



Community and Civic Precinct – Future Land Use Plan 2022

FUTURE LAND USE PLANNING

The Torquay Community & Civic Precinct has become an established local sporting and recreation hub. Its current facilities provide for cricket, football, netball, soccer, hockey, touch football, basketball, badminton, group fitness, skateboarding, scooters and playgrounds.

A masterplan for the site was first completed in 2009 and then reviewed in 2014. With substantial development occurring within the precinct – including the Wurdi Baierr Stadium, Grant Pavilion Extension, and soon to be constructed Surf Coast Aquatic & Health Centre – Council has completed a Future Land Use Plan to provide clarity on the future recreation and social infrastructure uses on the site.

Detailed future planning will also consider the existing challenges with access, car parking and traffic management, pathways and connections.

INFORMATION ON LAND USE SPACES

The following tables provide information and context on each of the spaces in the Future Land Use Plan.

IDENTIFIED USES		
The projects for these spaces have been considered by Council Officers as the best future use of the area.		
No.	Space	Information
1	Aquatic & Health Centre	<ul style="list-style-type: none">- Currently in the detailed design phase. Communication on the design will occur in the second half of 2022.- Construction completion and facility opening expected in mid-2025.- Find out more
2	Multiuse Synthetic Facility (Hockey)	<ul style="list-style-type: none">- A Business Case for a Multiuse Synthetic Facility (Hockey) was noted by Council in September 2021.- This facility is identified as the best use for this parcel of land. There is potential for a Community Hub to be constructed adjacent, including amenities for users of the multiuse facility.- The Council Report (page 877) and Business Case (page 887) are available here.
3	Car Park and Vehicle Circulation (adjacent to the hockey facility)	<ul style="list-style-type: none">- As per item 2, this car park and vehicle circulation space will support the user groups of the Multiuse Synthetic Facility (Hockey) and Community Hub. It will also support users of the whole precinct, particularly those using the facilities to the east of the Grant Pavilion.- The design for this space will consider the entry, access, circulation and parking.

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4	Grant Pavilion Extension Project	<ul style="list-style-type: none"> - This project provides additional changerooms for all precinct users, and a social space for the Surf Coast Football Club who provided a significant contribution to the project and secured funding through an election commitment.
5	Grant Pavilion Extension Project (future stage)	<ul style="list-style-type: none"> - This is a potential future stage which was designed when the concept for the soccer stage was developed. While there will be some differences to the soccer extension when this project is designed, the key outcomes are the provision of additional changerooms and a social space including viewing of both ovals.
6	Cricket Training Facility	<ul style="list-style-type: none"> - This facility was flagged in the 2009 Masterplan, and the 2014 revision. The continued growth of cricket in the area and that of the Surf Coast Cricket Club demonstrates a future need for a training facility in the North Torquay area. - The facility will provide publicly accessible pitches, and be fully enclosed for the safety of all precinct users.
7	Future Community Hub Building	<ul style="list-style-type: none"> - Emerging community needs and expected continued population growth will create demand for a future community hub building that would provide a range of services, activities and programs to the North Torquay and broader Surf Coast community. - The building would provide spaces and facilities to support various uses, including amenities to support the adjacent Multiuse Synthetic Facility (Hockey). - The open space to the north of the building would also support Hub activities.

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POTENTIAL FUTURE USES		
The use noted for these spaces have been identified as emerging community needs, through recent community engagement processes, and to ensure we plan for future community growth.		
No.	Space	Information
8	Potential Future Indoor Courts (2/3)	<ul style="list-style-type: none"> - The new Stadium has provided the Surf Coast with a fantastic indoor sports and multiuse facility, supporting basketball, netball, indoor soccer and badminton. - Increases in participation and future population growth may create demand for an additional 2 or 3 indoor courts. - An expansion of the Stadium needs to be on adjacent land; which is restricted to the South only, as the College land is to the north and existing infrastructure is to the east and west. - An expansion to the south would reduce the number of netball courts by at least one (as per the plan) or two if necessary. - The overall result would be additional courts available for netball; the number of outdoor courts would reduce and indoor would increase. The configuration and number of indoor/outdoor courts would be determined through a planning process in consultation with user groups and regional/state bodies, as would the provision of ongoing access to indoor courts by netball clubs. - It's worth noting that the majority of Surf Coast Shire netball clubs have two courts, while one club has one court and one club has three courts.
9	Potential Future Netball Amenities	<ul style="list-style-type: none"> - The Surf Coast Suns netball teams currently utilise the amenities in the Grant Pavilion. - Growth in participation and teams may necessitate provision of amenities closer to the courts in the future. - There is potential to consolidate the built form by incorporating the amenities into the southern end of the Potential Future Indoor Courts.
10	Potential Future Car Parking	<ul style="list-style-type: none"> - This car parking area was included in the original precinct masterplan. - Parking in the precinct is inadequate at peak times and will be a further challenge with the addition of the Aquatic & Health Centre. - This parking provides an opportunity to increase numbers of parks and also for oval viewing from vehicles. - The use of and/or integration with Kuwarrk Lane and the small open space adjacent to it may provide scope for an increased number of car parks.
11	Potential Future Improved Open Space Amenities	<ul style="list-style-type: none"> - There is scope to activate this area of open space by providing improved amenities to the community. Engagement would be undertaken to inform the type of amenities to be provided.