	screw up suspended ceiling system			m2	268	31	8308
	9 villaboard lining			m2	268	52	13936
	cornice treatment			m	380	10	3800
	eaves treatment			m2	90	65	5850
	repairs to existing ceiling linings			Item	1	2000	2000
	paint ceiling linings throughout			m2	970	15	14550
<b>FITTINGS</b>							
15 FT	Fitments	11.09	1019.6				104000
	kitchen joinery			No	1	40000	40000
	appliances			Item	1	10000	10000
	canteen joinery			No	1	25000	25000
	appliances			Item	1	3000	3000
	bar			Item	1	25000	25000
	signage			Item	1	1000	1000
16 SE	Special equipment	0.00	0.0				0
<b>SERVICES</b>							
17 SF	Sanitary fixtures	6.96	186.0				65300
	fit out toilets & showers			m2	55	1100	60500
	canteen, kitchen & bar sinks			No	3	1600	4800
18 PD	Sanitary plumbing	0.00	0.0				0
	included in sanitary fixtures						
19 WS	Water supply	0.00	0.0				0
	included in sanitary fixtures						
20 GS	Gas service	0.21	5.7				2000
	gas connections			Item	1	2000	2000
21 SH	Space heating	0.00	0.0				0

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
22 VE	Ventilation	1.76	47.1				16538
	toilets			m2	55	150	8250
	canteen			No	1	2500	2500
	kitchen			No	1	5000	5000
	bwic			Item	5%	15750	788
24 AC	Air conditioning	2.80	257.4				26250
	wall mounted split main hall & lounge			No	1	25000	25000
	bwic			Item	5%	25000	1250
25 FP	Fire protection	0.25	6.6				2300
	fire extinguisher			No	4	500	2000
	fire blanket			No	2	150	300
26 LP	Electric light & power	11.14	1024.5				104496
	light & power in new extension			m2	268	140	37520
	modifications to electrics in existing			m2	620	100	62000
	bwic			Item	5%	99520	4976
27 CM	Communications	0.12	11.3				1155
	tv			No	1	500	500
	voice / data			No	2	300	600
	bwic			Item	5%	1100	55
28 TS	Demolition	5.35	491.8				50160
	part gym building			m2	20	200	4000
	external walls, windows & doors			m2	85	80	6800
	saw cut & make good slab for new sewer lines			m	20	280	5600
	internal walls			m2	600	30	18000
	fixtures & fittings			hrs	80	75	6000
	floor finishes			m2	620	8	4960
	electrical			hrs	20	120	2400
	hydraulics			hrs	20	120	2400
29 LT	Lift	0.00	0.0				0
<b>SITWORKS</b>							
32 XP	Site preparation						4000
	clear vegetation etc			m2	400	10	4000
33 XB	External Buildings						0
34 XR	Paving						36200
	extension of tiered viewing area under veranda			m2	90	180	16200
	concrete paving			m2	200	100	20000
35 XF	Fencing						0

CODE	ELEMENT/SPECIFICATION	%BC	\$/M2	UNIT		RATE	COST
36 XL	Landscaping						0
<b>EXTERNAL SERVICES</b>							
37 XK	External stormwater drainage						2000
	allowance for connection existing mains			Item	1	2000	2000
38 XD	External sewer drainage						6000
	allowance for connection existing mains			Item	1	6000	6000
39 XW	External water supply						0
40 XG	External gas						0
41 XF	External fire protection						0
42 XE	External electric light and power						0
43 XC	External communications						0

**Mt. Moriac Masterplan**  
**Cost Plan A2**  
**9th September 2010**

	Area	Unit	Rate	Cost
<b><u>New Public Unisex Toilets</u></b>				<b>\$ 127,918</b>
Cleaners	7	m2	\$ 2,704	\$ 17,846
Disabled Toilet	10	m2	\$ 3,432	\$ 35,006
Unisex Toilets	9	m2	\$ 3,120	\$ 29,328
Hand Washing Area	15	m2	\$ 1,924	\$ 29,052
Preliminaries based on 15% of Project Cost	1	Item	\$ 16,685	\$ 16,685
<b><u>Sewerage Treatment Plant</u></b>				<b>\$ 135,700</b>
Sewerage treatment plant for 50 people	1	Item	\$ 55,000	\$ 55,000
Sewer quality UPVC laid in trench to discharge point	450	m	\$ 140	\$ 63,000
Preliminaries based on 15% of Project Cost	1	Item	\$ 17,700	\$ 17,700

## **APPENDIX F – MASTER PLAN**

