

THE CITY OF  
GREATER GEELONG

# CREAMERY ROAD PSP OPEN SPACE NETWORK

OCTOBER 2025

---

# Contents

---

|                                                                              |            |
|------------------------------------------------------------------------------|------------|
| <b>Introduction and purpose of report .....</b>                              | <b>6</b>   |
| <b>Creamery Road PSP .....</b>                                               | <b>7</b>   |
| Background and context .....                                                 | 7          |
| Adopted Draft Creamery Road PSP .....                                        | 11         |
| Changes following Standing Advisory Committee .....                          | 15         |
| <b>Impacts of updated Creamery Road PSP .....</b>                            | <b>17</b>  |
| Public open space demand .....                                               | 17         |
| Opportunities to maximise capacity at Myers Reserve ...                      | 36         |
| Creamery Road active open space locations and design                         | 40         |
| Use of encumbered open space .....                                           | 65         |
| Balance of active open space across WGGA .....                               | 69         |
| <b>Suggested updates to the Creamery Road Development Contributions Plan</b> | <b>73</b>  |
| <b>Summary of considerations to updates .....</b>                            | <b>74</b>  |
| Amount of open space .....                                                   | 74         |
| Distribution of open space .....                                             | 75         |
| Use of encumbered land .....                                                 | 78         |
| Balance of active open space across WGGA .....                               | 79         |
| <b>Appendix 1 Technical studies .....</b>                                    | <b>80</b>  |
| <b>Appendix 2 Myers Reserve capacity analysis .....</b>                      | <b>81</b>  |
| <b>Appendix 3 NWGGA sports provision .....</b>                               | <b>89</b>  |
| <b>Appendix 4 Active open space assessment tool .....</b>                    | <b>97</b>  |
| <b>Appendix 5 Detailed scoring of the active open space options</b>          | <b>102</b> |
| <b>Appendix 6 Detailed assessment of encumbered land in the PSP</b>          | <b>113</b> |

## List of figures

|                                                                                                                    |     |
|--------------------------------------------------------------------------------------------------------------------|-----|
| Figure 1 Northern and Western Geelong Growth Area Estimated Growth Potential .....                                 | 7   |
| Figure 2 NWGGA Framework Plan .....                                                                                | 8   |
| Figure 3 Western Geelong Growth Area Estimated Growth Potential .....                                              | 9   |
| Figure 4 Western Geelong Growth Areas Framework Plan: Future Urban Structure .....                                 | 9   |
| Figure 5 Open Space Land Use Budget August 2024 PSP .....                                                          | 11  |
| Figure 6 Creamery Road PSP Open Space August 2024 .....                                                            | 12  |
| Figure 7 Open Space 1ha or larger with 800m catchment – Northern Active Open Space October 2025 .....              | 20  |
| Figure 8 Active Open Space with 1km of 95% of dwellings – Northern Active Open Space October 2025 .....            | 21  |
| Figure 9 Open Space 1ha or larger with 800m catchment – Myers Reserve Extension October 2025.....                  | 22  |
| Figure 10 Active Open Space with 1km of 95% of dwellings – Myers Reserve Extension October 2025 .....              | 23  |
| Figure 11 Open Space 400m catchments as per Target 12 October 2025 Northern Active Open Space .....                | 27  |
| Figure 12 Open Space 400m catchments as per Target 12 October 2025 Myers Reserve Extension .....                   | 28  |
| Figure 13 Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Northern Active.....               | 29  |
| Figure 14 Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Myers Extension .....              | 30  |
| Figure 15 Myers Reserve location within Creamery Road PSP (August 2024) .....                                      | 36  |
| Figure 16 Myers Reserve Landscape Master Plan.....                                                                 | 37  |
| Figure 17 Two Active Open Space options investigated with 1km catchment .....                                      | 45  |
| Figure 18 Myers Reserve Northern Extension with 800m catchment as per Target 12 of PSP Guidelines .....            | 50  |
| Figure 19 Myers Reserve Northern Extension with 1km catchment as per Clause 56.05-2 .....                          | 51  |
| Figure 20 Villawood's SAC proposal for a northern extension to Myers Reserve with Soccer and Netball .....         | 52  |
| Figure 21 Myers Reserve North Extension – Soccer and Cricket.....                                                  | 53  |
| Figure 22 Myers Reserve North Extension – Rectangle Sports and Cricket.....                                        | 54  |
| Figure 23 Myers Reserve North Extension – Soccer and Cricket.....                                                  | 55  |
| Figure 24 Myers Reserve North Extension – AFL, Cricket and Netball .....                                           | 56  |
| Figure 25 Myers Reserve North Extension minus Myers Reserve Extension West proposed by Villawood .....             | 57  |
| Figure 26 Northern Active Open Space with 1km catchment as per Clause 56.05-2 .....                                | 59  |
| Figure 27 Northern Active Open Space with 800m catchment as per Target 12 .....                                    | 60  |
| Figure 28 Northern Active Open Space – Soccer and Cricket.....                                                     | 61  |
| Figure 29 Northern Active Open Space – AFL / Cricket and Netball .....                                             | 62  |
| Figure 30 Northern Active Open Space – Winged Oval (AFL or rectangle sports with cricket) and netball .....        | 63  |
| Figure 31 Creamery Road PSP: Open Space with 400m Catchments October 2025 as per Target 12.....                    | 67  |
| Figure 32 Active Recreation Accessibility Across PSPs (Creamery Road PSP, October 2025) .....                      | 70  |
| Figure 33 Active Recreation Accessibility in Creamery Road PSP with Relocation of SR-02.....                       | 71  |
| Figure 34 Myers Reserve current uses .....                                                                         | 82  |
| Figure 35 Map of proposed location of WGGA active open space .....                                                 | 96  |
| Figure 36. Open Space Systems (Draft Creamery Road PSP, August 2024).....                                          | 114 |
| Figure 37 Cowies Creek Infrastructure and Assets Plan (Cowies Creek Master Plan June 2024) .....                   | 115 |
| Figure 38 Subdivision Interface (Cowies Creek Master Plan June 2024) .....                                         | 116 |
| Figure 39 Conservation Interface Cross Section (Draft Creamery Road PSP, August 2024) .....                        | 116 |
| Figure 40 Drainage and Waterways (Draft Creamery Road PSP, August 2024) .....                                      | 118 |
| Figure 41 Street Network and Other Recreational Transport Links (Draft Creamery Road PSP, August 2024) ..          | 120 |
| Figure 42 Location of Myers Reserve within the Creamery Road Precinct (Draft Creamery Road PSP, August 2024) ..... | 122 |

## List of tables

|                                                                                                                                                         |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Table 1 Open Space August 2024 PSP .....                                                                                                                | 13  |
| Table 2 Accessibility standards for open space .....                                                                                                    | 14  |
| Table 3 Open Space Analysis August 2024 PSP .....                                                                                                       | 14  |
| Table 4 Open Space Comparison August 2024 and October 2025 Draft PSP .....                                                                              | 16  |
| Table 5 Accessibility standards for open space network .....                                                                                            | 17  |
| Table 6 Active Open Space August 2024 PSP .....                                                                                                         | 18  |
| Table 7 Sports Provision Demand Creamery Road PSP .....                                                                                                 | 18  |
| Table 8 Supply changes between Active Open Space August 2024 PSP and October 2025 .....                                                                 | 19  |
| Table 9 Passive Open Space August 2024 PSP .....                                                                                                        | 25  |
| Table 10 Supply Changes Passive Open Space August 2024 And October 2025 .....                                                                           | 26  |
| Table 11 Passive Open Space Summary October 2025 .....                                                                                                  | 26  |
| Table 12 Open Space Demand – August 2024 PSP .....                                                                                                      | 32  |
| Table 13 Expected Demand Open Space October 2025 .....                                                                                                  | 32  |
| Table 14 Changes to Open Space August 2024 and October 2025 .....                                                                                       | 33  |
| Table 15 Open Space Summary October 2025 .....                                                                                                          | 34  |
| Table 16 Open Space Change – August 2024 PSP October 2025 .....                                                                                         | 34  |
| Table 17 Myers Reserve Capacity Analysis based on fully implemented Master Plan .....                                                                   | 38  |
| Table 18 Overall score of infrastructure demand vs proposed infrastructure .....                                                                        | 40  |
| Table 19 Active Recreation Infrastructure Options .....                                                                                                 | 41  |
| Table 20 Active Open Space Site Options Evaluation Summary .....                                                                                        | 47  |
| Table 21 Sports Provision Supply and Demand – WGGA .....                                                                                                | 69  |
| Table 22 Open Space Analysis – August 2024 PSP and October 2025 PSP .....                                                                               | 74  |
| Table 23 Accessibility standards for open space network .....                                                                                           | 75  |
| Table 24 Accessibility standards for open space network .....                                                                                           | 76  |
| Table 25 Myers Reserve Sports Participation data 2017 to 2024 .....                                                                                     | 83  |
| Table 26 Myers Reserve Current Sports Capacity .....                                                                                                    | 84  |
| Table 27 Myers Reserve Full Master Plan Implementation Future Capacity By Sport .....                                                                   | 86  |
| Table 28 CoGG Sports Facility Provision Standards 2025 .....                                                                                            | 90  |
| Table 29 NGGA Population Assumptions .....                                                                                                              | 92  |
| Table 30 WGGA Population Assumptions .....                                                                                                              | 92  |
| Table 31 Sports Provision Supply and Demand – NWGGA .....                                                                                               | 93  |
| Table 32 Sports Provision Supply and Demand – WGGA .....                                                                                                | 95  |
| Table 33 Traffic Light Scoring System for Active Open Spaces .....                                                                                      | 99  |
| Table 34 Performance Standards For Assessing Active Open Space Options .....                                                                            | 99  |
| Table 35 Option 1 Myers Reserve North Extension - Soccer and Netball .....                                                                              | 102 |
| Table 36 Option 2 Myers Reserve North Extension – Soccer and Cricket .....                                                                              | 103 |
| Table 37 Option 3 - Myers Reserve North Extension Rectangle Sports and Cricket Analysis .....                                                           | 104 |
| Table 38 Option 4 - Myers Reserve North Extension Soccer and Cricket Analysis .....                                                                     | 105 |
| Table 39 Option 5 - Myers Reserve North Extension AFL, Cricket and Netball Analysis .....                                                               | 106 |
| Table 40 Option 6a - Myers Reserve North Extension minus Myers Reserve extension west proposed by<br>Villawood Analysis AFL / Cricket and Netball ..... | 107 |
| Table 41 Option 6b - Myers Reserve North Extension minus Myers Reserve extension west proposed by<br>Villawood Analysis AFL / Cricket and Netball ..... | 108 |
| Table 42 Option 7 Northern Active Open Space Soccer and Cricket Analysis .....                                                                          | 109 |
| Table 43 Option 8 Northern Active Open Space AFL / Cricket and Netball Analysis .....                                                                   | 110 |
| Table 44 Option 9a Northern Active Open Space – Winged Ovals (AFL with Cricket) and Netball Analysis .....                                              | 111 |
| Table 45 Option 9b Northern Active Open Space – Winged Ovals (Soccer with Cricket) and Netball Analysis .....                                           | 112 |
| Table 46 Suitability of Cowies Creek Reserve to Support Precinct Open Space Network .....                                                               | 117 |

|                                                                                                    |     |
|----------------------------------------------------------------------------------------------------|-----|
| Table 47 Suitability of Drainage and Waterway Reserve to Support Precinct Open Space Network ..... | 119 |
| Table 48 Suitability of Other Transport Links to Support Precinct Open Space Network .....         | 121 |
| Table 49 Suitability of Myers Reserve to Support Precinct Open Space Network .....                 | 123 |

---

# Introduction and purpose of report

---

This report presents an updated assessment of open space requirements for the Creamery Road Precinct Structure Plan (PSP), developed in direct response to the findings and recommendations of the Northern and Western Geelong Growth Areas Standing Advisory Committee (SAC). It provides a refined needs analysis across active, passive, and encumbered open space categories and supports the justification for including relevant open space items in the Creamery Road Development Contributions Plan (DCP).

The SAC recommended further work be undertaken in relation to open space:

4. Update section 5.3 of the HillPDA Report to reflect the revised Net Developable Area and revised population projections to be delivered through the revised Future Urban Structure. The updated needs analysis should further consider opportunities to:
  - a. maximise Net Developable Area in the Creamery Road Precinct while still delivering acceptable open space outcomes having regard to the targets and other guidance in the *Precinct Structure Planning Guidelines: New Communities in Victoria* (VPA, October 2021)
  - b. maximise capacity within Myers Reserve including any further extensions
  - c. better utilise the encumbered open space in the Precinct for passive recreation, shared trails and the like
  - d. balance the provision of active open space across neighbouring precincts in the Western Geelong Growth Area.
5. Prepare information documenting the basis for proposed apportionment of shared infrastructure located in the Precinct or external to the Precinct, including an assessment of need, nexus and equity.
6. After completing the further work in Recommendation 5:
  - b. further consider whether the Creamery Road Development Contributions Plan should include a contribution towards the Indoor Recreation Centre (IRC\_01).

Since the Committee Hearing process, several key changes to the Draft PSP have been considered that significantly influence the open space network, including:

- An increase in the Net Developable Area (NDA)
- A higher projected number of dwellings and population
- Consideration of relocating SR-02 Northern Sports Reserve to a site north of Myers Reserve
- A proposed reduction in the overall provision of public open space across the precinct
- Apportionment of active recreation infrastructure to be delivered outside of the PSP.

This report addresses the SAC's recommendations and responds to the evolving context of the PSP. It outlines the City's updated open space position, taking into account the implications of these changes.

## Scope

This report considers the following:

- An updated needs analysis reflecting the revised Net Developable Area
- Opportunities to maximise capacity within Myers Reserve, including potential extensions
- Options for meeting active recreation demand
- Strategies to improve the utilisation of encumbered open space within the precinct
- A balanced approach to active open space provision across neighbouring precincts in the Western Geelong Growth Area, including consideration of the Indoor Recreation Centre (IRC\_01).

# Creamery Road PSP

## BACKGROUND AND CONTEXT

The Creamery Road Precinct is a 345 hectare precinct in the Western Geelong Growth Area (WGGA) which is part of the broader North West Geelong Growth Area (NWGGA). Creamery Road is envisioned as a thriving, well connected and climate resilient community. Delivery of a network of high amenity open spaces, including community parks and sports reserves, will support a sense of place and cater to the needs of a diversity of local residents.<sup>1</sup> Creamery Road PSP is the first precinct structure plan to be prepared in the Western Geelong Growth Area.

### Northern and Western Geelong Growth Areas (NWGGA)

NWGGA is the largest greenfield planning project in regional Victoria, containing approximately 5,300 hectares. It is anticipated to deliver upwards of 40,000 new dwellings to accommodate a population of at least 112,000 people.<sup>2</sup>

Figure 1 Northern and Western Geelong Growth Area Estimated Growth Potential<sup>3</sup>

#### ESTIMATED GROWTH POTENTIAL

|                              |                |
|------------------------------|----------------|
| TOTAL GROWTH AREA            | 5,331 hectares |
| TOTAL RESIDENTIAL AREA       | 3,309 hectares |
| ANTICIPATED DWELLINGS        | 40,028         |
| ANTICIPATED POPULATION       | 112,078*       |
| TOTAL EMPLOYMENT AREA        | 294 hectares   |
| NON DEVELOPMENT AREA         | 1,728 hectares |
| FUTURE RESIDENTIAL POTENTIAL | 267 hectares   |
| FUTURE EMPLOYMENT POTENTIAL  | 125 hectares   |

#### VISION FOR THE NORTHERN AND WESTERN GEELONG GROWTH AREAS

The Northern and Western Geelong Growth Areas will exemplify Geelong's transformation as a clever and creative city by building diverse, localised and sustainable neighbourhoods that prioritise self-sufficiency whilst maximising connections to the Geelong community, economy and identity.

NWGGA is located north west of the Geelong CBD. NWGGA is divided into two separate areas, the Northern Geelong Growth Area (NGGA) and the Western Geelong Growth Area (WGGA) (**Figure 2. NWGGA Framework Plan Map**). Both the Northern and the Western Growth Areas consist of largely open, treeless agricultural land primarily utilised for grazing and cropping activities and are also home to nationally significant flora and fauna.<sup>4</sup>

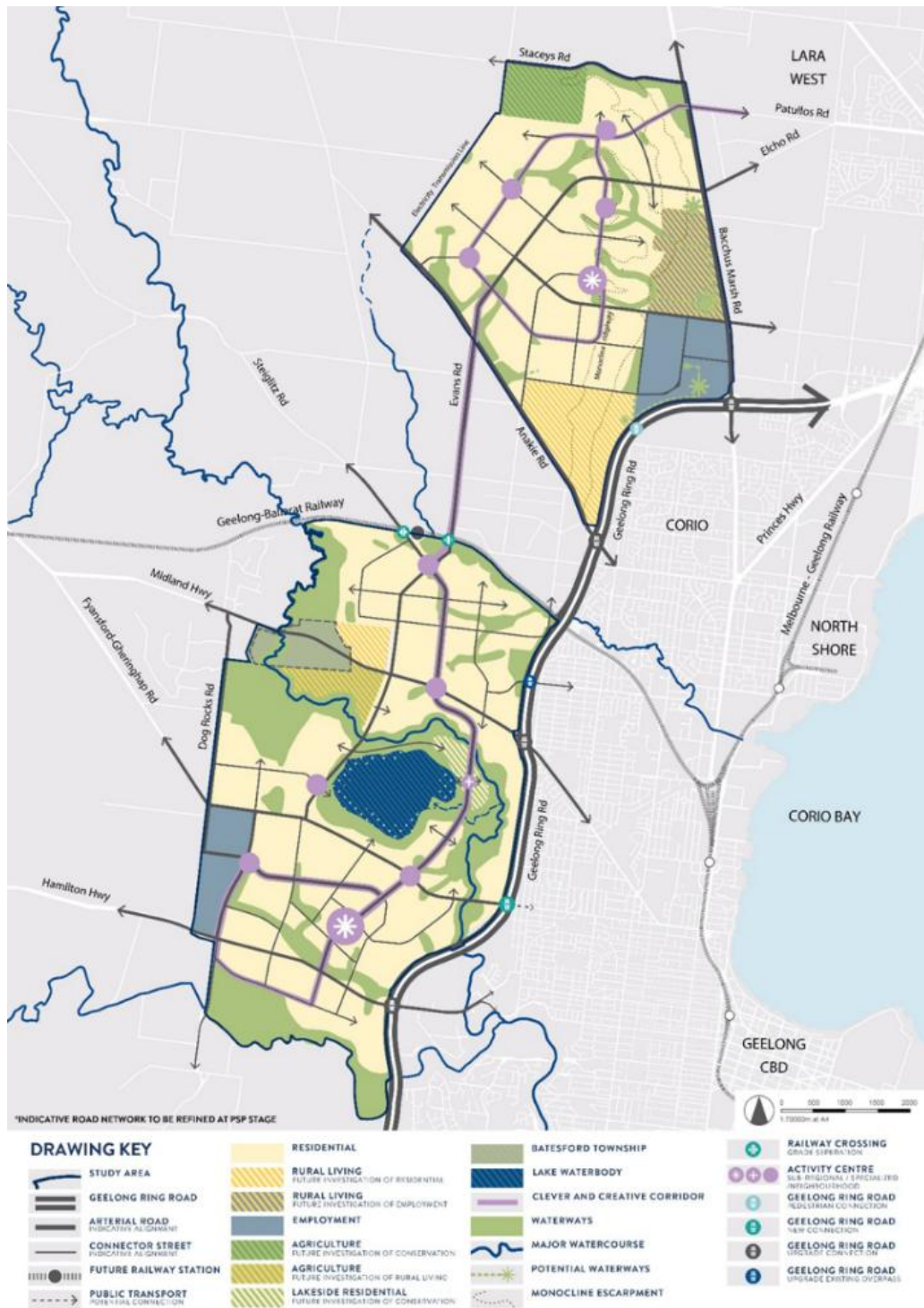
<sup>1</sup> Creamery Road Precinct Structure Plan (August 2024)

<sup>2</sup> Northern and Western Geelong Growth Areas Framework Plan, August 2020

<sup>3</sup> Northern and Western Geelong Growth Areas Framework Plan, August 2020

<sup>4</sup> Creamery Road Precinct Structure Plan (August 2024)

Figure 2 NWGGA Framework Plan<sup>5</sup>



<sup>5</sup> Clause 11.02-2L of the Greater Geelong Planning Scheme

## Western Geelong Growth Area (WGGA)

The WGGA (**Figure 4 Western Geelong Growth Area Framework Plan: Future Urban Structure**) is defined by the Geelong Ring Road to the east, the Barwon River to the south, and the Geelong Ballarat rail line to the north. Covering approximately 3,241 hectares, the area is projected to accommodate over 22,000 new dwellings, supporting a future population of over 64,000 residents. The landscape features key natural and visual elements including Cowies Creek, the Barwon and Moorabool Rivers, expansive views across the Barrabool Hills, and the distinctive Batesford Quarry.<sup>6</sup>

**Figure 3 Western Geelong Growth Area Estimated Growth Potential<sup>7</sup>**

The growth area is generally bounded by the Geelong Ring Road to the east, the Barwon River to the south, the Geelong-Ballarat rail line to the north and Batesford township to the west.

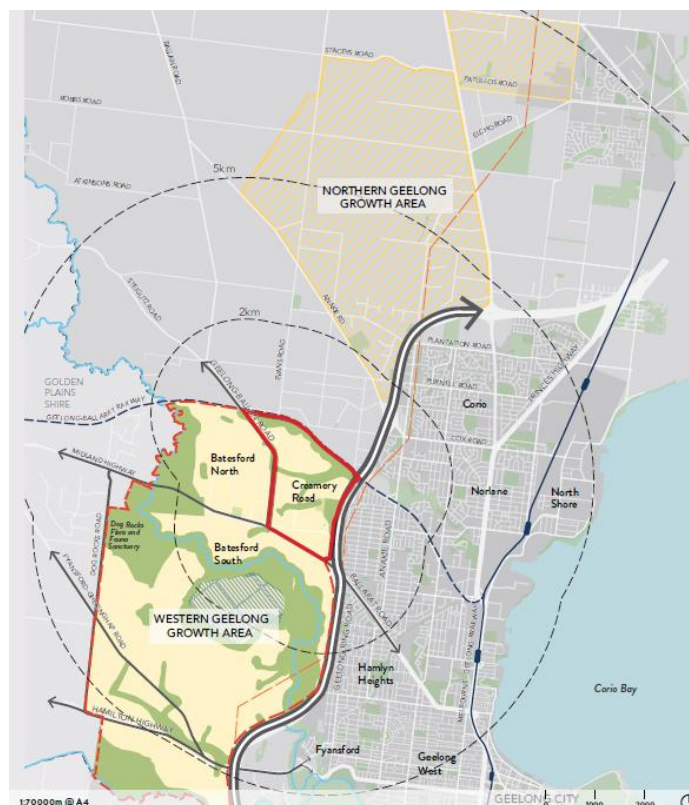
### ESTIMATED GROWTH POTENTIAL

|                              |                |
|------------------------------|----------------|
| TOTAL GROWTH AREA            | 3,241 hectares |
| TOTAL RESIDENTIAL AREA       | 1,864 hectares |
| ANTICIPATED DWELLINGS        | 22,953         |
| ANTICIPATED POPULATION       | 64,269*        |
| TOTAL EMPLOYMENT AREA        | 117 hectares   |
| NON DEVELOPMENT AREA         | 1,377 hectares |
| FUTURE RESIDENTIAL POTENTIAL | 65 hectares    |

### VISION FOR THE WESTERN GEELONG GROWTH AREA

Western Geelong will prosper as a district of lakeside neighbourhoods connected by healthy waterways and attractive open spaces that strengthen Geelong's identity as a city built around water.

**Figure 4 Western Geelong Growth Areas Framework Plan: Future Urban Structure<sup>8</sup>**



<sup>6</sup> Creamery Road Precinct Structure Plan (August 2024)

<sup>7</sup> Northern and Western Geelong Growth Areas Framework Plan, August 2020

<sup>8</sup> Creamery Road Precinct Structure Plan (August 2024)

## Strategic Considerations

State and local policy in the Greater Geelong Planning Scheme and state level planning guidance were key strategic considerations in the investigation and needs analysis of the open space provision.

### Greater Geelong Planning Scheme

The relevant Planning Policy Framework provisions are:

- [Clause 11.02-2L Northern and Western Geelong Growth Areas](#)
- [Clause 19.02-6S Open Space](#)
- [Clause 19.02-6L Open Space](#)
- [Clause 19.03-3S Integrated Water Management](#)

The relevant Particular Provisions are:

- [Clause 53.01 Public Open Space Contribution and Subdivision](#)
- [Clause 56.05-2 Public Open Space Provision Objectives](#)

### PSP 2.0 Precinct Structure Planning Guidelines

The Precinct Structure Planning Guidelines: New Communities in Victoria (VPA, October 2021) and associated Guidance Notes are a Victorian Government initiative designed to guide the preparation of Precinct Structure Plans (PSPs) that deliver liveable, inclusive, and best practice communities. The two key open space performance targets are Target 11 (Open Space Quantity) and Target 12 (Open Space Accessibility).

### Technical studies to inform this report

Please see **Appendix 1 – Technical Studies** for studies that have informed this document.

## ADOPTED DRAFT CREAMERY ROAD PSP

The City of Greater Geelong prepared the draft Creamery Road Precinct Structure Plan (PSP) and Creamery Road Development Contributions Plan (DCP), which were adopted by Council in August 2024. The Creamery Road Precinct is a 345 hectare precinct in the WGGA which is part of the broader NWGGA. The City of Greater Geelong has prepared a draft Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) which outlines the future urban structure of the precinct, including the open space provisions. The precinct is forecast to be home to more than 10,200 new residents.

Creamery Road PSP is the first precinct structure plan to be prepared in the Western Geelong Growth Area. The Creamery Road Precinct is located within Bell Post Hill. It is bounded by Midland Highway/Ballarat Road to the south, the Princes Freeway/Geelong Ring Road to the east, Geelong Ballan Road to the west, and the Geelong Ballarat railway line to the north. Cowies Creek runs from east to west through the northern portion of the site. Other existing features of the precinct include an ephemeral waterway, Myers Reserve, a non government primary and secondary school (Covenant College), and two heritage homesteads (Avonlea Homestead and Coolangatta Homestead). The topography of the land includes shallow gradients sloping towards Cowies Creek.

The precinct abuts the future Batesford North PSP to its immediate west (separated by Geelong Ballan Road) and Batesford South PSP to its south (separated by the Midland Highway/ Ballarat Road). Land north of the railway corridor is utilised for rural living. East of the precinct and Geelong Ring Road is the established suburb of Bell Post Hill.

The provision of open space in the August 2024 PSP was informed by state and local policy, and the findings of a number of technical reports. The August 2024 CRPSP had a NDA of 195.71ha. with 10% of the NDA (19.571ha) credited open space.<sup>9</sup>

**Figure 5 Open Space Land Use Budget August 2024 PSP <sup>10</sup>**

| OPEN SPACE                                            |               |               |               |
|-------------------------------------------------------|---------------|---------------|---------------|
| UNCREDITED (ENCUMBERED) OPEN SPACE                    |               |               |               |
| Cowies Creek Conservation Reserve                     | 41.295        | 11.98%        | 21.10%        |
| Drainage Assets (including Waterway Corridor Reserve) | 27.705        | 8.04%         | 14.16%        |
| Existing Sports (Active) Reserve - Myers Reserve      | 17.316        | 5.03%         | 8.85%         |
| <b>SUB TOTAL UNCREDITED OPEN SPACE</b>                | <b>86.316</b> | <b>25.05%</b> | <b>44.10%</b> |
| CREDITED OPEN SPACE                                   |               |               |               |
| Sports (Active) Reserve                               | 8.923         | 2.59%         | 4.56%         |
| Myers Reserve Extension - Sports (Active) Reserve     | 3.25          | 0.94%         | 1.66%         |
| Community Parks (including Town Square)               | 7.398         | 2.15%         | 3.78%         |
| <b>SUB TOTAL CREDITED OPEN SPACE</b>                  | <b>19.571</b> | <b>5.68%</b>  | <b>10.00%</b> |

<sup>9</sup> Creamery Road Precinct Structure Plan (August 2024)

<sup>10</sup> Creamery Road Precinct Structure Plan (August 2024)

Figure 6 Creamery Road PSP Open Space August 2024<sup>11</sup>



<sup>11</sup> Creamery Road Precinct Structure Plan (August 2024)

**Table 1 Open Space August 2024 PSP<sup>12</sup>**

| Site                    | Area (ha)     | Type                    |
|-------------------------|---------------|-------------------------|
| CP01                    | 0.345         | Local Community Park    |
| CP02                    | 1.973         | Local Community Park    |
| CP03                    | 0.246         | Local Community Park    |
| CP04                    | 1.122         | Local Community Park    |
| CP05                    | 0.5           | Local Community Park    |
| CP06                    | 0.296         | Town Square             |
| CP07                    | 1.516         | Local Community Park    |
| CP08                    | 1.4           | Local Community Park    |
| <b>Total Passive</b>    | <b>7.398</b>  |                         |
| SR01                    | 3.25          | District Sports Reserve |
| SR02                    | 8.923         | District Sports Reserve |
| <b>Total Active</b>     | <b>12.173</b> |                         |
| <b>Total Open Space</b> | <b>19.571</b> |                         |

To further assess the open space provision, it is useful to compare how it aligns with the targets outlined in the *Precinct Structure Plan Guidelines: New Communities in Victoria* (VPA, October 2021) and *Planning Scheme Clause 56.05-2 Public Open Space Provision Objectives* plus benchmarking of a per person square metre rate.

### Quantity of open space required

Target 11 of *Precinct Structure Plan Guidelines: New Communities in Victoria* notes that the open space network should seek to meet the following minimum targets:

- Within residential areas (including activity centers):
  - 10% of net developable area for local parks and sports field reserves
  - 3-5% of net developable area set aside for local parks
  - 5-7% of net developable area set aside for sports field reserves.
- Within dedicated employment and / or economic activity areas, 2% of the net developable area for local parks.<sup>13</sup>

<sup>12</sup> Creamery Road Precinct Structure Plan (August 2024)

<sup>13</sup> Precinct Structure Plan Guidelines: New Communities in Victoria (VPA, October 2021)

## Distribution of open space required

Table 2 Accessibility standards for open space <sup>14</sup>

| Type              | VPA PSP Guidelines (T12)                                                                                                                   | Clause 56.05-2                                                                 |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Active open space | A sports reserve or open space larger than 1ha within an 800m safe walkable distance of each dwelling                                      | Active open space of a least 8ha in area within 1km of 95% of all dwellings    |
| Open space        | A local park within a 400m safe walkable distance of each dwelling.                                                                        | Local parks within 400m safe walking distance of at least 95% of all dwellings |
| Other             | <i>Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</i> |                                                                                |

## Benchmarking of a per person square metre rate

SGS Economics and Planning identified that a strong practice record for an aggregate provisioning standard of the order of 30 sqm per capita. This was first adopted for the purposes of open space planning in Melbourne as part of the 1954 Metropolitan Plan and is still used by many local governments today.<sup>15</sup>

Table 3 Open Space Analysis August 2024 PSP

| Item                 | Quantity |
|----------------------|----------|
| Population           | 10,206   |
| NDA                  | 195.71   |
| Open Space (ha)      | 19.571   |
| % of NDA             | 10%      |
| Passive Open Space % | 38%      |
| Active Open Space %  | 62%      |
| Distribution targets | Met      |
| M2 per person        | 19.18m2  |

## Summary of Open Space Provision

The August PSP 2024 outlines a population of 10,206 residents within a Net Developable Area (NDA) of 195.71 hectares. A total of 19.571 hectares of open space, representing 10% of the NDA, has been allocated, with 62% designated for active use and 38% for passive recreation. This meets the quantum and target range specified in T11 of the *Precinct Structure Plan Guidelines*. Distribution targets outlined in T12 would also be met, as illustrated in **Figure 6: Creamery Road PSP Open Space**. The overall provision equates to 19.18 square metres of open space per person, which falls below contemporary benchmarks for liveable and well serviced communities.

<sup>14</sup> Precinct Structure Plan Guidelines: New Communities in Victoria (VPA, October 2021)

<sup>15</sup> Public open space contributions in Victoria: A preferred approach (SGS Economics, February 2024)

## CHANGES FOLLOWING STANDING ADVISORY COMMITTEE

On 4 January 2025, the Minister for Planning referred the draft Greater Geelong Planning Scheme Amendment C450ggee, which includes the Creamery Road Precinct Structure Plan, Development Contributions Plan, and Native Vegetation Precinct Plan (NVPP), to the Northern and Western Geelong Growth Areas Standing Advisory Committee (SAC). The Minister sought early advice on whether the proposed amendment would support a balanced development outcome, with particular focus on:

- The extent of developable land, and
- The development infrastructure levy.

In forming its advice, the Committee was asked to consider land use efficiency, opportunities to optimise development potential, and the timely delivery of urban growth. The Minister also requested that the Committee identify any further work or adjustments needed prior to public notification of the draft amendment to ensure a suitable development outcome.

Following the April 2025 roundtable hearing, the Committee prepared the Referral 1 Report – Volume 1 addressing the Creamery Road PSP and DCP. Several key changes were discussed that directly impact the open space network, including:

- An increase in the Net Developable Area (NDA);
- A corresponding uplift in dwelling yield and projected population;
- Consideration of relocating SR-02 Northern Sports Reserve to a site north of Myers Reserve;
- A proposed reduction in overall public open space provision from 10% to 8.55%;
- Potential apportionment of active recreation infrastructure located outside the PSP boundary.

The Committee made a number of recommendations for further work in relation to open space:

4. Update section 5.3 of the HillPDA Report to reflect the revised Net Developable Area and revised population projections to be delivered through the revised Future Urban Structure. The updated needs analysis should further consider opportunities to:
  - a. maximise Net Developable Area in the Creamery Road Precinct while still delivering acceptable open space outcomes having regard to the targets and other guidance in the *Precinct Structure Planning Guidelines: New Communities in Victoria* (VPA, October 2021)
  - b. maximise capacity within Myers Reserve including any further extensions
  - c. better utilise the encumbered open space in the Precinct for passive recreation, shared trails and the like
  - d. balance the provision of active open space across neighbouring precincts in the Western Geelong Growth Area.
5. Prepare information documenting the basis for proposed apportionment of shared infrastructure located in the Precinct or external to the Precinct, including an assessment of need, nexus and equity.
6. After completing the further work in Recommendation 5:
  - b. further consider whether the Creamery Road Development Contributions Plan should include a contribution towards the Indoor Recreation Centre (IRC\_01).

Following the Standing Advisory Committee recommendations, the City has undertaken further refinement of the Precinct Structure Plan through updated technical assessments in Open Space, Transport, and Drainage. While these studies are still being finalised, the revised Net Developable Area (NDA) is now forecast at a minimum of 210 hectares. The NDA increase will increase the population by over 1500 new residents, with a new projected population of 11,760 residents. Based on the NDA and population increase, the open space provision should also increase in line with the 10% target outlined in T11 of the PSP Planning Guidelines. However, the updated figures in **Table 4: OpenSpace Comparison August 2024 and October 2025 Draft PSP** indicate a reduction in total open space, both in absolute terms and as a percentage of NDA. The table below outlines the key changes between the draft August 2024 PSP and the October 2025 PSP:

**Table 4 Open Space Comparison August 2024 and October 2025 Draft PSP**

| Item                    | August 2024 | October 2025 | Change  |
|-------------------------|-------------|--------------|---------|
| Population              | 10,206      | 11,760       | +1,554  |
| NDA (ha)                | 195.71      | 210*         | +14.29* |
| Open Space Target (ha)  | 19.571      | 21.0         | +1.429  |
| Passive Open Space (ha) | 7.398       | 6.269        | -1.129  |
| Active Open Space (ha)  | 12.173      | 11.894       | -0.279  |
| Open Space (ha)         | 19.571      | 18.163       | -1.408  |
| % of NDA                | 10%         | 8.65%        | -1.35%  |
| M2 per person           | 19.18m2     | 15.44m2      | -3.74m2 |

\*minimum estimate only

Despite an increase in both population (+1,554) and Net Developable Area (+14.29 ha), the total open space provision has decreased by 1.408 hectares. According to the PSP Planning Guidelines (T11)<sup>16</sup>, open space should scale proportionally with NDA growth. Based on the 10% target, the open space should have increased to 21.0 ha, yet it has declined to 18.163 ha.

This reduction has also led to:

- A drop in open space as a percentage of NDA from 10% to a revised 8.65%
- A decline in per capita open space from 19.18m<sup>2</sup> to 15.44m<sup>2</sup>

This outcome is inconsistent with the intent of T11 in the PSP Planning Guidelines, which seeks to ensure that open space provision keeps pace with both population growth and increases in Net Developable Area. To meet the 10% open space target, the City will secure the remaining balance through an open space cash contribution.

Please see **Chapter 3 – Impacts of Updated Creamery Road PSP** for detail about the changes between August 2024 and October 2025.

<sup>16</sup> Precinct Structure Plan Guidelines: New Communities in Victoria (VPA, October 2021)

# Impacts of updated Creamery Road PSP

## PUBLIC OPEN SPACE DEMAND

State planning policy requires that a minimum of 10% of Net Developable Area be allocated to open space within greenfield precincts. This requirement is outlined in Target 11 of the *Precinct Structure Plan Guidelines: New Communities in Victoria* (VPA, October 2021), stating that the open space network should aim to meet the following minimum targets within residential areas (including activity centres):

- 10% of net developable area for local parks and sports field reserves
- 3-5% of net developable area set aside for local parks
- 5-7% of net developable area set aside for sports field reserves.

To assess the open space quantity and distribution, it is useful to compare how it aligns with the targets outlined in the *Precinct Structure Plan Guidelines: New Communities in Victoria* (VPA, October 2021) and *Planning Scheme* Clause 56.05-2.

**Table 5 Accessibility standards for open space network**

| Type                     | VPA PSP Guidelines (T12)                                                                                                                   | Clause 56.05-2                                                                 |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Active open space</b> | A sports reserve or open space larger than 1ha within an 800m safe walkable distance of each dwelling                                      | Active open space of a least 8ha in area within 1km of 95% of all dwellings    |
| <b>Open space</b>        | A local park within a 400m safe walkable distance of each dwelling.                                                                        | Local parks within 400m safe walking distance of at least 95% of all dwellings |
| <b>Other</b>             | <i>Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</i> |                                                                                |

The next sections detail the provision of Active Open Space, Passive Open Space and the overall Open Space Network based on the updated Creamery Road population and NDA changes.

## Active Open Space

### Demand - Active Open Space August 2025

The August 2024 PSP had two active open spaces for Creamery Road PSP totalling 12.173ha. See **Figure 6. Creamery Road PSP Open Space August 2024.**

**Table 6 Active Open Space August 2024 PSP<sup>17</sup>**

| Site                | Area (HA)     | Type                    |
|---------------------|---------------|-------------------------|
| SR01                | 3.25          | District Sports Reserve |
| SR02                | 8.923         | District Sports Reserve |
| <b>Total Active</b> | <b>12.173</b> |                         |

### Demand - Active Open Space October 2025

Using the CoGG Sport Facility Provision Ratios and Sustainable Sports Club Model (**Appendix 3 – NWGGA Sports Provision**) the planned infrastructure for the Creamery Road PSP has been assessed against the October 2025 projected population of 11,760 residents.

**Table 7 Sports Provision Demand Creamery Road PSP**

| Active recreation    | CoGG provision standards | Definition            | Sustainable Sports Club Model | Creamery Road PSP demand (11,760 people) |
|----------------------|--------------------------|-----------------------|-------------------------------|------------------------------------------|
| Athletics Track      | 1:100,000                | 1 Athletics Track     | 1 Athletics Track             | 0.12                                     |
| AFL Oval             | 1:5,000                  | 1 AFL oval            | 2 AFL / Cricket ovals         | 2.35                                     |
| Baseball Field       | 1:40,000                 | 1 Baseball field      | 2 Baseball / Softball fields  | 0.29                                     |
| Cricket Oval         | 1:4,000                  | 1 Cricket oval        | 2 Cricket oval                | 2.94                                     |
| Hockey Pitch         | 1:100,000                | 1 Hockey pitch        | 2 Hockey / Lacrosse pitches   | 0.12                                     |
| Lawn Bowls Green     | 1:40,000                 | 1 Lawn bowls green    | 2 Lawn Bowls greens           | 0.29                                     |
| Indoor Sports Centre | 1:12,000                 | 1 Indoor sports court | 4+ Indoor sports court        | 0.98                                     |
| Netball Court        | 1:4,000                  | 1 Netball court       | 2 Netball courts              | 2.94                                     |
| Rugby Pitch          | 1:80,000                 | 1 Rugby pitch         | 2 Rugby pitches               | 0.15                                     |
| Soccer Pitch         | 1:5,000                  | 1 Soccer pitch        | 3 Soccer pitches              | 2.35                                     |
| Softball Field       | 1:40,000                 | 1 Softball field      | 2 / Baseball Softball fields  | 0.29                                     |
| Tennis Court         | 1:3,000                  | 1 Tennis Court        | 6+ Tennis Court               | 3.92                                     |

<sup>17</sup> Creamery Road Precinct Structure Plan (August 2024)

The future population within the Creamery Road Precinct Structure Plan generates a direct and full demand for infrastructure to support four key sports. This includes:

- 2 AFL ovals
- 3 cricket ovals
- 3 netball courts
- 2 soccer pitches
- Demand exists for facilities such as athletics tracks (0.12), baseball / softball fields (0.29), hockey / lacrosse pitches (0.12), Lawn Bowls greens (0.29), Indoor Sports Courts (0.98) rugby pitches (0.15) and tennis courts (3.92).

This demonstrates the need for two multiuse active open space reserves to accommodate the projected demand, with a focus on flexible design to support multiple sports and seasonal use.

### Supply - Active Open Space October 2025

As part of the PSP refinement process, see Creamery Road PSP Active Open Space Location and Design reviews active open space options in response to SAC Recommendation 4, which recommended to maximise the NDA available while delivering acceptable open space outcomes.

Active open space, SR-01 remains unchanged as a 3.25ha western extension to Myers Reserve featuring one AFL / cricket oval with road access and parking as per the Myers Reserve Master Plan is shown in **Figure 7 Open Space 1ha or larger with 800m catchment – Northern Active Open Space October 2025**.

The City explored two locations and evaluated eleven design combinations for the second active open space, SR-02 against a defined set of criteria (see **Appendix 4 – Active Open Space Assessment Tool**). The highest scoring option was Option 9b, with a score of 29/30 which is a standalone Northern Active Open Space with 2 winged ovals accommodating:

- 2 AFL ovals or 4 soccer pitches for winter use
- 2 cricket ovals as the summer sport
- 2 netball courts

SR-02, with the updated winged oval design, has decreased from 8.92ha to approximately 8.64 ha. Together, these adjustments result in a net decrease of 0.283 ha in active open space for Creamery Road PSP.

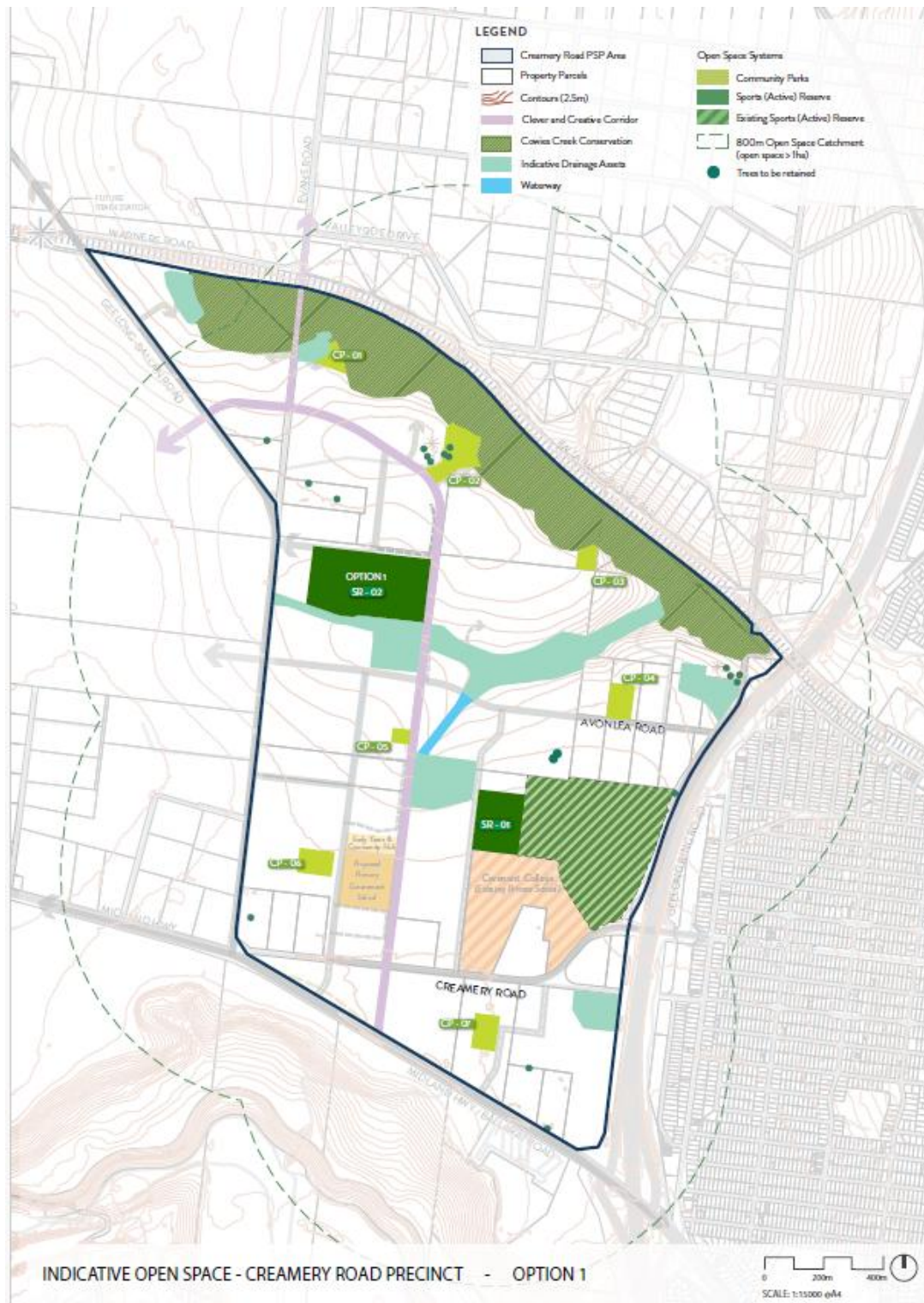
**Table 8 Supply changes between Active Open Space August 2024 PSP and October 2025**

| Item  | August 2024 (ha) | October 2025 (ha) | Change (ha) |
|-------|------------------|-------------------|-------------|
| SR 01 | 3.25             | 3.25              | 0           |
| SR 02 | 8.923            | 8.64              | -0.283      |
| Total | 12.173           | 11.89             | -0.283      |

## Distribution Of Active Open Space – Northern Active Open Space October 2025

SR-01 and SR-02 generally meet Target 12 of the *Precinct Structure Plan Guidelines* of a sports reserve and open space larger than 1ha with an 800m walkable distance of each dwelling when SR-02 is the Northern Active Open Space. See maps below.

**Figure 7 Open Space 1ha or larger with 800m catchment – Northern Active Open Space October 2025**



With SR-02 being the Northern Active Open Space, SR-01 and SR-02 do meet Clause 56-05.02 target of an Active Open Space of at least 8ha in area within 1km of 95% of all dwellings.

**Figure 8 Active Open Space with 1km of 95% of dwellings – Northern Active Open Space October 2025**



## Distribution Of Active Open Space – Myers Reserve Extension October 2025

It is important to note that all northern extensions to Myers Reserve generally meet accessibility Target 12 of *PSP Guidelines* but do not meet *Planning Scheme Clause 56.05-2*. Please see maps below.

**Figure 9 Open Space 1ha or larger with 800m catchment – Myers Reserve Extension October 2025**

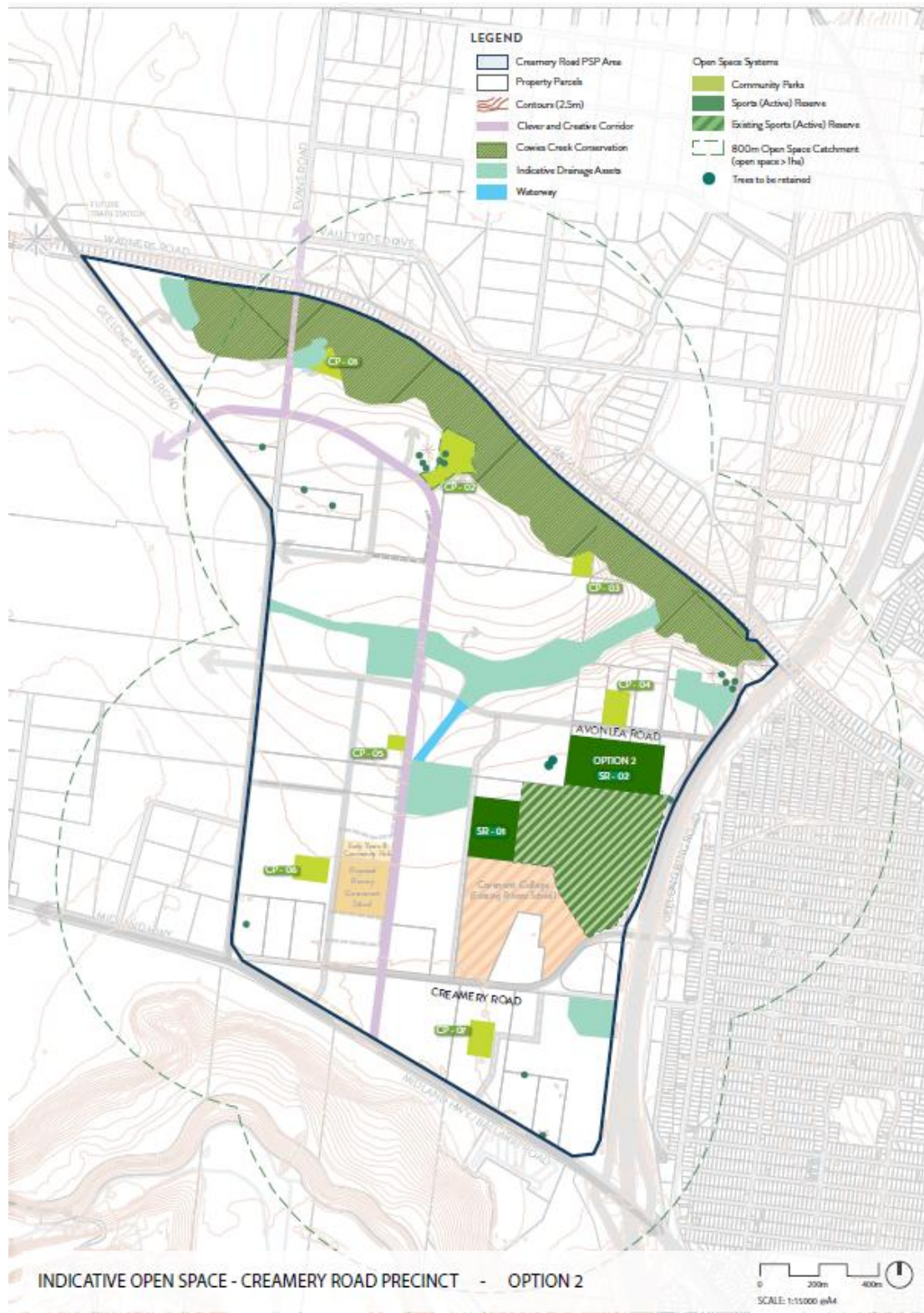
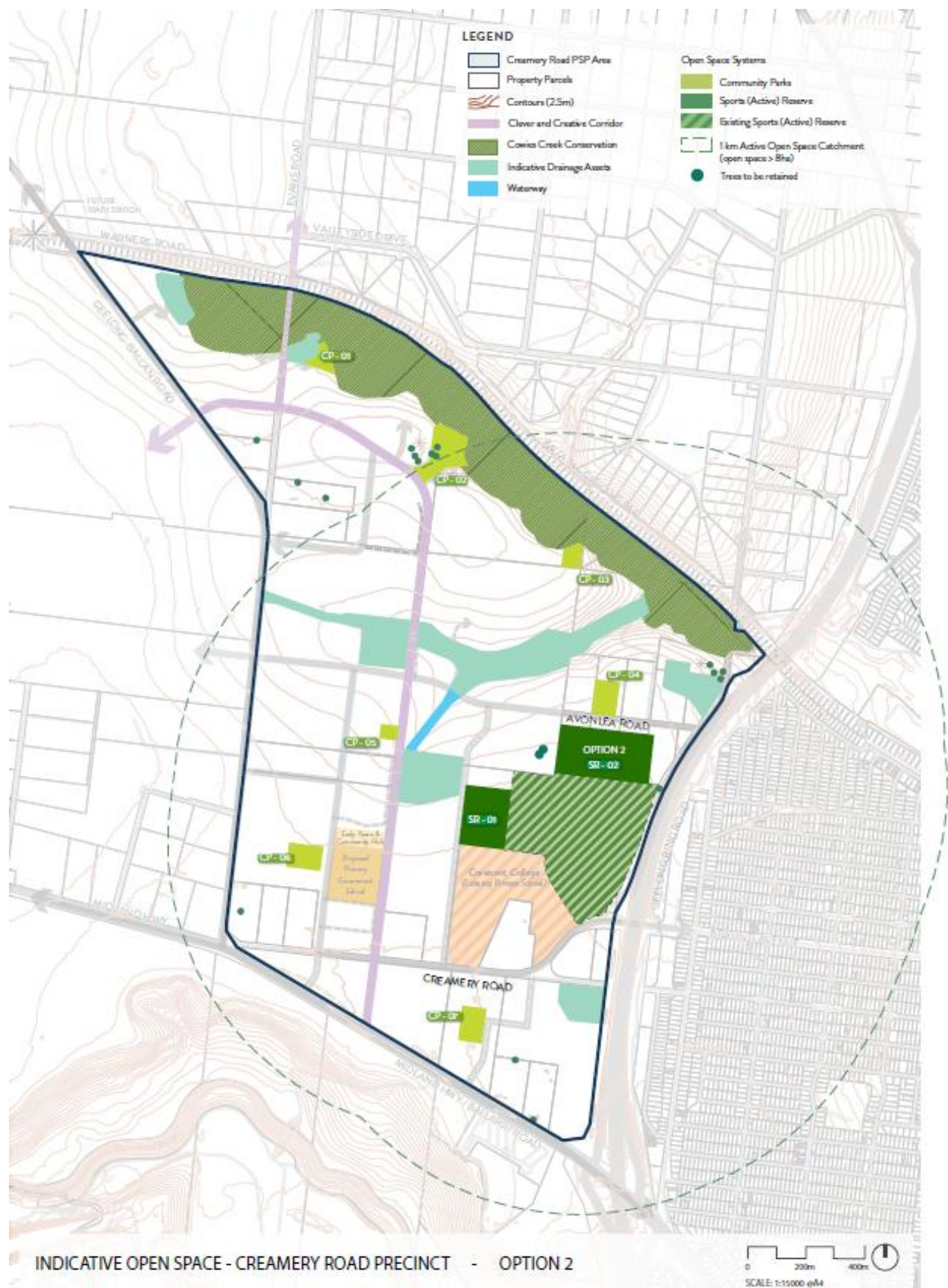


Figure 10 Active Open Space with 1km of 95% of dwellings – Myers Reserve Extension October 2025



## Active Open Space Summary

The Creamery Road Precinct Structure Plan will generate demand for two district level sports reserves: SR01 and SR02.

- SR01 remains unchanged at 3.25 hectares, featuring a single AFL/cricket oval as a western extension to Myers Reserve.
- SR02 has undergone assessment of eleven layout and location options to determine the most suitable location and configuration. Option 9b emerged as the preferred design and location, covering approximately 8.64 hectares and comprising of:
  - Two winged ovals, enabling either two AFL fields or four soccer pitches for winter use
  - Two cricket ovals for summer sport
  - Two netball courts

The proposed locations for SR01 and SR02 generally align with Target 12 of the *Precinct Structure Plan Guidelines* and comply with *Planning Scheme* Clause 56.05-2, ensuring equitable distribution and accessibility of active open space.

The Myers Reserve extension generally aligns with Target 12 of the *Precinct Structure Plan Guidelines* but does not comply with *Planning Scheme* Clause 56.05-2.

Overall, the total area of Active Open Space reflects a net reduction of 0.283 hectares, changing from:

- August 2024: 12.173 ha
- October 2025: 11.89 ha

## Passive Open Space

### Demand - Passive Open Space August 2024

The August 2024 Creamery Road PSP identified eight passive open space sites, totalling 7.398 hectares. These are shown in **Figure 6 Creamery Road PSP Open Space August 2024** and detailed in the table 10:

**Table 9 Passive Open Space August 2024 PSP<sup>18</sup>**

| Site                 | Area (HA)    | Type                 |
|----------------------|--------------|----------------------|
| CP01                 | 0.345        | Local Community Park |
| CP02                 | 1.973        | Local Community Park |
| CP03                 | 0.246        | Local Community Park |
| CP04                 | 1.122        | Local Community Park |
| CP05                 | 0.5          | Local Community Park |
| CP06                 | 0.296        | Town Square          |
| CP07                 | 1.516        | Local Community Park |
| CP08                 | 1.4          | Local Community Park |
| <b>Total Passive</b> | <b>7.398</b> |                      |

### Demand - Passive Open Space October 2025

Given the confirmed increase in NDA to 210ha+, the open space network should be 21ha+ to meet Target 11 of the *Precinct Structure Plan Guidelines*. The active open space network is 11.89ha therefore the passive open space network should be at least 9.11ha.

### Changes - Passive Open Space October 2025

The City has reviewed passive open space in response to SAC Recommendation 4, which recommended to maximise the NDA available while delivering acceptable open space outcomes. Following a review of the network, the City has made the following passive open space changes:

- CP01 and CP03 have been increased to 0.5 ha each to meet the local passive open space standard of a local open space being at least 0.5ha<sup>19</sup>. This change also responds to the fencing of Cowies Creek, which is fenced to restrict public access<sup>20</sup>. CP03 has also been relocated to Property 8, where the land is flatter, one owner and more suited for passive use.
- CP02 and Myers Reserve are district passive open spaces, aligning with the population catchment standard of 1 district passive open space per 3,000–5,000 people<sup>21</sup>. District passive open space is supported by the Myers Reserve Master Plan<sup>22</sup>. The Myers Reserve district passive open space will not be funded by the DCP.
- CP04 has been removed.

<sup>18</sup> Creamery Road Precinct Structure Plan (August 2024)

<sup>19</sup> Social Infrastructure Plan Generation One 2020-23 (June 2020)

<sup>20</sup> Cowies Creek Worneenanyook Landscape Master Plan (GBLA June 2024)

<sup>21</sup> Social Infrastructure Plan Generation One 2020-23 (June 2020)

<sup>22</sup> Myers Reserve Master Plan (July 2023)

- CP05 has been increased from 0.5ha to 1 ha to meet the 1ha standard in *Planning Scheme* Clause 56.05-2.
- CP07 (1.516ha) and CP08 (1.4ha) have been reduced to 1 ha each.

### Supply - Passive Open Space October 2025

Based on the changes in Passive Open Space the October 2025 passive open land budget is:

**Table 10 Supply Changes Passive Open Space August 2024 And October 2025**

| Site                 | August 2024<br>PSP (ha) | Type        | October<br>2025 (ha) | Type        | Difference (ha) |
|----------------------|-------------------------|-------------|----------------------|-------------|-----------------|
| CP01                 | 0.345                   | Local       | 0.5                  | Local       | 0.155           |
| CP02                 | 1.973                   | Local       | 1.973                | District*   | 0               |
| CP03                 | 0.246                   | Local       | 0.5                  | Local       | 0.254           |
| CP04                 | 1.122                   | Local       | 0                    | Local       | -1.122          |
| CP05**               | 0.5                     | Local       | 1                    | Local       | 0.5             |
| CP06**               | 0.296                   | Town Square | 0.296                | Town Square | 0               |
| CP07**               | 1.516                   | Local       | 1                    | Local       | -0.516          |
| CP08**               | 1.4                     | Local       | 1                    | Local       | -0.4            |
| <b>Total Passive</b> | <b>7.398</b>            |             | <b>6.269</b>         |             | <b>-1.129</b>   |

\*Second district open space at Myers Reserve

\*\* With the removal of CP04, CP05 is CP04, CP06 is CP05 etc in the updated Open Space mapping.

The October 2025 review has resulted in a net reduction of passive open space by -1.129ha when compared to the August 2024 PSP while the NDA has increased by 14+ha.

Comparing the October passive open space provision to the Target 11 of the *Precinct Structure Plan Guidelines* there is a shortfall of 2.841ha overall.

**Table 11 Passive Open Space Summary October 2025**

| Item                                         | October 2025 (ha) |
|----------------------------------------------|-------------------|
| Passive Open Space required as per Target 11 | 9.11+             |
| Passive Open Space provided                  | 6.269             |
| Difference                                   | 2.841             |

The City supports this shortfall as a strategic response to SAC Recommendation 4.

## Distribution Of Passive Open Space

The passive open space distribution aligns with Target 12 of the *Precinct Structure Plan Guidelines* ensuring a local park within a 400m safe walking distance of each dwelling, which includes sports reserves and encumbered land that is capable of being used for open space purposes. The catchment is the same for either active open space location with the waterway to the south of the northern active open space. See below.

**Figure 11 Open Space 400m catchments as per Target 12 October 2025 Northern Active Open Space**

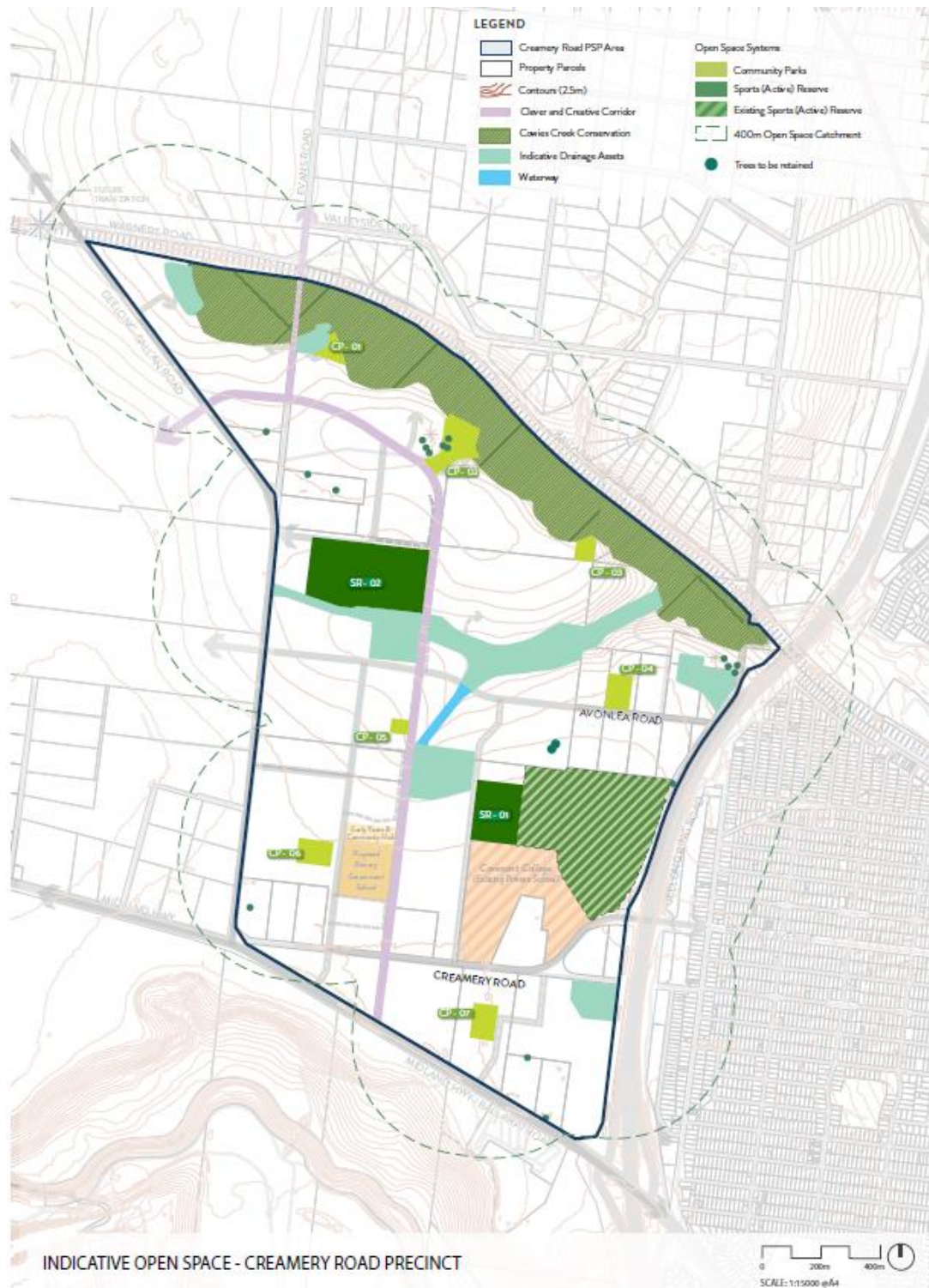
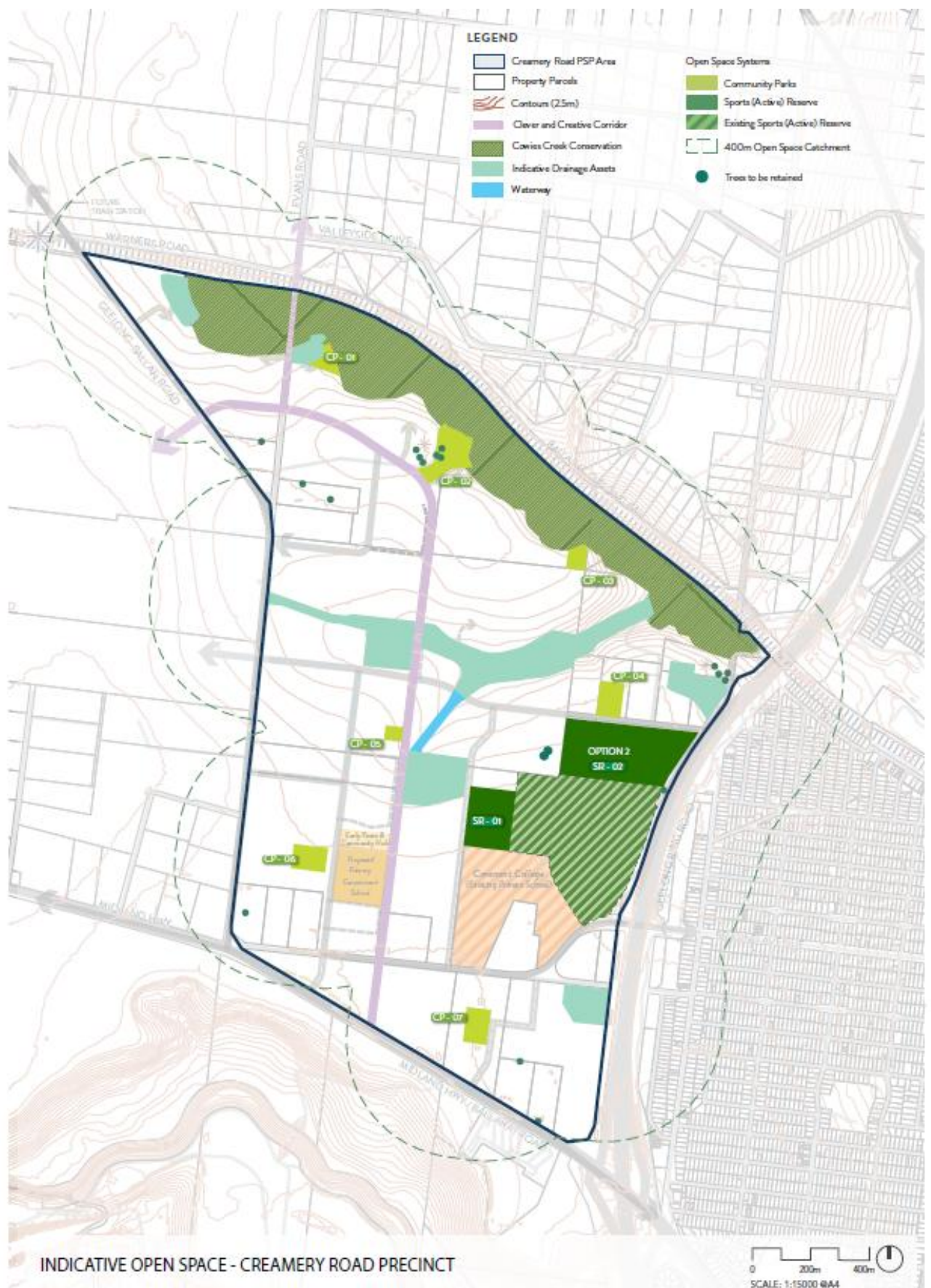
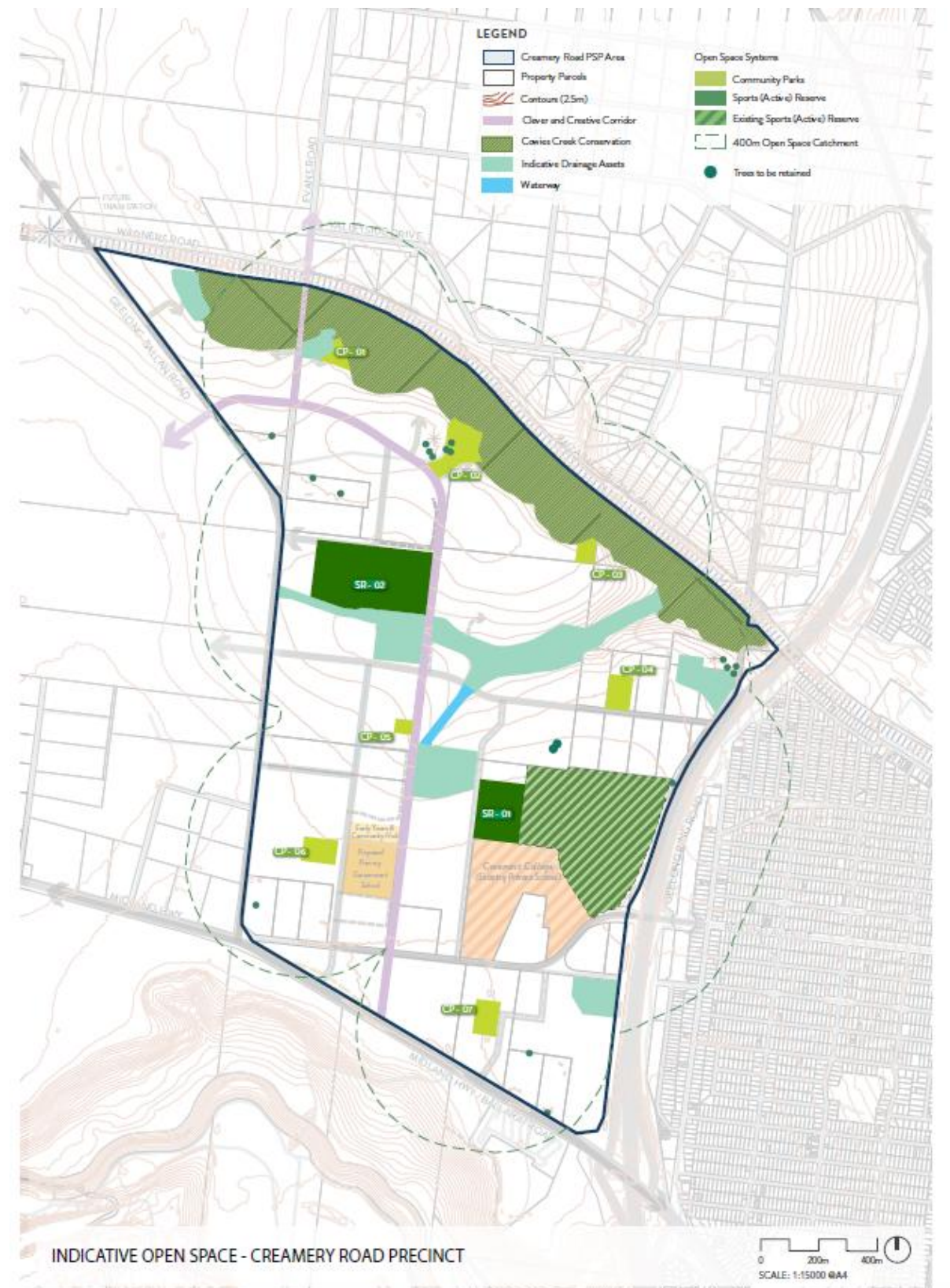


Figure 12 Open Space 400m catchments as per Target 12 October 2025 Myers Reserve Extension



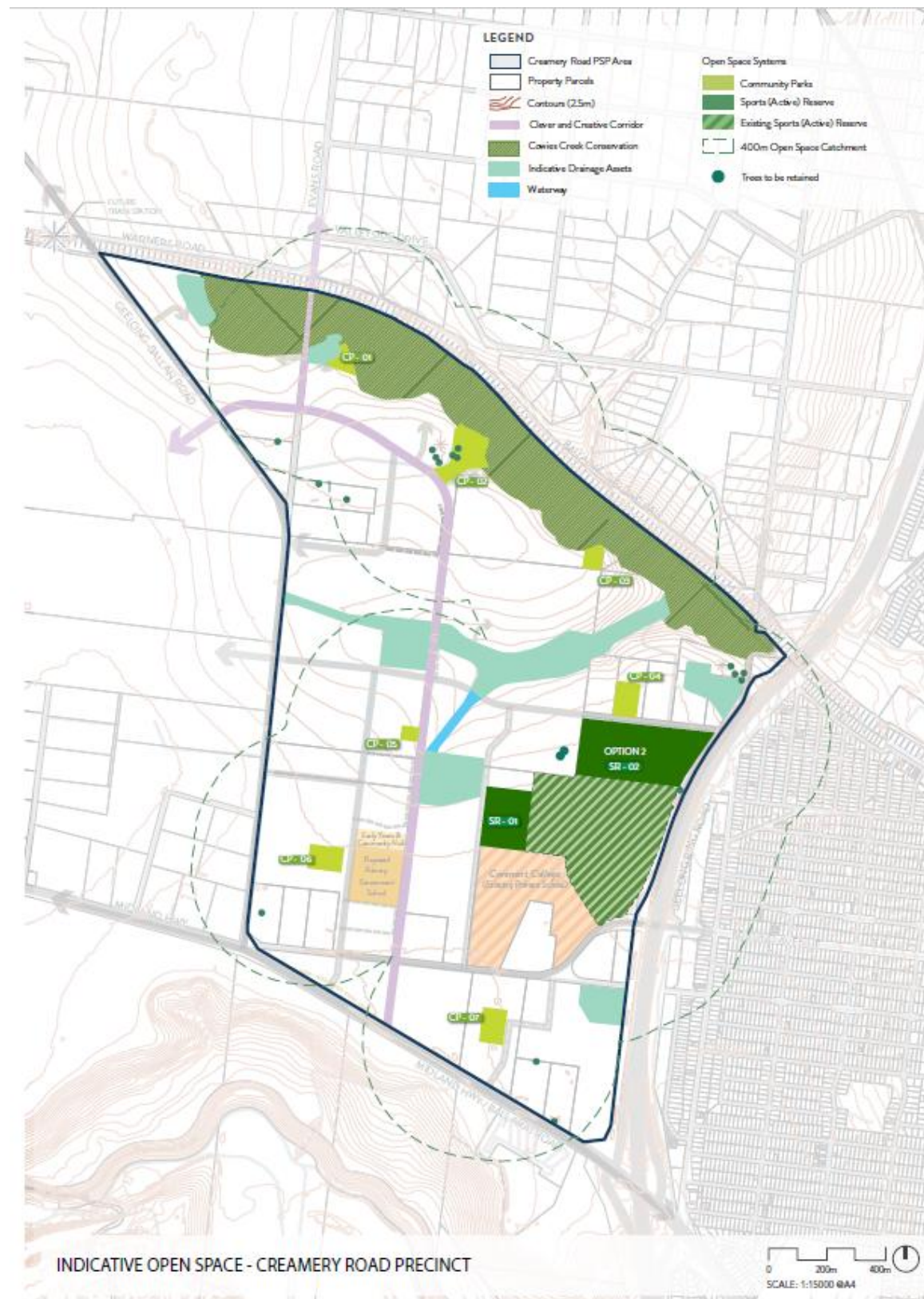
With SR-02 as the Northern Active Open Space, the passive open space provision meets *Planning Scheme* Clause 56.05-2 standard of 95% of homes to be within 400m safe walking distance of a local park and ensuring equitable distribution and accessibility. See below.

**Figure 13 Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Northern Active**



However, with SR-02 as the Myers Reserve Extension, the passive open space provision does not meet *Planning Scheme Clause 56.05-2* standard of 95% of homes to be within 400m safe walking distance of a local park. See below.

**Figure 14 Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Myers Extension**



## Passive Open Space Summary

The Creamery Road Precinct Structure Plan will generate demand for over 9.11+ hectares of passive open space.

Following a review of the passive open space network:

- All passive open spaces that are co located with other open space have been increased to a minimum size of 0.5 hectares.
- All standalone local passive open spaces have been capped at a maximum of 1 hectare.

To meet the updated demand, the PSP will require two district passive open spaces:

- The open space at CP-02 will retain its current size and be reclassified as district.
- A second district passive open space will be established at Myers Reserve as per the Council adopted Master Plan.

The proposed passive open space network aligns with Target 12 of the Precinct Structure Plan Guidelines and complies with *Planning Scheme* Clause 56.05-2, ensuring equitable distribution and accessibility. Myers Reserve extension meets Target 12 but not *Planning Scheme* Clause 56.05-2.

Although the NDA has increased by over 14 hectares, implying an expected increase of 1.4 hectares in open space, the total passive open space has actually decreased by 1.129 hectares compared to the August 2024 PSP. Specifically:

- August 2024 PSP: 7.398 ha
- October 2025 PSP: 6.269 ha

This results in an overall shortfall of 2.841 hectares of passive open space when compared to the 9.11ha+ target. The City supports this shortfall as a strategic response to SAC Recommendation 4.

## Open Space Network October 2025

### Demand - Open Space October 2025

The August 2024 PSP had a total of 19.571ha of open space, 12.173ha of active open space and 7.398ha of passive open space. The NDA was 195.71ha and this provided 10% of the NDA as open space. This equated to 19.18m<sup>2</sup> per person.

**Table 12 Open Space Demand – August 2024 PSP**

| Item                      | August 2024         |
|---------------------------|---------------------|
| Population                | 10,206              |
| NDA                       | 195.71              |
| Open Space Target         | 19.571              |
| Passive Open Space        | 7.398               |
| Active Open Space         | 12.173              |
| Open Space (ha)           | 19.571              |
| % of NDA                  | 10%                 |
| Difference to Target 11   | 0                   |
| M <sup>2</sup> per person | 19.18m <sup>2</sup> |

### Demand - Open Space October 2025

Given the confirmed increase in NDA to 210ha+ and an increase of over 1,500 residents, the open space network should be 21ha+ to meet Target 11 of the *Precinct Structure Plan Guidelines*. The updated active open space network is 11.89ha therefore the passive open space network should be at least 9.11ha.

**Table 13 Expected Demand Open Space October 2025**

| Item                           | August 24 | October 25 | Difference |
|--------------------------------|-----------|------------|------------|
| Population                     | 10,206    | 11,760     | +1,554     |
| NDA (ha)                       | 195.71    | 210        | +14        |
| Open Space Target (ha)         | 19.571    | 21         | +1.43      |
| Passive Open Space Target (ha) | 7.398     | 9.11       | +1.71      |
| Active Open Space Target (ha)  | 12.173    | 11.89      | -0.28      |
| % of NDA                       | 10%       | 10%        | 0          |
| Difference to Target 11 (ha)   | 0         | 0          | 0          |
| M <sup>2</sup> per person      | 19.18     | 17.86      | -1.32      |

It is important to note that with the increase in population and the open space provision remaining at 10% of the NDA, the m<sup>2</sup> per person has dropped by 1.32m<sup>2</sup> per person, from 19.18m<sup>2</sup> to 17.86m<sup>2</sup>.

## Changes - Open Space October 2025

The City has strategically reviewed open space in response to SAC Recommendation 4, to maximise the NDA available while delivering acceptable open space outcomes.

Following a review of the network, the City has made the following open space network changes:

- CP01 and CP03 have been increased to 0.5 ha each to meet the local passive open space standard of a local open space being at least 0.5ha. This change also responds to the fencing of Cowies Creek, which is fenced to restrict public access.
- CP03 has been relocated to Property 8, where the land is flatter, has one owner and more suited for passive use.
- CP02 and Myers Reserve are district passive open spaces.
- CP04 has been removed.
- CP05 has been increased to 1 ha.
- CP07 and CP08 have been reduced to 1 ha each.
- SR02 has dropped by 0.283ha, from 8.923ha to 8.64ha based on redesign of the active open space.

## Supply - Open Space October 2025

Based on the changes the October 2025 land budget is:

**Table 14 Changes to Open Space August 2024 and October 2025**

| Site                    | August 2024<br>PSP (ha) | Type        | October 2025<br>(ha) | Type        | Difference<br>(ha) |
|-------------------------|-------------------------|-------------|----------------------|-------------|--------------------|
| CP01                    | 0.345                   | Local       | 0.5                  | Local       | 0.155              |
| CP02                    | 1.973                   | Local       | 1.973                | District    | 0                  |
| CP03                    | 0.246                   | Local       | 0.5                  | Local       | 0.254              |
| CP04                    | 1.122                   | Local       | 0                    | Local       | -1.122             |
| CP05*                   | 0.5                     | Local       | 1                    | Local       | 0.5                |
| CP06*                   | 0.296                   | Town Square | 0.296                | Town Square | 0                  |
| CP07*                   | 1.516                   | Local       | 1                    | Local       | -0.516             |
| CP08*                   | 1.4                     | Local       | 1                    | Local       | -0.4               |
| <b>Total Passive</b>    | <b>7.398</b>            |             | <b>6.269</b>         |             | <b>-1.129</b>      |
| SR01                    | 3.25                    | District    | 3.25                 | District    | 0                  |
| SR02                    | 8.923                   | District    | 8.64                 | District    | -0.283             |
| <b>Total Active</b>     | <b>12.173</b>           |             | <b>11.89</b>         |             | <b>-0.283</b>      |
| <b>Total Open Space</b> | <b>19.571</b>           |             | <b>18.159</b>        |             | <b>-1.412</b>      |

\* With the removal of CP04, CP05 is CP04, CP06 is CP05 etc in the updated Open Space mapping.

The October 2025 review has resulted in a net reduction of open space by -1.412ha when compared to the August 2024 PSP while the NDA has increased by 14+ha.

Comparing the October open space to the Target 11 of the *Precinct Structure Plan Guidelines* there is a shortfall of 2.841ha overall.

**Table 15 Open Space Summary October 2025**

| Item                                 | October 2025 (ha) |
|--------------------------------------|-------------------|
| October minimum NDA*                 | 210+              |
| Open Space required as per Target 11 | 21+               |
| Open Space provided                  | 18.159            |
| Difference                           | -2.841            |

\*The NDA is yet to be finalised at the time of writing of this report.

### Distribution Of Open Space

The open space distribution generally aligns with Target 12 of the *Precinct Structure Plan Guidelines* and *Planning Scheme* Clause 56.05-2 with the Northern Active Open Space ensuring equitable distribution and accessibility. However, with the northern extension to Myers Reserve, as per Figure 14, it does meet *Planning Scheme* Clause 56.05-2. Please see maps:

- Figure 11 Open Space 400m catchments as per Target 12 October 2025 Northern Active Open Space
- Figure 12 Open Space 400m catchments as per Target 12 October 2025 Myers Reserve Extension
- Figure 13: Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Northern Active
- Figure 14: Creamery Road PSP: Open Space 400m Catchments as 56-05.2 October 2025 Myers Extension

### Summary - October 2025 Open Space

The October 2025 update to the Creamery Road PSP introduces refinements to both active and passive open space in response to SAC Recommendation 4, alongside a confirmed increase of over 14 hectares in NDA, bringing the total NDA to 210+ hectares.

**Table 16 Open Space Change – August 2024 PSP October 2025**

| Item                                 | August 2024 | October 2025 | Change  |
|--------------------------------------|-------------|--------------|---------|
| Population                           | 10,206      | 11,760       | +1,554  |
| NDA* (ha)                            | 195.71      | 210*         | +14.29* |
| Open Space Target (ha)               | 19.571      | 21.0         | +1.429  |
| Passive Open Space (ha)              | 7.398       | 6.269        | -1.129  |
| Active Open Space (ha)               | 12.173      | 11.894       | -0.279  |
| Open Space (ha)                      | 19.571      | 18.163       | -1.408  |
| % of NDA                             | 10%         | 8.65%        | -1.35%  |
| Difference to Open Space Target (ha) | 0           | -2.837*      | -2.837* |
| M2 per person                        | 19.18       | 15.44        | -3.74   |

\*minimum estimate only

While the growth in NDA would typically warrant a proportional increase in open space, the overall provision has decreased by -1.408 hectares compared to the August 2024 PSP. This results in an

October 2025 shortfall of -2.837 hectares against Target 11 of the *PSP Guidelines*, highlighting a significant gap in open space provision relative to planning benchmarks.

Despite the NDA increasing by over 14 hectares, total open space has declined from 10% to 8.65% of NDA. This also lowers the per capita provision from 19.18 m<sup>2</sup> to 15.44 m<sup>2</sup>, further underscoring the shortfall.

Importantly, the October 2025 open space network generally meets Target 12 of the *PSP Guidelines* and complies with *Planning Scheme* Clause 56.05-2, ensuring equitable distribution and accessibility of open space throughout the Creamery Road precinct.

The City supports this shortfall as a strategic response to SAC Recommendation 4. To meet Target 11, the City will secure the remaining open space requirement through a cash contribution mechanism.

### **Recommendation**

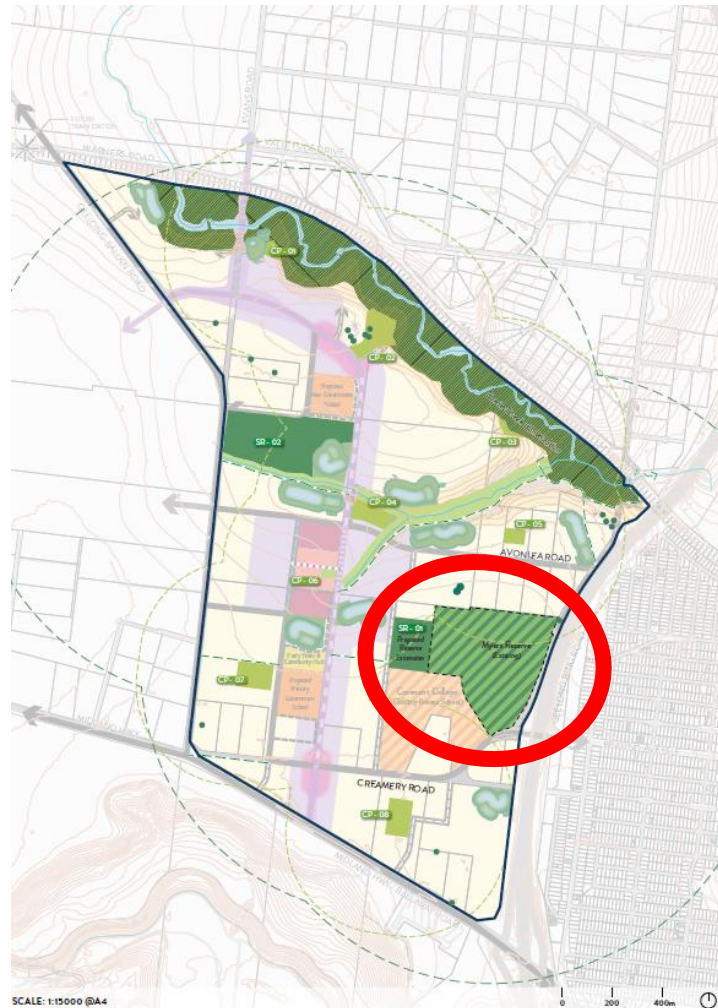
The City will accept 8.65% of the Net Developable Area as the public open space contribution for Creamery Road PSP. This reduced provision is supported as a strategic response to SAC Recommendation 4. To meet the requirements of PSP Guidelines Target 11, the City will secure the remaining open space shortfall through a cash contribution mechanism, ensuring compliance with quantity targets while enabling flexible delivery.

## OPPORTUNITIES TO MAXIMISE CAPACITY AT MYERS RESERVE

### Myers Reserve

Located at 125 Creamery Road, Bell Post Hill, Myers Reserve is a significant district open space within the northern suburbs sport and recreation network. Spanning over 17 hectares, it sits within the Creamery Road PSP. The map below highlights Myers Reserve's location within the PSP boundary.

**Figure 15 Myers Reserve location within Creamery Road PSP (August 2024)**



### Existing Infrastructure

Myers Reserve currently comprises the following key infrastructure elements:

- 3 x soccer pitches
- 2 x AFL / cricket ovals (note 1 oval is not irrigated and at time is not fit for purpose, currently used as an overflow oval)
- 2 x netball courts
- 1 x lawn bowls green
- 3 pavilions:
  - 1 AFL / cricket / netball shared pavilion

- 1 soccer pavilion
- 1 lawn bowls pavilion
- Cricket practice nets
- Heritage trees
- Local play space
- 2 x designated car parking areas
- Passive open space including designated off leash dog area

## Myers Reserve Master Plan

The Myers Reserve Master Plan was formally endorsed by Council on 27 June 2023 and has since guided strategic planning decisions. Notably, the Master Plan informed the inclusion of a 3.25 hectare western extension as part of the Creamery Road PSP, reinforcing the reserve's role in meeting future recreational needs. Key changes identified in the Master Plan include:

- Re construct the existing overflow oval into a compliant soccer pitch with sports lighting.
- Construct a new irrigated AFL/cricket oval with sports lighting and supporting infrastructure.
- Relocate the site entry and develop a formalised road network to improve safety and traffic flow as well as short term access to the western extension of Myers Reserve.<sup>23</sup>

Figure 16 Myers Reserve Landscape Master Plan



<sup>23</sup> Myers Reserve Master Plan (July 2023)

## Myers Reserve Capacity Assessment

The following assessment outlines the projected weekly usage of sporting surfaces at Myers Reserve, assuming all upgrades identified in the Master Plan have been completed. These upgrades include:

- One additional irrigated soccer pitch
- One irrigated AFL/cricket oval
- One new lawn bowls green

This table applies the same methodology used in the Myers Reserve Master Plan Capacity Assessment completed by SBP Advisory in 2022, drawing on State Sporting Association participation data averaged across 2022 to 2024.<sup>24</sup>

**Table 17 Myers Reserve Capacity Analysis based on fully implemented Master Plan**

| Sport   | Master Plan Surfaces | Average Participation (2022-2024) | Players Per Team | Average Number Of Teams | Hours Of Play / Training Per Week (Estimated) | Future Total Weekly Team Usage Hours (Estimate) | Maximum Hours Use Per Surface | Future Weekly Team Usage Hours Per Field / Court | Future Season Usage High 25+ Moderate / High 15-25 hours Low / Moderate < 15 hours | Creamery Capacity (Surfaces) | Creamery Capacity Hours |
|---------|----------------------|-----------------------------------|------------------|-------------------------|-----------------------------------------------|-------------------------------------------------|-------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------|------------------------------|-------------------------|
| Soccer  | 4                    | 402                               | 14               | 29                      | 3.5                                           | 100                                             | 25                            | 25                                               | High                                                                               | -2%                          | 0                       |
| AFL     | 2                    | 259                               | 25               | 10                      | 3.5                                           | 36                                              | 25                            | 18                                               | Moderate / High                                                                    | 55%                          | 14                      |
| Cricket | 3                    | 116                               | 13               | 9                       | 6                                             | 54                                              | 25                            | 18                                               | Moderate / High                                                                    | 86%                          | 21                      |
| Bowls   | 8                    | 75                                | 4                | 19                      | 4.5                                           | 85                                              | 25                            | 11                                               | Low / Moderate                                                                     | 461%                         | 115                     |
| Netball | 2                    | 149                               | 9                | 17                      | 3                                             | 50                                              | 25                            | 25                                               | High                                                                               | 1%                           | 0                       |

For the detailed Capacity Analysis of Myers Reserve see **Appendix 2 – Myers Reserve Capacity Analysis**.

<sup>24</sup> Myers Reserve Master Plan Capacity Analysis (SBP Advisory April 2022)

## Myers Reserve Capacity Assessment Summary

When considering the future population at Creamery Road PSP, the future capacities are:

- Soccer will remain above capacity, even with a new soccer pitch. There is no soccer capacity for new residents of Creamery Road PSP. Soccer capacity to be provided at a greenfield active open space.
- One AFL and cricket oval will have capacity for the new residents of Creamery Road PSP. With AFL having 55% capacity and cricket 86% capacity, new residents of Creamery Road will have access to 70% ( $55+86/2=70$ ) or at least 17.5 hours per week of the new oval being constructed in the western extension to Myers Reserve.
- Bowls will have significant capacity to service the new residents of Creamery Road PSP, especially when the second lawn bowls green is delivered.
- Netball will have limited capacity to service the new residents of Creamery Road. Netball to be provided at a greenfield active open space.

Myers Reserve currently provides both active and passive open space for the existing community, primarily residents of Bell Post Hill and surrounding suburbs. The usage of the active recreation facilities is moderate to high for AFL, cricket, and bowls, and high for netball and soccer. Given this level of demand, the reserve has limited capacity to accommodate additional use from incoming residents of the Creamery Road PSP.

## Recommendation

### Myers Reserve Western Extension DCP

As per the Council adopted Myers Reserve Master Plan, a 3.25ha western extension to Myers reserve with one AFL / cricket oval with supporting infrastructure (excluding pavilion) will be required to service the future Creamery Road Community as well as existing use.

The cost of the western extension of Myers Reserve be shared between the City and the Development Contributions Plan. Based on capacity assessment, 70% of the land acquisition and embellishment costs to be funded through the DCP. The remaining 30% of costs will be met by the City, noting that not all of this infrastructure will be used by the future Creamery Road PSP residents.

### Provision of Greenfield Active Open Space

Myers Reserve generally has limited capacity for the future Creamery Road community. Greenfield active open space is required to meet the future sporting needs of the Creamery Road community. The greenfield facility should include winged ovals to provide maximum flexibility and netball courts and is to be fully funded through the DCP. Please see the next section, **Creamery Road PSP Active Open Space Location and Design**.

## CREAMERY ROAD ACTIVE OPEN SPACE LOCATIONS AND DESIGN

Based on the demand analysis for the active open space in **Public Open Space Demand**, the future Creamery Road future population generates a direct and full demand for infrastructure to support four key sports.

- 2 AFL ovals
- 3 cricket ovals
- 3 netball courts
- 2 soccer pitches

Eleven options have been assessed regarding active recreation infrastructure and potential locations.

**Table 18 Overall score of infrastructure demand vs proposed infrastructure** summarises how each option responds to the supply and demand generated by Creamery Road, with further detail provided in **Table 19 Active Recreation Infrastructure Options**. No single option fully meets all infrastructure requirement.

**Table 18 Overall score of infrastructure demand vs proposed infrastructure** <sup>25</sup>

| Option | Total Score |
|--------|-------------|
| 1      | 0           |
| 2      | -4          |
| 3      | -4          |
| 4      | -2          |
| 5      | -2          |
| 6a     | -2          |
| 6b     | 0           |
| 7      | -4          |
| 8      | -2          |
| 9a     | -2          |
| 9b     | 0           |

\* The sum of gaps in each option

None of the eleven options fully address the infrastructure needs, with the majority scoring negatively. Options 1, 6b, and 9b received neutral scores (0), indicating partial alignment.

- **Option 1** shows an undersupply of AFL (-1) and cricket (-2), offset by an oversupply of netball (+1) and soccer (+2).
- **Option 6b** also falls short on AFL (-2) and cricket (-1), while exceeding needs for netball (+1) and soccer (+2).
- **Option 9b** presents an undersupply of AFL (-1) and netball (-1), an oversupply of soccer (+2), and an adequate provision for cricket (0).

---

<sup>25</sup> Peer Review: Creamery Road PSP Open Space Network – SGS Economics and Planning 2025

Table 19 Active Recreation Infrastructure Options <sup>26</sup>

| Options                                                                                                                                                                                                          | Proposed infrastructure | Assessment |                   |        |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------|-------------------|--------|--|--|--|
|                                                                                                                                                                                                                  |                         | Gap        | Supply and demand |        |  |  |  |
| <b>Option 1</b> <ul style="list-style-type: none"> <li>Myers Reserve Northern Extension (proposed by Villawood)</li> <li>Myers Reserve Western Extension</li> <li>Removal of SR-02</li> </ul>                    | 4 x soccer pitches      | -1         | AFL               | Demand |  |  |  |
|                                                                                                                                                                                                                  | 4 x netball courts      | -2         | Cricket           | Supply |  |  |  |
|                                                                                                                                                                                                                  | 1 x AFL/cricket oval    | +1         | Netball           | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
|                                                                                                                                                                                                                  |                         | +2         | Soccer            | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
| <b>Option 2</b> <ul style="list-style-type: none"> <li>Myers Reserve Northern Extension – soccer/cricket</li> <li>Myers Reserve Western Extension</li> <li>Removal of SR-02</li> </ul>                           | 3 x soccer pitches      | -1         | AFL               | Demand |  |  |  |
|                                                                                                                                                                                                                  | 1 x cricket oval        | -1         | Cricket           | Supply |  |  |  |
|                                                                                                                                                                                                                  | 1 x AFL/cricket oval    | -3         | Netball           | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
|                                                                                                                                                                                                                  |                         | +1         | Soccer            | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
| <b>Option 3</b> <ul style="list-style-type: none"> <li>Myers Reserve Northern Extension – rectangle sports/cricket (larger parcel)</li> <li>Myers Reserve Western Extension</li> <li>Removal of SR-02</li> </ul> | 3 x soccer pitches      | -1         | AFL               | Demand |  |  |  |
|                                                                                                                                                                                                                  | 1 x cricket oval        | -1         | Cricket           | Supply |  |  |  |
|                                                                                                                                                                                                                  | 1 x AFL/cricket oval    | -3         | Netball           | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
|                                                                                                                                                                                                                  |                         | +1         | Soccer            | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
| <b>Option 4</b> <ul style="list-style-type: none"> <li>Myers Reserve Northern Extension – rectangle sports/cricket (larger parcel)</li> <li>Myers Reserve Western Extension</li> <li>Removal of SR-02</li> </ul> | 4 x soccer pitches      | -1         | AFL               | Demand |  |  |  |
|                                                                                                                                                                                                                  | 2 x cricket oval        | 0          | Cricket           | Supply |  |  |  |
|                                                                                                                                                                                                                  | 1 x AFL/cricket oval    | -3         | Netball           | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
|                                                                                                                                                                                                                  |                         | +2         | Soccer            | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |
| <b>Option 5</b> <ul style="list-style-type: none"> <li>Myers Reserve Northern Extension – AFL / cricket and netball (larger parcel)</li> </ul>                                                                   | 2 x AFL / cricket Ovals | +1         | AFL               | Demand |  |  |  |
|                                                                                                                                                                                                                  | 2 netball courts        | 0          | Cricket           | Supply |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Demand |  |  |  |
|                                                                                                                                                                                                                  |                         |            |                   | Supply |  |  |  |

<sup>26</sup> Peer Review: Creamery Road PSP Open Space Network – SGS Economics and Planning 2025

| Options                                                                                                                                                                                                                                           | Proposed infrastructure                              | Assessment |                   |        |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------|-------------------|--------|--|--|--|--|
|                                                                                                                                                                                                                                                   |                                                      | Gap        | Supply and demand |        |  |  |  |  |
| <ul style="list-style-type: none"> <li>Myers Reserve Western Extension</li> <li>Removal of SR-02</li> </ul>                                                                                                                                       | 1 x AFL / cricket oval                               | -1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
| <b>Option 6a<sup>27</sup></b> <ul style="list-style-type: none"> <li>Myers Reserve North Extension minus Myers Reserve Western Extension (AFL / Cricket)</li> <li>Removal of SR-02</li> <li>Removal of Myers Reserve Western Extension</li> </ul> | 2 x AFL / cricket ovals<br>4 x netball               | 0          | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -1         | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | +1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
| <b>Option 6b<sup>28</sup></b> <ul style="list-style-type: none"> <li>Myers Reserve North Extension minus Myers Reserve Western Extension (Soccer)</li> <li>Removal of SR-02</li> <li>Removal of Myers Reserve Western Extension</li> </ul>        | 4 x soccer<br>2 x cricket ovals<br>4 x netball       | -2         | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -1         | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | +1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | +2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
| <b>Option 7</b> <ul style="list-style-type: none"> <li>Northern Active Open Space – Soccer and cricket</li> <li>Myers Reserve Western Extension</li> </ul>                                                                                        | 3 x soccer<br>1x cricket<br><br>1 x AFL/cricket oval | -1         | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -1         | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | -3         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | +1         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
| <b>Option 8</b> <ul style="list-style-type: none"> <li>Northern Active Open Space</li> </ul>                                                                                                                                                      | 2 AFL / cricket ovals<br>2 x netball courts          | +1         | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      | 0          | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                                                                                   |                                                      |            |                   | Supply |  |  |  |  |

<sup>27</sup> ASR Research, 2 September 2025, Review of Proposed Open Space and Community Infrastructure Provision for the Creamery Road Precinct Structure Plan and Batesford North Precinct Structure Plan

<sup>28</sup> ASR Research, 2 September 2025, Review of Proposed Open Space and Community Infrastructure Provision for the Creamery Road Precinct Structure Plan and Batesford North Precinct Structure Plan

| Options                                                                                                                                                                             | Proposed infrastructure                                 | Assessment |                   |        |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------|-------------------|--------|--|--|--|--|
|                                                                                                                                                                                     |                                                         | Gap        | Supply and demand |        |  |  |  |  |
| <ul style="list-style-type: none"> <li>Myers Reserve Western Extension</li> </ul>                                                                                                   | 1 x AFL/cricket oval                                    | -1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     |                                                         | -2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
| <b>Option 9a</b> <ul style="list-style-type: none"> <li>Northern Active Open Space – winged oval (AFL/cricket) and netball</li> <li>Myers Reserve Western Extension</li> </ul>      | 2 x AFL/cricket ovals<br>2 x netball courts             | +1         | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     |                                                         | 0          | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     | 1 x AFL/cricket oval                                    | -1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     |                                                         | -2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
| <b>Option 9b</b> <ul style="list-style-type: none"> <li>Northern Active Open Space – winged oval (rectangle sports) and netball</li> <li>Myers Reserve Western Extension</li> </ul> | 4 x soccer pitches<br>2 x cricket<br>2 x netball courts | -1         | AFL               | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     |                                                         | 0          | Cricket           | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     | 1 x AFL/cricket oval                                    | -1         | Netball           | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |
|                                                                                                                                                                                     |                                                         | +2         | Soccer            | Demand |  |  |  |  |
|                                                                                                                                                                                     |                                                         |            |                   | Supply |  |  |  |  |

Three sports mixes have been investigated due to the complementary nature of the sports:

1. Soccer and cricket
2. AFL, cricket and netball
3. AFL or soccer (winged oval) with cricket and netball.

Below are the minimum inclusions needed for each design

#### Soccer and cricket

- 3+ full size grass soccer pitches with sports lighting and appropriate buffers
- 1 cricket oval overlaid two side by side soccer pitches
- 1 shared community sports pavilion
- Car parking - 33 spaces for each pitch. 3 pitches need 99 spaces, 4 pitches 132 spaces.
- 2 lanes of cricket nets per cricket oval
- Local playground at 0.3ha
- General landscaping with shared paths
- 15% tree canopy cover

### AFL / cricket and netball

- 2 full size grass AFL / cricket ovals with sports lighting and appropriate buffers
- 2 outdoor netball courts with sports lighting
- 1 shared community sports pavilion
- Parking for 130 cars – 50 spaces per oval, 15 spaces per netball court
- 4 lanes of cricket nets (2 lanes per cricket oval)
- Local playground at 0.3ha
- General landscaping with shared paths
- 15% tree canopy cover

### Winged ovals (AFL or soccer) / cricket and netball

- 2 full size grass AFL / cricket / soccer winged ovals (4 soccer pitches) with sports lighting and appropriate buffers
- 2 outdoor netball courts with sports lighting
- 1 shared community sports pavilion
- Parking for 162 cars (132 spaces for soccer, 30 spaces for netball)
- 4 lanes of cricket nets (2 lanes per cricket oval)
- Local playground 0.3ha
- General landscaping with shared paths
- 15% tree canopy cover

### Locations

Two locations have been investigated as possible locations for the second active open space in Creamery Road PSP.

1. Existing location of SR02 in the Draft August 2024 PSP
2. Myers Reserve Northern Extension

See map below showing the two location options for SR-02 as well as the western extension to Myers Reserve (SR-01).

Figure 17 Two Active Open Space options investigated with 1km catchment



## Creamery Road PSP Active Open Space Options Investigated

Eleven combinations of locations and sports options that have been investigated to determine the best location and sport mix needed for the second active open space in Creamery Road PSP.

Unless otherwise noted, all options include SR01, the 3.25 hectare AFL / cricket oval western extension to Myers Reserve. The options are:

### Myers Reserve Northern Extension Options

1. Myers Reserve Northern Extension (proposed by Villawood)
2. Soccer / cricket
3. Rectangle sports / cricket (larger parcel)
4. Rectangle sports / cricket (larger parcel)
5. AFL / cricket and netball (larger parcel)
6. Option A Winged oval - AFL / cricket and netball – no Myers Reserve western extension with AFL / cricket (proposed by Villawood)  
  
Option B Winged oval - soccer / cricket and netball - no Myers Reserve western extension with AFL / cricket (proposed by Villawood)

### Northern Active Open Space Options

7. Soccer and cricket
8. AFL, cricket, netball
9. Option A Winged oval - AFL / cricket and netball  
  
Option B Winged oval - Soccer / cricket and netball

## Assessment Of Active Open Space Options

### Active Open Space Assessment Summary

To guide the selection and design of the second active open space in the Creamery Road PSP, a 10 criteria assessment tool was developed. It aligns with *Planning Scheme* Clause 56.05-2 and includes both state planning standards and local priorities. Each criterion is scored using a traffic light system (Green = 3, Yellow = 2, Red = 1), with a maximum possible score of 30.

### Key Assessment Criteria

1. **Size and Accessibility** – Minimum 8ha and within 1km of 95% of dwellings.
2. **Design and Layout** – Regular shape, buffers, infrastructure, and passive space.
3. **Capacity** – Space for two full sized AFL/cricket ovals.
4. **Suitability** – Orientation, soil quality, drainage, and unencumbered land.
5. **Topography** – Flat land with <5% slope.
6. **Water Access** – Recycled or sustainable water supply.
7. **Proximity to Community Facilities** – Within 400m of schools or hubs.
8. **Multi Sport Use** – Supports seasonal rotation and shared infrastructure.
9. **Land Acquisition** – Cost effective, single ownership, minimal negotiation.
10. **Tree Canopy** – Minimum 15% canopy cover as per Target 12 of the PSP.

See **Appendix 4 - Active Open Space Assessment Tool** for detail about the criteria and scoring system.

### Site Option Evaluation Summary

Eleven site options were assessed using the Active Open Space Assessment Tool in Appendix 4. The options have been scored and ranked as follows:

**Table 20 Active Open Space Site Options Evaluation Summary**

| Option      | Description                                                            | Score           | Key Strengths                                                                                           |
|-------------|------------------------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------|
| <b>9b</b>   | Northern Active Open Space – Winged Ovals (Soccer/Cricket) and Netball | <b>29/30</b>    | Meets all criteria; excellent accessibility, and sports flexibility.                                    |
| <b>9a</b>   | Northern Active Open Space – Winged Ovals (AFL/Cricket) and Netball    | <b>28/30</b>    | Meets all criteria; excellent accessibility, and sports flexibility.                                    |
| <b>8</b>    | Northern Active Open Space – AFL/Cricket and Netball                   | <b>28/30</b>    | Well-dimensioned, accessible, and supports shared use.                                                  |
| <b>7</b>    | Northern Active Open Space – Soccer and Cricket                        | <b>27/30</b>    | High accessibility and strong design features.                                                          |
| <b>3–6b</b> | Myers Reserve North Extension variants                                 | <b>22–24/30</b> | Generally meet design and orientation criteria but limited by accessibility and acquisition complexity. |
| <b>1</b>    | Myers Reserve North Extension – Soccer and Netball                     | <b>18/30</b>    | Lowest scoring; constrained by size, accessibility, and infrastructure gaps.                            |

### Why is option 9b, the Northern Active Open Space Winged Oval, the best option?

The Northern Active Open Space Winged Oval (AFL x 2 or Soccer x 4, Cricket x 2, Netball x2) is the highest scoring option for several reasons:

#### 1. Maximises Sporting Opportunities and Participation

**Supports Multiple Sports:**

By providing two AFL ovals or four soccer fields, two cricket ovals, and two netball courts, Option 9 caters to a wide range of sporting codes and age groups. This diversity increases participation opportunities for the whole community.

**Meets Current and Future Demand:**

The configuration is designed to accommodate projected population growth and changing sporting preferences, ensuring the facility remains relevant and well used over time.

#### 2. Distribution

The Northern Active Open Space location is more centrally positioned within the precinct, improving access for a greater proportion of residents. This option provides the best option for distribution in accordance with Target 12 of the *PSP Guidelines* and *Planning Scheme* Clause 56.05-2. Myers Reserve does meet Target 12 of the *PSP Guidelines* or *Planning Scheme* Clause 56.05-2.

### 3. Efficient Land Use and Flexible Facility Design

The winged oval configuration offers flexible use of space, enabling the fields to accommodate multiple sports depending on seasonal demand and scheduling needs. However, it is important to note that the winged ovals can only support one winter sport (AFL or soccer) at a time. Due to site constraints, including the waterway to the south and a proposed road to the north, the design cannot achieve the AFL Preferred Standard dimensions of 165m x 135m. If it could have met the AFL Preferred Standard, this option would have scored 30/30. Nonetheless, the proposed oval sizes remain within the acceptable range for senior AFL football use while the soccer pitches can achieve the FFV preferred size.

### 4. Alignment with Peer Review

The SGS peer review <sup>29</sup> and the City both support Option 9 as the most robust and future proof solution, noting its ability to deliver the highest community value, maximum participation and most flexibility.

### 5. Addresses Key Risks and Constraints

The Northern Active Open Space offers a lower risk land transfer pathway through standard vesting under permit, which is easier to administer and minimises financial uncertainty for the City. In contrast, the Myers Reserve North Extension falls short of this accessibility benchmark and, due to fragmented land ownership and lack of subdivision triggers, may require a Public Acquisition process, introducing greater cost, complexity, and delays to the land acquisition process.

---

<sup>29</sup> Peer Review: Creamery Road PSP Open Space Network, SGS Economics and Planning, October 2025

## Detailed Assessment Of Active Open Space Options

The following pages provide a one page summary of each of the 11 active open space options. Detailed scoring for each option is provided in **Appendix 5 – Detailed Scoring of the Active Open Space Options**.

### Myers Reserve Northern Extension Key Considerations

Any scenario involving the northern extension of Myers Reserve that consolidates six or more soccer pitches, or three or more AFL ovals would likely elevate the site to a regional level facility. This is likely to require significant additional infrastructure including a regional level pavilion, a dedicated show pitch / oval, grandstand seating, and enhanced amenities such as regional level parking for event days, resulting in increased land requirements and higher DCP costs.

A regional facility would serve a catchment extending beyond the Creamery Road PSP, potentially covering areas outside the WGGA and NWGGA. As a result, DCP apportionment would likely include areas outside NWGGA, placing additional financial pressure on the City.

The 2023 Council endorsed Myers Reserve Master Plan does not support regional level soccer or AFL facilities at this location<sup>30</sup>. Accommodating such a change would require a complete revision of the Master Plan. Even with revisions, the site faces challenges such as limited connectivity and physical separation from the main reserve, which could be costly to address.

The northern extension to Myers Reserve does not meet accessibility standards *Planning Scheme* Clause 56.02-5, which requires an “active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings” (see **Figure 19 Myers Reserve Northern Extension with 1km catchment as per Clause 56.05-2 October 2025**). This is a critical benchmark in ensuring equitable access to recreational opportunities and promoting community health and wellbeing through walkable neighbourhoods. However, it does generally meet T12 of the *PSP Guidelines* if a sports reserve or open space larger than 1ha within 800m safe walking distance of each dwelling. (see **Figure 18 Myers Reserve Northern Extension with 800m catchment as per Target 12 of PSP Guidelines October 2025**.)

Due to fragmented land ownership and the absence of subdivision triggers, a Public Acquisition process may be required, introducing greater cost, complexity, and potential delays to acquire the land.

Given the layout of Myers Reserve, all 6 options are unable to utilise existing road access, carparks or pavilions within the Reserve. For smaller land take options without an interface to Avonlea Road, access to the northern extension may be limited to local roads, complicating connectivity.

There will be likely a Barwon Water sewer easement along the western and southern edges of the proposed extension, which may impact site layout and the ability to achieve tree canopy cover targets as per T12 Canopy Coverage By Land Use<sup>31</sup>.

---

<sup>30</sup> Myers Reserve Master Plan July 2023

<sup>31</sup> Creamery Road Precinct Structure Plan August 2024

Figure 18 Myers Reserve Northern Extension with 800m catchment as per Target 12 of PSP Guidelines



Figure 19 Myers Reserve Northern Extension with 1km catchment as per Clause 56.05-2

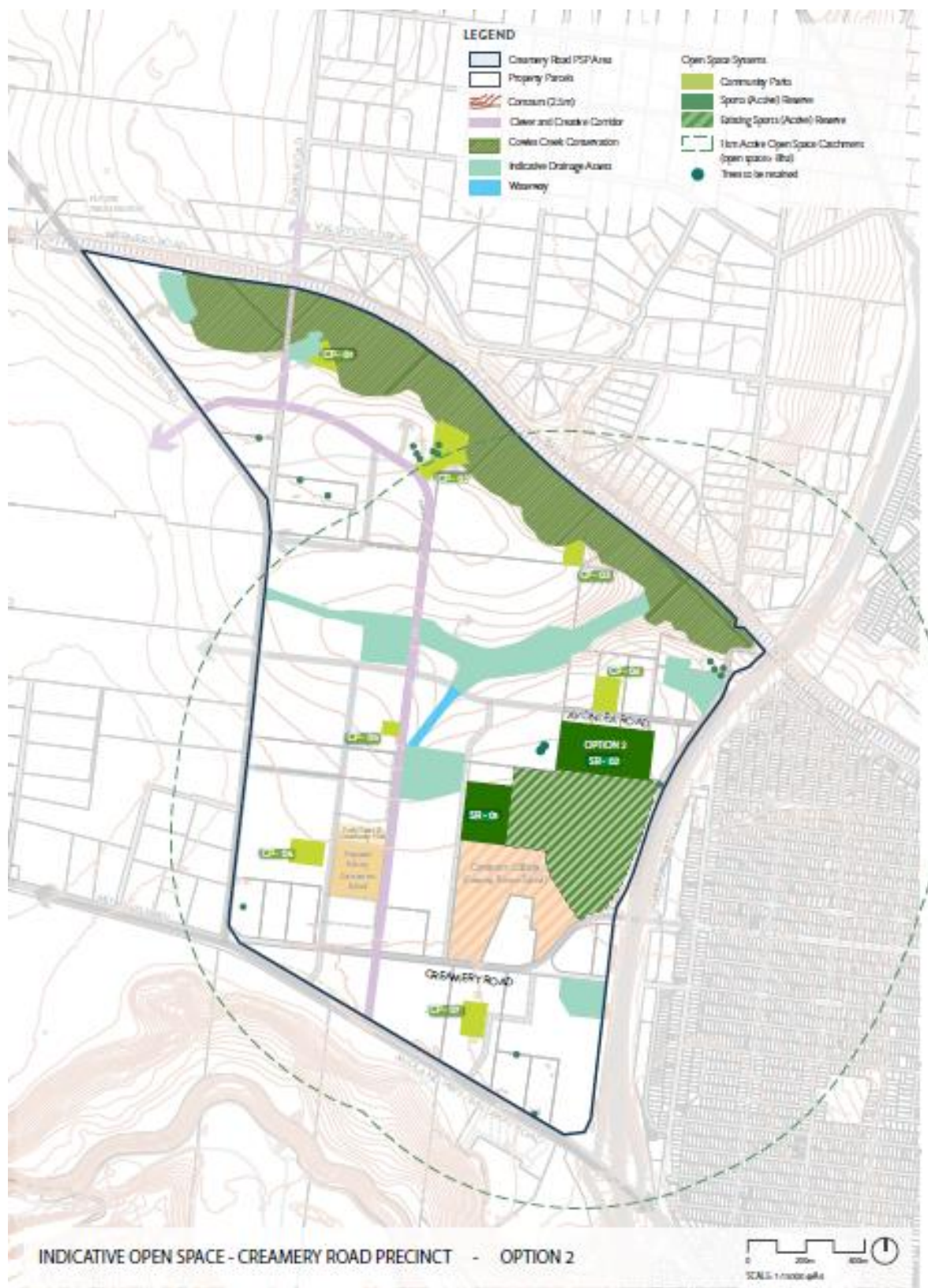
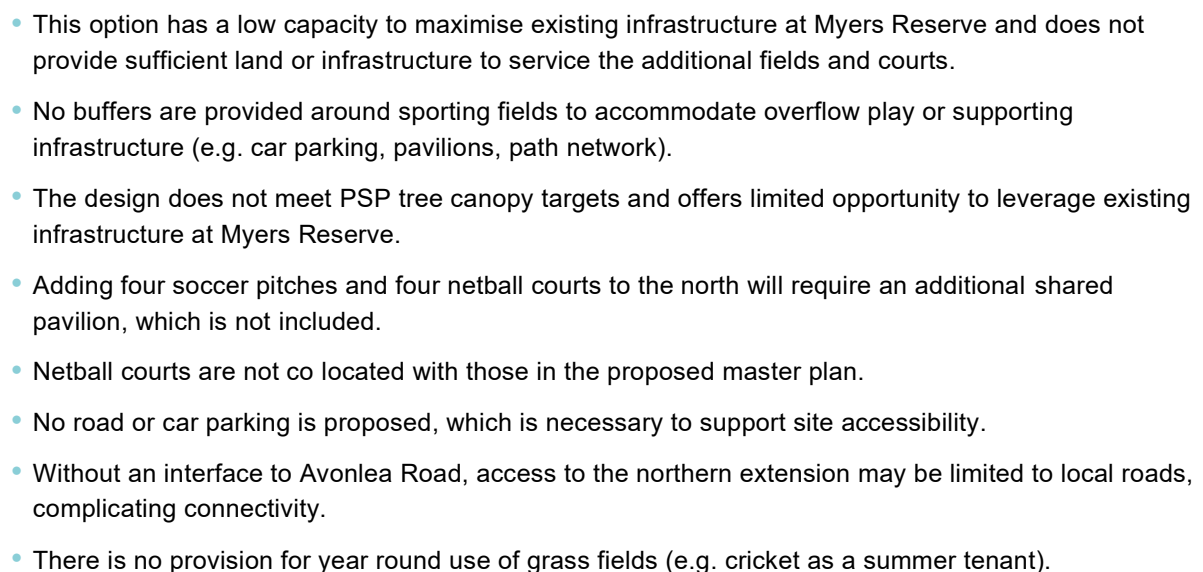


**Figure 20 Villawood's SAC proposal for a northern extension to Myers Reserve with Soccer and Netball**



## Option 2. Myers Reserve North Extension – Soccer and Cricket and Western Extension (AFL / Cricket)

Figure 21 Myers Reserve North Extension – Soccer and Cricket



Assessment Score: 23

Approximate Land Size: 5.51ha

### Potential Infrastructure

- 3 x soccer pitches
- 1 x cricket oval
- 1 playground
- Car parking for 99 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

### Comments

- This layout improves on Option 1 by providing space for play, though it offers less active recreation infrastructure overall.
- Infrastructure is appropriately buffered.
- The cricket oval is integrated but not co located with other ovals, limiting opportunities for shared use and integration.
- Without an interface to Avonlea Road, access to the northern extension may be limited to local roads, complicating connectivity.
- The design does not meet PSP tree canopy targets and has limited capacity to leverage existing infrastructure at Myers Reserve.

### Option 3 Myers Reserve North Extension Rectangle Sports / Cricket and Western Extension (AFL / Cricket) on a larger parcel.

Figure 22 Myers Reserve North Extension – Rectangle Sports and Cricket



Assessment Score: 24

Approximate Land Size: 8.18ha

#### Potential Infrastructure

- 3 x soccer pitches (or any other grass rectangle sports)
- 1 x cricket oval
- 1 playground
- Car parking for 99 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

#### Comments

- This extends to Avonlea Road, enabling the use of existing infrastructure and incorporating additional land to the east, which supports achievement of PSP tree canopy targets.
- Infrastructure is fit for purpose and appropriately buffered. Soccer or any other grass sports played on a rectangle (i.e. rugby, gridiron etc) could be played on these fields.
- Connections with existing facilities at Myers Reserve remain limited, with minimal opportunity to share amenities such as pavilions, parking etc.
- While the ability to maximise current infrastructure is constrained, the extension does provide improved northern access via Avonlea Road.
- The land take for this option, as well as Options 4, 5 and 6, is 8.18ha.

## Option 4 - Myers Reserve North Extension – Soccer / Cricket on a larger parcel and Western Extension (AFL / Cricket)

Figure 23 Myers Reserve North Extension – Soccer and Cricket



Assessment Score: 24

Approximate Land Size: 8.18ha

### Potential Infrastructure

- 4 x soccer pitches
- 2 x cricket oval
- 1 playground
- Car parking for 132 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

### Comments

- This extends to Avonlea Road, enabling the use of existing infrastructure and incorporating additional land to the east, which supports achievement of PSP tree canopy targets.
- Infrastructure is fit for purpose and appropriately buffered. Compared to Option 3, this layout provides one additional soccer pitch and cricket oval. To accommodate four soccer pitches with appropriate buffers, all pitches are senior size but not at the preferred maximum dimensions (105m x 68m).
- Connections with existing facilities at Myers Reserve remain limited, with minimal opportunity to share amenities such as pavilions and parking.
- While the ability to maximise current infrastructure is constrained, the extension does provide improved northern access via Avonlea Road.
- The land take for this option, as well as Options 3, 5 and 6, is 8.18 ha.

## Option 5 Myers Reserve North Extension – AFL, Cricket and Netball on a larger parcel and Western Extension (AFL / Cricket)

Figure 24 Myers Reserve North Extension – AFL, Cricket and Netball



Assessment Score: 24

Approximate Land Size: 8.18ha

### Potential Infrastructure

- 2 x AFL ovals
- 2 x cricket ovals
- 2 x netball courts
- 1 playground
- Car parking for 130 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

### Comments

- This extends to Avonlea Road, enabling the use of existing infrastructure and incorporating additional land to the east, which supports achievement of PSP tree canopy targets.
- Infrastructure is fit for purpose and appropriately buffered, though the AFL ovals are smaller (141m x 135m) than the preferred dimensions (165m x 135m).
- Connections with existing facilities at Myers Reserve remain limited, with minimal opportunity to share amenities such as pavilions and parking.
- While the ability to maximise current infrastructure is constrained, the extension does provide improved northern access via Avonlea Road.
- The land take for this option, as well as Options 3, 4 and 6, is 8.18 ha.

## Option 6: Myers Reserve North Extension Minus Myers Reserve Extension West (proposed by Villawood)

- 2 x AFL ovals (Option 6a) or 4 x soccer pitches (Optional 6b)
- 2 x cricket ovals
- 4 x netball courts
- Removal of Myers Reserve Western Extension (Removal of one AFL / cricket oval)

**Figure 25 Myers Reserve North Extension minus Myers Reserve Extension West proposed by Villawood**



## Option 6a – AFL, cricket and netball

Assessment Score: 22

Approximate Land Size: 8.18ha

## Potential Infrastructure

- 2 x AFL ovals
- 2 x cricket ovals
- 4 x netball courts
- 1 playground
- Car parking quantity unknown
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)

- The western extension of Myers Reserve (one AFL/cricket oval with road access and parking) is removed from both 6a and 6b options.

#### Option 6b – Soccer, cricket and netball

Assessment Score: 22

#### Potential Infrastructure

- 4 soccer pitches
- 2 x cricket ovals
- 4 x netball courts
- 1 playground
- Car parking quantity unknown
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- The western extension of Myers Reserve (one AFL/cricket oval with road access and parking) is removed from both 6a and 6b options.

#### Comments (Applicable to Both Options):

- Removal of the western extension reduces the number of AFL/cricket ovals, road access, parking, and the overall active open space catchment.
- Oval and pitch sizes are uncertain; while they appear to be senior size, uncertain if they meet the preferred AFL (165m x 135m) or soccer (105m x 68m) dimensions. Due to a pinch point in the southeast corner, it is not possible to overlay two AFL ovals with four soccer pitches with appropriate buffers as shown, as this area is too close to the road and requires at least a 30m buffer.
- Car parking quantity is unknown, and it is unclear if additional parking shown on the existing Myers Reserve could be executed. Northern parking options would need to consolidate into one entry / exit onto Avonlea Road.
- The design offers seasonal flexibility, allowing either AFL or soccer to be played in winter, an important advantage given the unknown demographic profile of the area.
- Achievement of VPA tree canopy targets is uncertain.
- The design extends to Avonlea Road, enabling use of existing infrastructure and incorporating additional land to the east.
- Connections with existing facilities at Myers Reserve remain limited, with minimal opportunity to share amenities such as pavilions and parking.
- A likely Barwon Water sewer easement along the western and southern edges may impact site layout and tree planting; it is unclear if this has been known and considered in the design.

## Northern Active Open Space Key Considerations

The northern active open space is a district level active open space serving the Creamery Road Precinct Structure Plan area. This is the existing location of SR-02 in the August 2024 PSP. Strategically located with a connector road to the north, the Clever and Creative Corridor to the east, and a waterway to the south, the site offers strong active and passive transport connectivity and is within close proximity to the Neighbourhood Activity Centre.

The active open space meets distribution targets as per *Planning Scheme* Clause 56.05-2, which requires an “active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings” (see map below). This is a critical benchmark in ensuring equitable access to recreational opportunities and promoting community health and wellbeing through walkable neighbourhoods.

**Figure 26 Northern Active Open Space with 1km catchment as per Clause 56.05-2**



The site also generally meets T12 of the *PSP Guidelines* of a sports reserve or open space larger than 1ha within 800m safe walking distance of each dwelling. See below.

**Figure 27 Northern Active Open Space with 800m catchment as per Target 12**



While the site is well located, the fixed boundaries created by surrounding infrastructure limit its capacity to accommodate a preferred sized AFL oval (165m x 135m), but senior sized ovals can be delivered. Nonetheless, the design is considered fit for purpose, with all required infrastructure, such as sports lighting, pavilion, cricket nets, and path networks, able to be delivered on site, consistent with the infrastructure needs identified for the Myers Reserve Northern Extension.

The site is a single parcel identified for mixed land uses. As such, the handover of the active open space will be subject to subdivision permit triggers. The City's preferred approach is vesting under permit, which is administratively clearer and presents a lower financial risk to the City.

All options for this site meet the requirements of PSP Guideline T12 Canopy Coverage by Land Use, supporting broader urban greening and climate resilience objectives<sup>32</sup>.

<sup>32</sup> Creamery Road Precinct Structure Plan August 2024

## Option 7 Northern Active Open Space – Soccer and Cricket and Western Extension (AFL / Cricket)

Figure 28 Northern Active Open Space – Soccer and Cricket



Assessment Score: 27

Approximate Land Size: 7.03ha

### Potential Infrastructure

- 3 x soccer pitches
- 1 x cricket oval (AFL senior sized)
- 1 playground
- Car parking for 99 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

### Comments

- Infrastructure is fit for purpose and appropriately buffered. Can fit all rectangle grass sports, including soccer, rugby, gridiron etc.
- Achieves PSP tree canopy targets and meets *Planning Scheme* Clause 56.05-2 and *PSP Guidelines* Target 12, ensuring accessible open space for the new community.
- The site benefits from strong active and passive transport connectivity, supporting integration with surrounding land uses and future residential development.

## Option 8 Northern Active Open Space – AFL / Cricket and Netball and Western Extension (AFL / Cricket)

Figure 29 Northern Active Open Space – AFL / Cricket and Netball



Assessment Score: 28

Approximate Land Size: 8.20ha

### Potential Infrastructure

- 2 x AFL ovals
- 2 x cricket ovals
- 2 x netball courts
- 1 playground
- Car parking for 130 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)

### Comments

- Equal second highest scoring option (28) with option 9a.
- Infrastructure is fit for purpose and appropriately buffered. The ovals are not the AFL preferred 165m x 135m, but they are senior size.
- Achieves PSP tree canopy targets and meets *Planning Scheme* Clause 56.05-2 and *PSP Guidelines* Target 12, ensuring accessible open space for the new community.
- The site benefits from strong active and passive transport connectivity, supporting integration with surrounding land uses and future residential development.

## Option 9: Northern Active Open Space – Winged Oval (AFL or rectangle sports with cricket) and netball and Western Extension (AFL / Cricket)

Two layout variations have been assessed for Option 9, both delivering high levels of infrastructure and flexibility to meet future community needs.

**Figure 30 Northern Active Open Space – Winged Oval (AFL or rectangle sports with cricket) and netball**



### Option 9a – AFL, cricket and netball

Assessment Score: 28

Approximate Land Size: 8.64ha

### Potential Infrastructure

- 2 x AFL ovals
- 2 x cricket ovals
- 2 x netball courts
- 1 playground
- Car parking for 162 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

## Option 9b – Soccer, cricket and netball

Assessment Score: 29

### Potential Infrastructure

- 4 soccer pitches
- 2 x cricket ovals
- 2 x netball courts
- 1 playground
- Car parking for 162 spaces
- Supporting amenities (sports lighting, pavilion, cricket nets, path network etc.)
- 1 AFL / cricket oval (western extension)

### Comments (Applicable to Both Options):

- Option 9b is the highest scoring layout (29), with Option 9a equal second (28) alongside Option 8. As the highest scoring configuration, Option 9 is the City's preferred option, offering the greatest long term flexible outcomes for future residents.
- Both layouts meet the highest level of infrastructure provision, with fit for purpose facilities and appropriate buffering.
- While the AFL ovals are slightly smaller than the preferred dimensions (165m x 135m), they are senior size. The soccer pitches are designed to accommodate larger rectangular field sports, including rugby and gridiron, enhancing multi sport usability.
- The design offers seasonal flexibility, allowing either AFL or soccer to be played in winter, an important advantage given the unknown demographic profile of the area.
- Achieves PSP tree canopy targets and meets *Planning Scheme* Clause 56.05-2 and *PSP Guidelines* Target 12, ensuring accessible open space for the new community.
- The site benefits from strong active and passive transport connectivity, supporting integration with surrounding land uses and future residential development.

### Recommendation

**Option 9** is recommended as the preferred option because it offers the greatest long term outcomes for future residents. It:

- Maximises sporting opportunities and participation
- Meet distribution requirements of target 12 of the *PSP Guidelines* and *Planning Scheme* Clause 56.05-2.
- Efficient land use and flexible facility design
- Alignment with independent SGS Peer Review
- Addresses key risks and constraints

## USE OF ENCUMBERED OPEN SPACE

The Northern and Western Geelong Growth Areas Standing Advisory Committee recommended further investigation into whether the Precinct Structure Plan could make better use of encumbered open space for passive recreation, shared trails, and similar purposes. In response, the City has undertaken a review of encumbered open space across the Creamery Road PSP area.

### Open Space and Encumbered Land

In open space planning, three categories of land are considered: public open space, restricted open space, and encumbered land. These classifications are further defined below, drawing on terminology from *Open Space for Everyone*<sup>33</sup>.

**Public Open Space:** Land that is publicly owned and accessible, with a primary purpose of recreation, leisure, nature appreciation, or cultural conservation.

**Restricted Open Space:** Land primarily intended for open space use but with limited or conditional public access. This includes school grounds under joint use agreements, elite sporting facilities, and areas subject to conservation overlays.

**Encumbered Land:** Land where open space is not the primary function but may offer secondary benefits such as connectivity or nature access. Typical uses include transport corridors, drainage reserves, and utility easements.

All three land categories, public open space, restricted open space, and encumbered land, should be considered when delivering a well connected open space network. However, it is important to note that public open space is the only category that provides unrestricted, dedicated access to the community at all times and is the only one that is credited.

When identifying the location of public open space in a PSP, opportunities with encumbered land include:

- Co location with public open space to enhance accessibility and usability.
- Integration of open space functions such as shared trails, nature based elements (e.g. seating, planting), and informal recreation (e.g. walking).

It is acknowledged that not all encumbered land can be utilised equally due to its primary function such as conservation, waterways, or flood management. Therefore, each site must be assessed individually.

Encumbered land is not classified as public open space and therefore must not be counted toward credited open space provision. However, where feasible, encumbered land may offer complementary or secondary open space functions, such as informal recreation, ecological value, or connectivity, and can contribute to residents access to green space. It is important to note that such access may be limited due to the land's primary purpose.

---

<sup>33</sup> Open Space Strategy for Metropolitan Melbourne: Open Space for Everyone

## How encumbered land is being considered in the PSP

The *VPA Guidelines* emphasise the role of encumbered land in supporting resident access to green spaces. Accordingly, Target 12 (T12) includes encumbered land in open space distribution targets, recognising its potential contribution to accessibility. However, encumbered land is excluded from quantity targets under Target 11 (T11). This means encumbered land should only be considered in accessibility planning where it can reasonably support open space functions.<sup>34</sup>

## Consideration of Encumbered Land in the PSP

The Creamery Road Precinct Structure Plan adopts a strategic approach to evaluating encumbered land in alignment with PSP Guideline Targets 11 and 12. While encumbered land should not be credited as public open space, it may contribute secondary open space functions, such as passive recreation, ecological value, and connectivity, where appropriate.

A methodology was developed based on guidance from the VPA PSP 2.0 Template, the Greater Geelong Planning Scheme, and supporting design standards. Land parcels were assessed against three key criteria:

1. Public accessibility
2. Suitability for passive recreation
3. Contribution to recreational amenity and diversity

Please see **Appendix 6 – Detailed Assessment of Encumbered Land in the PSP** for detail of the process and the assessment.

The assessment found:

- Cowies Creek Conservation Reserve: Not publicly accessible and unsuitable for passive recreation. It does not meet PSP Target 12 and is excluded from Target 11.
- Drainage Assets and Waterway Corridors: Publicly accessible and offer potential for passive recreation if designed above flood levels with appropriate infrastructure. These may contribute to accessibility (Target 12) but are excluded from quantity targets (Target 11).
- Transport Links (Road Reserves): While accessible, they lack the infrastructure and amenity required for recreational use. They do not meet the criteria for inclusion under either PSP target.
- Myers Reserve: A publicly accessible, existing open space that supports both formal sport and informal recreation. It contributes to accessibility (Target 12) but is excluded from quantity targets (Target 11).

This approach ensures that encumbered land is evaluated consistently and transparently, supporting a well connected and inclusive open space network while maintaining compliance with *PSP Guidelines: New Communities in Victoria*.

## Opportunities To Incorporate Encumbered Land

The integration of passive and active open space with encumbered land is consistent with best practice principles outlined in *PSP Guidelines: New Communities in Victoria*. The draft Creamery Road PSP has already applied these principles through the strategic co location of open space with key environmental and drainage assets (**Figure 31 Creamery Road PSP: Open Space with 400m Catchments October 2025 as per Target 12**).

---

<sup>34</sup> Precinct Structure Plan Guidelines: New Communities in Victoria (VPA, October 2021)

Specifically, CP-01, CP-02, and CP-03 are co located with the Cowies Creek Conservation Reserve, enhancing interface opportunities and supporting multifunctional outcomes. CP-02, a district level open space, will provide longer stay amenities such as shelters and toilets for users of the Cowies Creek shared path.

The City identified option is the integration of SR-02 with the adjacent waterway and drainage corridor, consistent with best practice principles for open space planning. This co location enhances the multifunctionality of the site, allowing for both active recreation and passive open space functions such as shared paths, ecological value, and visual amenity.

Relocating SR-02 to the north of Myers Reserve, as investigated in the Active Open Space options, would result in the loss of this valuable integration opportunity. The existing location of SR-02 supports a more connected and diverse open space network and aligns with the City's vision for delivering high quality, multifunctional open space outcomes across the precinct.

Opportunities to co locate CP04 with the adjacent waterway were investigated; however, the land south of the waterway is significantly steep and unsuitable for recreational infrastructure, making co location unviable. Additionally, CP06 and CP07 are located away from any encumbered open space, limiting their potential for integration with natural or drainage assets.

**Figure 31 Creamery Road PSP: Open Space with 400m Catchments October 2025 as per Target 12**



## **Recommendation**

*PSP Guidelines* Target 11 excludes encumbered land from open space quantity targets. This type of land cannot be credited as public open space, though it may support secondary open space functions. Only unencumbered public open space is eligible to be credited.

*PSP Guidelines* Target 12, however, includes encumbered land in open space distribution targets, acknowledging its role in improving accessibility. Myers Reserve, along with drainage assets and waterway corridors, are counted toward these distribution targets. In contrast, Cowies Creek and the Transport Link are excluded from distribution calculations.

## BALANCE OF ACTIVE OPEN SPACE ACROSS WGGA

### Sports Provision Supply and Demand - WGGA

Using the City of Greater Geelong (CoGG) sport facility provision standards from **Table 21 CoGG Sports Facility Provision Standards**, the planned infrastructure for the Western Geelong Growth Area has been assessed against the projected population of 67,596 residents. The analysis demonstrates a generally strong alignment with provision targets, with a mix of minor surpluses and shortfalls across different sporting codes.

Please see **Appendix 3 – NWGGA Sports Provision** which provides detail about facility provision standards, sustainable sports club models and the likely sports and locations across NWGGA.

**Table 21 Sports Provision Supply and Demand – WGGA**

| Sport                          | CoGG Provision standard | WGGA Planned | WGGA Required (67,596 residents) | WGGA Differential |
|--------------------------------|-------------------------|--------------|----------------------------------|-------------------|
| Athletics Track                | 1:100,000               | 1            | 0.68                             | 0.32              |
| Australian Rules Football Oval | 1:5,000                 | 13           | 13.52                            | -0.52             |
| Baseball Field                 | 1:40,000                | 1            | 1.69                             | -0.69             |
| Cricket Oval                   | 1:4,000                 | 16           | 16.90                            | -0.90             |
| Hockey / Lacrosse Pitch        | 1:100,000               | 2            | 0.68                             | 1.32              |
| Indoor Sports                  | 1:12,000                | 5            | 5.63                             | -0.63             |
| Lawn Bowls Green               | 1:40,000                | 1            | 1.69                             | -0.69             |
| Netball Court                  | 1:4,000                 | 18           | 16.90                            | 1.10              |
| Rugby Pitch                    | 1:80,000                | 0            | 0.84                             | -0.84             |
| Soccer Pitch                   | 1:5,000                 | 13           | 13.21                            | -0.21             |
| Softball Field                 | 1:40,000                | 1            | 1.69                             | -0.69             |
| Tennis Court                   | 1:3,000                 | 22           | 22.53                            | -0.53             |

### Allocation and Cost Responsibility for Credited Active Open Space

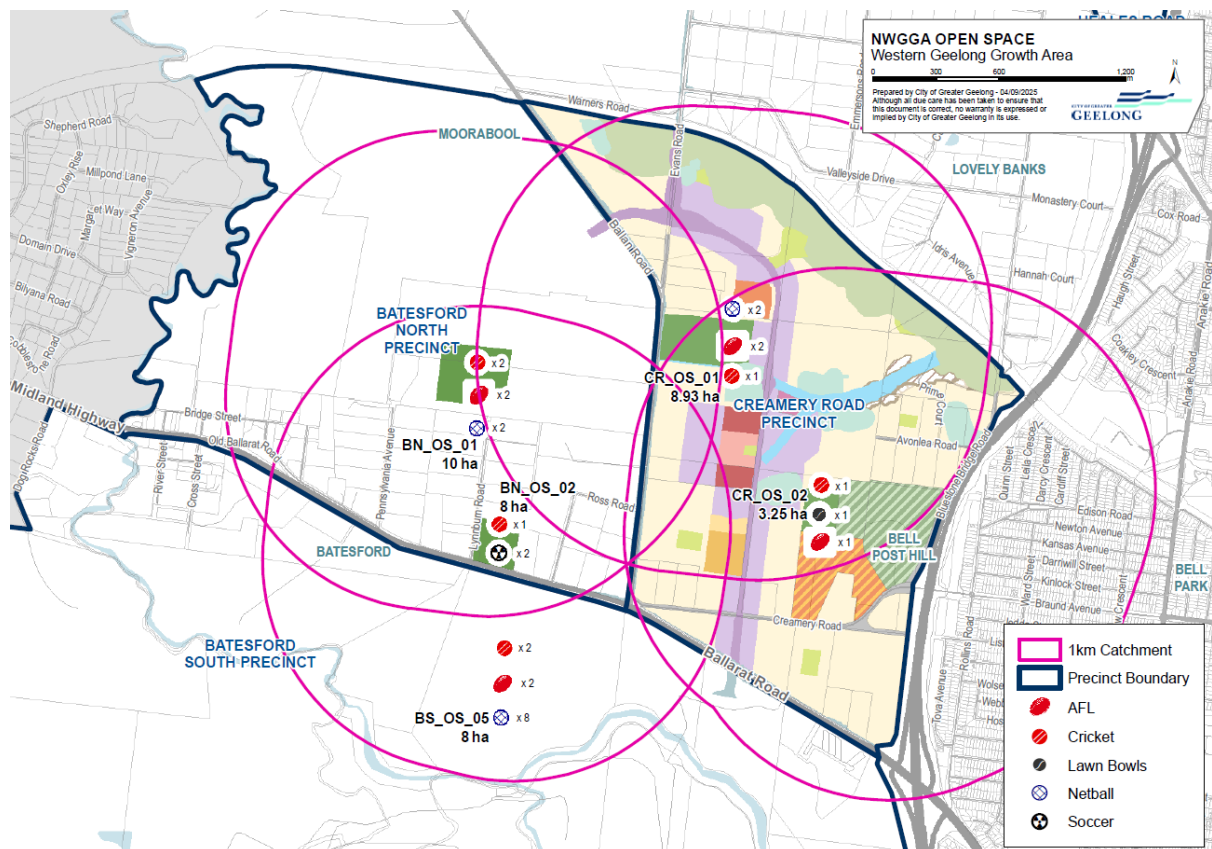
The City will assign credited active open space to the relevant Precinct Structure Plan based on the location of the sports facilities identified within the Western Geelong Growth Area. Consistent with the approach used in the Armstrong Creek PSPs, the PSP in which the sporting facility is physically located will be responsible for 100% of the costs associated with both land acquisition and the delivery of active open space infrastructure.

The sports listed above typically require less land and incur lower delivery costs compared to traditional active open space configurations, such as those featuring two AFL / cricket ovals and two netball courts with supporting infrastructure.

## Accessibility Across Precincts

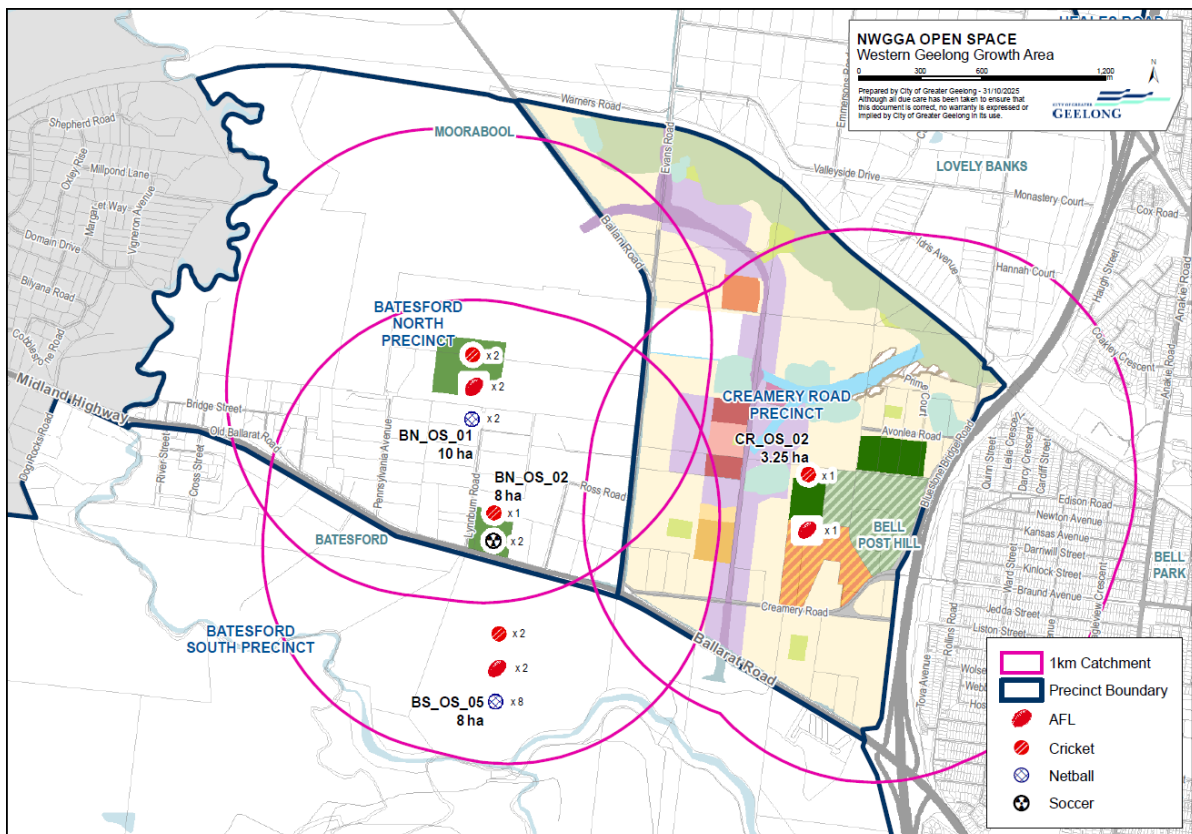
**Figure 32: Active Recreation Accessibility Across PSP's** presents an accessibility analysis based on the current PSP allocation of active open space reserves. The assessment indicates that most residents within the Creamery Road PSP are located within a 1km radius of designated active open space. Additionally, proposed active open space areas in the Batesford North and Batesford South PSPs are expected to fall within a 1km radius for some residents in the western portion of the Creamery Road PSP.

**Figure 32 Active Recreation Accessibility Across PSPs (Creamery Road PSP, October 2025)**



An option investigated in this report involves relocating SR-02 to the northern end of Myers Reserve. As illustrated in **Figure 33 Active Recreation Accessibility in Creamery Road PSP with Relocation of SR-02**, this relocation would result in notable accessibility gaps in the north western section of the PSP when assessed using a 1km radius.

**Figure 33 Active Recreation Accessibility in Creamery Road PSP with Relocation of SR-02**



While some of these gaps may be partially addressed by future active recreation facilities in the Batesford North Precinct, the contribution is expected to be limited. Furthermore, it is important to note that the use of a simple radius based accessibility measure tends to overstate actual access. Once the site is developed, true accessibility, based on the road and footpath network, is likely to be lower than indicated in this assessment. Each PSP will ensure that it maintains adequate provision to meet its own populations recreational needs.

## Recommendation

While regional coordination is important, each precinct must independently provide sufficient active open space to meet its own population's needs. Relying on neighbouring precincts creates access barriers, undermines equity, and weakens community identity.

The City's approach is to ensure local provision first, then explore shared facilities as a complement, not a substitute.

## Indoor Recreation Centre

This section of the report responds to Recommendation 4d of the Committee by assessing the potential of the Creamery Road Development Contributions Plan to include partial apportionment for the Indoor Recreation Centre that will be located in a future WGGA PSP and service the whole WGGA community.

“Where a facility is designed to service the growth area as a whole (in this case five PSP areas in WGGA), the apportionment is made on the basis of estimated residential land area. This applies to two facilities: McCanns Lane Cultural Hub; and Indoor Recreation Centre (West).<sup>35</sup>

## Indoor Recreation Centre and Community Infrastructure Levy

Funding for an Indoor Recreation Centre can be leveraged through the Community Infrastructure Levy (CIL). This levy is capped, and as of the 2025–26 financial year, the maximum rate is \$1,530 per dwelling.<sup>36</sup>

However, the CIL allocation for the Creamery Road PSP is currently oversubscribed, and as a result, the Indoor Sports Centre will not be included in the CIL funding for this precinct.

It is important to note that the WGGA Indoor Recreation Centre may be considered for future CIL allocations within other WGGA PSPs, given the identified demand for six plus courts in an Indoor Recreation Centre across the broader WGGA area. This demand is based on the **Table7: Sports Provision Demand Creamery Road PSP** and **Table 21: Sports Provision Demand – WGGA**.

## Recommendation

Residents within the Creamery Road PSP will require access to an Indoor Recreation Centre that is not delivered within the PSP boundary. A 6+ court Indoor Recreation Centre is proposed within a future WGGA PSP.

However, the CIL allocation for the Creamery Road PSP is currently oversubscribed, and as a result, the Indoor Recreation Centre will not be included in the CIL funding for this precinct.

---

<sup>35</sup> NWGGA Social Infrastructure and Open Space Development Contributions Plan Peer-Review and Costing (Hill PDA June 2024)

<sup>36</sup> VPA, 2025, Infrastructure Contributions: Funding infrastructure for new growing communities  
<https://www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/infrastructure-contributions>

---

# Suggested updates to the Creamery Road Development Contributions Plan

---

In response to Recommendation 9 of the Committee's report, the following actions have been undertaken to ensure the Creamery Road DCP is updated and aligned with the broader planning framework:

- Quantity surveys for both the Myers Reserve Western Extension and the Northern Active Open Space Option 9 have been completed by Zinc Cost Management, providing current and accurate and fit for purpose cost estimates to inform updates to the DCP and PSP.
- The cost apportionment for Myers Reserve western extension will remain at 70% for the DCP and 30% to the City, noting that not all of this infrastructure will be used by the Creamery Road PSP residents.
- The community pavilion for SR-02 will be included in the Creamery Road PSP CIL.
- The CIL allocation for the Creamery Road PSP is currently oversubscribed, and as a result, the Indoor Recreation Centre will not be included in the CIL funding for this precinct.
- The provision trigger for Myers Reserve Western Extension is prior to 40% of dwellings delivered in Creamery Road Precinct, or as required according to demand levels and subject to DCP funding.
- The provision trigger for Northern Sports Reserve is prior to 60% of dwellings delivered in Creamery Road Precinct, or as required according to demand levels and subject to DCP funding.<sup>37</sup>

---

<sup>37</sup> NWGGA Social Infrastructure and Open Space Development Contributions Plan Peer-Review and Costing (HillPDA June 2024)

# Summary of considerations to updates

The following provides a summary of key findings from the Open Space Network Report.

## AMOUNT OF OPEN SPACE

The October 2025 update to the Creamery Road Precinct Structure Plan introduces refinements to both active and passive open space in response to SAC Recommendation 4, alongside a confirmed increase of over 14 hectares in Net Developable Area (NDA), bringing the total NDA to 210+ hectares.

Table 22 Open Space Analysis – August 2024 PSP and October 2025 PSP

| Item                         | August 2024 | October 2025 | Change  |
|------------------------------|-------------|--------------|---------|
| Population                   | 10,206      | 11,760       | +1,554  |
| NDA* (ha)                    | 195.71      | 210*         | +14.29* |
| Open Space Target (ha)       | 19.571      | 21.0         | +1.429  |
| Passive Open Space (ha)      | 7.398       | 6.269        | -1.129  |
| Active Open Space (ha)       | 12.173      | 11.894       | -0.279  |
| Open Space (ha)              | 19.571      | 18.163       | -1.408  |
| % of NDA                     | 10%         | 8.65%        | -1.35   |
| Difference to Target 11 (ha) | 0           | -2.837*      | -2.837* |
| M2 per person                | 19.18       | 15.44        | -3.74   |

\*minimum estimate only

The overall provision has decreased by 2.837 hectares against Target 11 of the *PSP Guidelines*, highlighting a significant gap in open space provision relative to planning benchmarks. Despite the NDA increasing by over 14 hectares, total open space has declined from 10% to 8.65% of NDA. This also lowers the per capita provision from 19.18 m<sup>2</sup> to 15.44 m<sup>2</sup>, further underscoring the shortfall.

The City supports this shortfall as a strategic response to SAC Recommendation 4. To meet Target 11, the City will secure the remaining open space shortfall through a cash contribution mechanism.

### Recommendation:

A minimum of 8.65% of residential NDA to be credited public open space with the remaining balance of the 10% secured via open space cash contributions.

## DISTRIBUTION OF OPEN SPACE

The open space distribution should meet the accessibility standards as detailed below ensuring equitable distribution and accessibility.

**Table 23 Accessibility standards for open space network**

| Type                     | VPA PSP Guidelines (T12)                                                                                                                   | Clause 56.05-2                                                                 |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Active open space</b> | A sports reserve or open space larger than 1ha within an 800m safe walkable distance of each dwelling                                      | Active open space of a least 8ha in area within 1km of 95% of all dwellings    |
| <b>Open space</b>        | A local park within a 400m safe walkable distance of each dwelling.                                                                        | Local parks within 400m safe walking distance of at least 95% of all dwellings |
| <b>Other</b>             | <i>Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.</i> |                                                                                |

The October 2025 Open Space Network generally complies with the accessibility standards outlined above.

Important Note: Relocating SR02 to the north of Myers Reserve would result in noncompliance with *Planning Scheme* Clause 56.05-2 and but general compliance with *PSP Guidelines* Target 12 for active open space accessibility. This would reduce proximity to large active open space for a significant portion of dwellings.

### Recommendation:

October 2025 open space network meets distribution targets.

## Active Open Space

Three areas have been identified for active open space investigation. Each is outlined below individually and collectively considered in the recommendations of this section.

### Maximising Capacity At Myers Reserve

Myers Reserve currently serves the Bell Post Hill community and surrounding suburbs with both active and passive open space. The Capacity Assessment of fully delivered Myers Reserve Master Plan found:

- Soccer is over capacity, even with the proposed new pitch.
- Netball is essentially at capacity.
- AFL and cricket will have some capacity to support Creamery Road residents.
- Lawn bowls will have significant available capacity.

Given this existing demand, Myers Reserve has limited capacity to absorb additional use from future Creamery Road residents. As the existing community is expected to use 30% of the new AFL / cricket oval in the SR-01 western extension, it is recommended that the costs for land acquisition and embellishment be apportioned, acknowledging that not all infrastructure will be used by Creamery Road PSP residents.

## Outcome - Maximising Capacity At Myers Reserve

- Deliver the 3.25ha SR-01 western extension to Myers Reserve as per the Myers Reserve Master Plan, including one AFL / cricket oval with supporting infrastructure (excluding pavilion).
- Apportion the cost of SR-01 land acquisition and embellishment between the City (30%) and the DCP (70%), acknowledging that not all infrastructure will be used by Creamery Road PSP residents.

## Meeting Active Recreation Needs

Of the eleven active open space options evaluated, none fully meet the recreation needs of the precinct, with most scoring negatively. Options 1, 6b, and 9b received neutral scores, reflecting partial alignment. Option 1 lacks sufficient land to accommodate the proposed infrastructure and would require expansion to be viable. It also doesn't have a summer use. Option 6b underdelivers on larger land take sports such as AFL and cricket, while oversupplying smaller footprint sports like soccer and netball. In contrast, Option 9b stands out as the most flexible and balanced solution, offering a fit for purpose design that includes netball courts with two winged ovals that can be used for AFL or soccer, making it the preferred option for meeting diverse active recreational needs.

## Outcome - Meeting Active Recreation Needs

**Option 9b** is the preferred option to meet the active recreation needs of the future Creamery Road community.

## Meeting Accessibility Needs

Table 24 Accessibility standards for open space network

| Type                             | VPA PSP Guidelines (T12)                                                                              | Clause 56.05-2                                                              |
|----------------------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Active open space                | A sports reserve or open space larger than 1ha within an 800m safe walkable distance of each dwelling | Active open space of a least 8ha in area within 1km of 95% of all dwellings |
| Myers Reserve Northern Extension | ✓                                                                                                     | ✗                                                                           |
| Northern Active Open Space       | ✓                                                                                                     | ✓                                                                           |

The northern extension to Myers Reserve (Options 1 to 6b) do not meet the accessibility targets as per *Planning Scheme* Clause 56.02-5 but generally does meet T12 of the *PSP Guidelines*.

The Northern Active Open Space (Options 7 to 9b) with SR-01 meet accessibility targets as per *Planning Scheme* Clause 56.02-5 and T12 of the *PSP Guidelines*.

## Outcome - Meeting Accessibility Needs

Deliver SR-01 and SR-02 **Option 9** to meet accessibility targets.

### Active open space recommendation

Deliver SR-01, the 3.25ha western extension to Myers Reserve. Costs to be apportioned with 70% funded through the DCP and 30% by the City, acknowledging that not all infrastructure will be used by Creamery Road PSP residents.

To best meet the active recreation and accessibility needs of the future Creamery Road community, deliver **Option 9** as SR-02, with two winged ovals, 2 netball courts and supporting amenities such as parking, pavilion etc.

Option 9 provides the most balanced and flexible solution, featuring winged ovals, fit for purpose design, and strong active transport connectivity. It accommodates the active recreation needs of the future community and aligns with accessibility standards outlined in *Planning Scheme* Clause 56.05-2 and *PSP Guidelines* Target 12.

## USE OF ENCUMBERED LAND

The PSP applies a strategic methodology aligned with *PSP Guideline* Targets 11 and 12 to evaluate encumbered land. While such land is not credited as public open space (Target 11), it may support secondary functions like passive recreation, ecological value, and connectivity (Target 12).

### Findings

- **Cowies Creek Conservation Reserve:** Not publicly accessible or suitable for passive recreation. It is excluded from both targets.
- **Drainage Assets & Waterway Corridors:** Accessible and potentially usable for passive recreation if designed appropriately. May contribute to Target 12 and excluded from Target 11.
- **Transport Links:** Accessible but lack recreational infrastructure. Excluded from both targets.
- **Myers Reserve:** Existing open space supporting active and passive recreation. May contribute to Target 12, excluded from Target 11.

Opportunities to collocate credited open space with encumbered land have been investigated and implemented where feasible. CP-01, CP-02 and CP-03 will be collocated with the fenced Cowies Creek Reserve. SR-02 will be collocated with the drainage corridor. All other open space sites were investigated but were not feasible to collocate.

### Recommendation

Encumbered land use and colocation is maximised with the October 2025 open space network.

## **BALANCE OF ACTIVE OPEN SPACE ACROSS WGGA**

Most residents within the Creamery Road PSP are located within 1km of designated active open space with the October 2025 network. The proposed active open space locations in the Batesford North PSP do not extend additional catchment coverage for Creamery Road residents. Relocating the SR-02 to north of Myers Reserve would create a significant accessibility gap for residents living in the north western portion of the Creamery Road PSP.

While regional coordination is important, each precinct must independently provide sufficient active open space to meet its own population's needs. The City's approach is to ensure local provision first, then explore shared facilities as a complement, not a substitute.

### **Recommendation**

October 2025 Open Space network provides adequate accessibility for the Creamery Road precinct.

## **Indoor Recreation Centre**

Residents within the Creamery Road PSP will require access to an Indoor Recreation Centre that is not delivered within the PSP boundary. A 6+ court Indoor Recreation Centre is proposed within a future WGGA PSP.

Indoor Recreation Centres can only be funded by the Community Infrastructure Levy. The CIL allocation for the Creamery Road PSP is currently oversubscribed.

### **Recommendation**

The Indoor Recreation Centre will not be included in the CIL funding for this precinct.

---

# Appendix 1 Technical studies

---

The Open Space Network Investigation and Analysis Report is informed by:

- C450ggee Creamery Road Development Contributions Plan (July 2024)
- C450ggee Creamery Road Precinct Structure Plan (August 2024)
- Cowies Creek Worneenanyook Landscape Master Plan (GBLA June 2024)
- Myers Reserve Master Plan Capacity Analysis (SBP Advisory April 2022)
- Myers Reserve Master Plan (July 2023)
- Northern and Western Geelong Growth Areas Framework Plan (August 2020)
- Northern and Western Geelong Growth Area Social Infrastructure Report (TAP Consulting November 2018)
- Northern and Western Geelong Growth Areas Standing Advisory Committee Referral 1 Report - Volume 1 (May 2025)
- NWGGA Social Infrastructure and Open Space DCP and Costings Peer-Review (Hill PDA June 2024)
- NWGGA Social Infrastructure and Open Space Development Contributions Plan Peer-Review and Costing (Hill PDA June 2024)
- Open Space Strategy for Metropolitan Melbourne: Open Space for Everyone (Victorian Government, 2021)
- PSP 2.0 Compact PSP Template with Instructions (VPA, July 2025)
- Public open space contributions in Victoria: A preferred approach (SGS Economics, February 2024)
- Precinct Structure Plan Guidelines: New Communities in Victoria (VPA, October 2021)
- Social Infrastructure Plan Generation One 2020-23 (June 2020)
- Victorian Planning Authority – Guidance Note – Applying the PSP Guidelines in regional areas (2021)

## Planning Policy Framework

- Clause 11.02-2L Northern and Western Geelong Growth Areas
- Clause 19.02-6S Open Space
- Clause 19.02-6L Open Space
- Clause 19.03-3S Integrated Water Management

## Victoria Planning Particular Provisions

- Clause 53.01 Public Open Space Contribution and Subdivision
- Clause 56.05-2 Public Open Space Provision Objectives

---

# Appendix 2 Myers Reserve capacity analysis

---

## Capacity Considerations at Myers Reserve

Myers Reserve is nearing a critical point in its ability to support existing sporting user groups. While COVID 19 pandemic temporarily impacted participation rates, overall usage remains high, and the reserve continues to operate at full capacity. To sustain and grow community sport, additional facilities will be essential, especially noting the new population of the Creamery Road PSP.

Currently, the infrastructure at Myers Reserve adequately supports the participation levels of the cricket, lawn bowls and netball. However, this equilibrium is unlikely to remain viable without targeted investment and long term planning.

The netball courts and soccer fields are already at capacity, and the AFL ovals are close to capacity, presenting significant constraints on:

- The ability of user groups to expand or respond to increased community demand.
- The capacity to maintain appropriate playing surface conditions without reducing weekly activity levels.

Several factors influence the carrying capacity of sporting and recreation fields, pitches, courts, and greens, including:

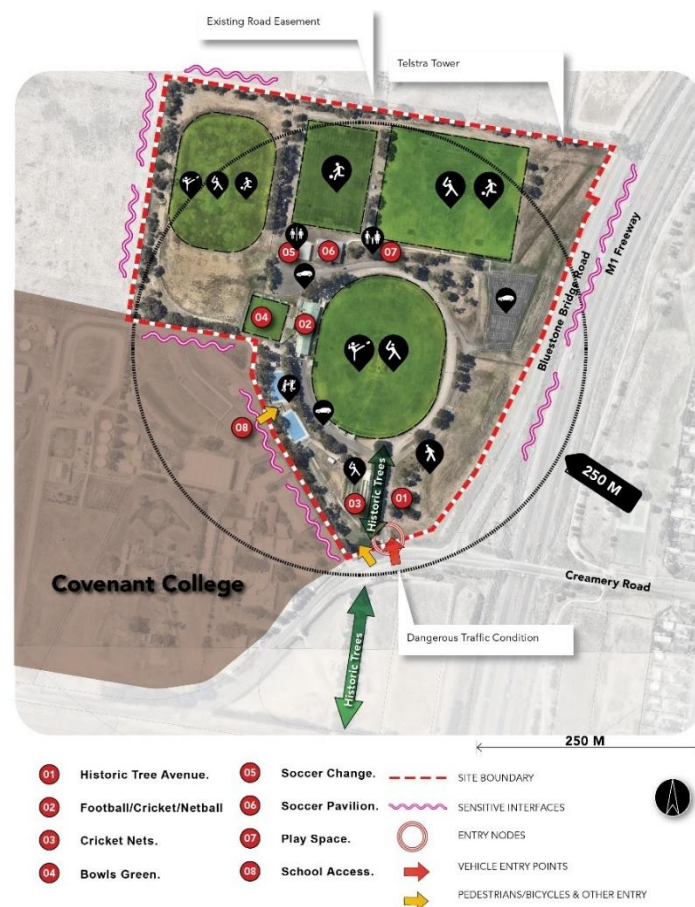
- Soil type and surface composition
- Drainage and irrigation systems
- Intensity and duration of use
- Quality and frequency of maintenance, rest, and rejuvenation
- Local climate and environmental conditions
- Community demand, organised participation rates, and population growth

## Existing Infrastructure

Myers Reserve currently comprises the following key infrastructure elements:

- 3 x soccer pitches
- 2 x AFL / cricket ovals (note 1 oval is not irrigated and at time is not fit for purpose)
- 2 x netball courts
- 1 x lawn bowls green
- 3 pavilions:
  - 1 AFL / cricket / netball shared pavilion
  - 1 soccer pavilion
  - 1 lawn bowls pavilion
- Cricket practice nets
- Heritage trees
- Local play space
- 2 x designated car parking areas
- Designated off leash dog area

Figure 34 Myers Reserve current uses <sup>38</sup>



### Myers Reserve User Groups

Myers Reserve has facilities for AFL, lawn bowls, cricket, soccer and netball. The main user groups are:

- Bell Post Hill Bowls Club
- Bell Post Hill Cricket Club
- Bell Post Hill Football Netball Club
- Geelong Rangers Soccer & Sports Club
- Covenant College

### Myers Reserve Participation Data

The data from 2017 to 2021 is taken from the Myers Reserve Masterplan (City of Greater Geelong, July 2023) participation data and was self reported by the clubs. The State Sporting Associations have provided the participation data for years 2022 to 2024. The participation data is important so we can understand future demand for facilities.

<sup>38</sup> Myers Reserve Master Plan (July 2023)

**Table 25 Myers Reserve Sports Participation data 2017 to 2024**

| Sport   | 2017 | 2018 | 2019 | 2020* | 2021* | 2022 | 2023 | 2024 | Average | Total Change (2017-2024) |
|---------|------|------|------|-------|-------|------|------|------|---------|--------------------------|
| Soccer  | 371  | 375  | 420  | 366   | 406   | 348  | 392  | 465  | 393     | 25.3%                    |
| AFL     | 184  | 298  | 237  | 128   | 207   | 265  | 271  | 241  | 229     | 31.0%                    |
| Cricket | 151  | 125  | 163  | 141   | 141   | 163  | 81   | 104  | 134     | -31.1%                   |
| Bowls   | 97   | 95   | 95   | 93    | 81    | 80   | 78   | 68   | 86      | -29.9%                   |
| Netball | 76   | 75   | 77   | 74    | 78    | 150  | 147  | 150  | 103     | 97.4%                    |
| Total   | 861  | 871  | 886  | 795   | 863   | 1006 | 969  | 1028 | 1001    | 19.4%                    |

\*It is important to note that 2020 and 2021 participation numbers were significantly impacted by COVID. Due to the lockdowns enforced by the Victorian Government, sports participation was very limited in these years

There has been consistent community participation at Myers Reserve, including:

- Overall, participation across all sports (when considered in aggregate), has increased by almost 20% from 2017 to 2024.
- Soccer has the largest participant base, with 465 players in 2024 and an average of 393 players over the past 8 years.
- AFL participation rates have fluctuated year on year, and have seen an increase of 31%, from 184 in 2017 to 241 in 2024.
- Cricket participation has fluctuated year on year, with the last 2 years lowest participation recorded.
- Bowls has had a consistent decline with 2024 participation 30% lower than 2017.
- Netball has seen the most growth by percentage, almost 100% growth, from 2017 to 2024.

## Current Capacity of Myers Reserve

**Table 26 – Myers Reserve Current Sports Capacity** applies the same methodology used in the Myers Reserve Master Plan Capacity Assessment, drawing on State Sporting Association participation data averaged across 2022 to 2024.<sup>39</sup> It provides a useful snapshot of current usage patterns across different sports at Myers Reserve. It includes participation data, team structures, estimated weekly usage, and compares that against the maximum sustainable hours per surface. The final column categorises usage intensity.

**Table 26 – Myers Reserve Current Sports Capacity** assessment shows

- Soccer and netball are at or over capacity.
- AFL and cricket have moderate / high use. It is important to note that one oval being used for AFL and cricket is not irrigated.
- Bowls is currently at moderate / high participation.

<sup>39</sup> Myers Reserve Master Plan Capacity Analysis (SBP Advisory April 2022)

**Table 26 Myers Reserve Current Sports Capacity**

| Sport   | Current Surfaces | Average Participation (2022-2024) | Players Per Team | Average Number Of Teams | Hours Of Play / Training Per Week (Estimated) | Current Total Weekly Team Usage Hours (Estimate) | Maximum Hours Use Per Surface | Current Weekly Team Usage Hours Per Field / Court | Current Season Usage High 25+ Moderate / High 15-25 hours Low / Moderate < 15 hours |
|---------|------------------|-----------------------------------|------------------|-------------------------|-----------------------------------------------|--------------------------------------------------|-------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------|
| Soccer  | 3                | 402                               | 14               | 29                      | 3.5                                           | 100                                              | 25                            | 33                                                | High                                                                                |
| AFL     | 2                | 259                               | 25               | 10                      | 3.5                                           | 36                                               | 25                            | 18                                                | Moderate / High                                                                     |
| Cricket | 3                | 116                               | 13               | 9                       | 6                                             | 54                                               | 25                            | 18                                                | Moderate / High                                                                     |
| Bowls   | 4                | 75                                | 4                | 19                      | 4.5                                           | 85                                               | 25                            | 21                                                | Moderate / High                                                                     |
| Netball | 2                | 149                               | 9                | 17                      | 3                                             | 50                                               | 25                            | 25                                                | High                                                                                |

Note – This analysis does not include usage by the general community and Covenant College, which will impact the overall carrying capacity of the sports fields

### Key Insights by Sport

#### Soccer

- Fields: 3
- Usage: 33 hours per field per week
- Status: High usage

**Comment:** Soccer is operating above the recommended maximum of 25 hours per surface, indicating significant overuse. This could lead to deterioration of playing surfaces and limit capacity for growth.

## AFL

- Fields: 2 (one oval is not irrigated)
- Usage: 18 hours per field per week
- Status: Moderate / High usage

**Comment:** AFL is within acceptable limits but approaching the upper threshold. Continued growth or increased training demands could push it into high usage territory.

## Cricket

- Fields: 3
- Usage: 18 hours per field per week
- Status: Moderate / High usage

**Comment:** Cricket is also nearing high usage levels. Given the longer duration of matches, field wear and scheduling conflicts may become issues.

## Bowls

- Greens: 4
- Usage: 21 hours per green per week
- Status: Moderate / High usage

**Comment:** Bowls is well utilised but still within sustainable limits. Maintenance and surface quality will be key to preserving usability.

## Netball

- Courts: 2
- Usage: 25 hours per court per week
- Status: High usage

**Comment:** Netball courts are at full capacity. This limits flexibility for scheduling and may impact surface condition and player experience.

## Future Capacity of Myers Reserve

The Myers Reserve Master Plan<sup>40</sup> provides an informed, consolidated and long term approach to future infrastructure development across the site. The following assessment outlines the projected weekly usage of sporting surfaces at Myers Reserve, assuming all upgrades identified in the Master Plan are completed. These upgrades include:

- One additional irrigated soccer pitch
- One irrigated AFL/cricket oval
- A new lawn bowls green

**Table 27 Myers Reserve Full Master Plan Implementation Future Capacity By Sport**

| Sport   | Master Plan Surfaces | Average Participation (2022-2024) | Players Per Team | Average Number Of Teams | Hours Of Play / Training Per Week (Estimated) | Future Total Weekly Team Usage Hours (Estimate) | Maximum Hours Use Per Surface | Future Weekly Team Usage Hours Per Field / Court | Future Season Usage High 25+ Moderate / High 15-25 hours Low / Moderate < 15 hours | Creamery Capacity (Surfaces) | Creamery Capacity Hours |
|---------|----------------------|-----------------------------------|------------------|-------------------------|-----------------------------------------------|-------------------------------------------------|-------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------|------------------------------|-------------------------|
| Soccer  | 4                    | 402                               | 14               | 29                      | 3.5                                           | 100                                             | 25                            | 25                                               | High                                                                               | -2%                          | 0                       |
| AFL     | 2                    | 259                               | 25               | 10                      | 3.5                                           | 36                                              | 25                            | 18                                               | Moderate / High                                                                    | 55%                          | 14                      |
| Cricket | 3                    | 116                               | 13               | 9                       | 6                                             | 54                                              | 25                            | 18                                               | Moderate / High                                                                    | 86%                          | 21                      |
| Bowls   | 8                    | 75                                | 4                | 19                      | 4.5                                           | 85                                              | 25                            | 11                                               | Low / Moderate                                                                     | 461%                         | 115                     |
| Netball | 2                    | 149                               | 9                | 17                      | 3                                             | 50                                              | 25                            | 25                                               | High                                                                               | 1%                           | 0                       |

<sup>40</sup> Myers Reserve Master Plan (July 2023)

## Key Insights by Sport

### Soccer

- Future Weekly Usage per Pitch: 25 hours
- Usage Intensity: High
- Total hours capacity: 0

**Insight:** Even with the addition of a fourth pitch, soccer remains at full capacity. This suggests ongoing pressure on scheduling and surface maintenance, with no room for the new community of Creamery Road PSP.

### AFL

- Future Weekly Usage per Oval: 18 hours
- Usage Intensity: Moderate / High
- Total hours capacity: 14

**Insight:** Usage is within acceptable limits but nearing the upper threshold. The new irrigated oval west in the western extension of Myers Reserve will provide AFL participation opportunities for the new Creamery Road PSP community.

### Cricket

- Future Weekly Usage per Oval: 18 hours
- Usage Intensity: Moderate / High
- Total hours capacity: 21

**Insight:** Cricket will share two fields with AFL and one with soccer. The additional irrigated oval will increase capacity for the Creamery Road community to play cricket. Note that the soccer oval will act as an overflow or junior oval, with the overlap of cricket and soccer seasons.

### Bowls

- Future Weekly Usage per Green: 11 hours
- Usage Intensity: Low / Moderate
- Total hours capacity: 115

**Insight:** With eight greens available, bowls has significant spare capacity. This presents significant opportunities for growth with the future Creamery Road PSP community and Western Geelong Growth Area.

### Netball

- Future Weekly Usage per Court: 25 hours
- Usage Intensity: High
- Total hours capacity: 0

**Insight:** Netball courts are at full capacity at Myers Reserve. A future greenfield reserve will have to provide netball for the Creamery Road community.

## Myers Reserve Capacity Assessment Summary

When we consider the future population at Creamery Road PSP, the following sports capacities are:

- Soccer will remain above capacity, even with a new soccer pitch. There is no soccer capacity for new residents of Creamery Road PSP. Soccer capacity could be provided at the Northern Sports Reserve winged oval or a future greenfield sporting reserve.
- One AFL and cricket oval will have capacity for the new residents of Creamery Road PSP. With AFL having 55% capacity and cricket 86% capacity, new residents of Creamery Road will have access to 70% ( $55+86/2 = 70$ ) or at least 17.5 hours per week of the new oval being constructed adjacent to Myers Reserve.
- Bowls will have significant capacity to service the new residents of Creamery Road PSP as well as the Western Geelong Growth Area.
- Netball will have limited capacity to service the new residents of Creamery Road. Two new netball courts to be provided at the Northern Sports Reserve winged oval or a future greenfield sporting reserve.

---

# Appendix 3 NWGGA sports provision

---

## Sporting Facility Provision Ratios

Sporting provision ratios are important because they directly influence the quality, accessibility, and equity of recreational opportunities within a precinct. Sports provision ratios:

### Align with Strategic Planning Guidelines

Sporting facility ratios help ensure that precincts meet the expectations set out in the Precinct Structure Planning Guidelines: New Communities in Victoria (VPA, 2021). These guidelines advocate for the delivery of fit for purpose open space, including active recreation areas that support community sport and physical activity. 10% of net developable area is set aside for sports reserves and local parks.

### Provide Equitable Access to Active Recreation

Provision ratios establish a benchmark for equitable access to sporting facilities across growth areas. They help planners determine whether future residents will have sufficient access to sports fields, courts, and other active recreation infrastructure, regardless of precinct size or location.

### Population Based Demand Forecasting

Ratios are typically based on projected population and demographic profiles. This ensures that the quantity and type of sporting facilities provided are proportionate to community needs, helping avoid under provision (which can lead to overcrowding and poor health outcomes) or over provision (which can strain land use efficiency and budgets).

### Consistency Across Growth Areas

Provision ratios ensure consistency in planning outcomes. This helps maintain fairness and transparency in how open space and recreation infrastructure are delivered across growth areas.

## CoGG Sporting Facility Provision Ratios

Geelong's sports facility provision ratios were initially prepared in June 2017 by ASR Research with input from City Officers. Officers further refined the provision ratios in 2018 in the Northern and Western Geelong Growth Area Social Infrastructure Report by TAP Consulting (November 2018). The provision ratios were refined and updated in the City of Greater Geelong: Social Infrastructure Plan Generation One 2020-23.

In 2025 a review was undertaken by Officers to test and update the facility provision ratios. This included reviewing various industry benchmarks and other Local Government documents from the following organisations, both metro and greenfield, to determine the optimal ratios for each sport in the City of Greater Geelong:

- 12 Local Government documents from Banyule City Council, Cardinia Shire Council, City of Casey, City of Glen Eira, City of Kingston, Frankston City Council, Hobsons Bay City Council, Hume City Council, Manningham City Council, Melton City Council, Mornington Peninsula Shire Council and Wyndham City Council.
- State Sport Association (SSA) and Geelong Region Alliance (G21) Sporting Strategies.
- SSA's Football Victoria, AFL Victoria, Netball Victoria, Cricket Victoria and Tennis Victoria were consulted on ratios and a review of their current participation data to ensure alignment with recommendations.

The benchmarking and strategic document review indicated that the provision standards outlined in the Social Infrastructure Plan Generation One 2020-23 generally align with industry best practice. The table below has the sports provision standards as endorsed by the City's Executive Leadership Team in June 2025.

**Table 28 CoGG Sports Facility Provision Standards 2025**

| <b>Sport field type</b>          | <b>CoGG Provision Standard 2025</b> | <b>Sustainable Spots Club requires</b>                              | <b>Industry Benchmark</b>                                                                         |                                                                                                             |
|----------------------------------|-------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Athletics Track</b>           | 1:100,000                           | 1 Athletics Track                                                   | City of Casey - 1:75,000<br>Cardinia Shire Council - 1:100,000<br>City of Glen Eira - 1:100,000   | City of Kingston - 1:100,000<br>Hobsons Bay City Council - 1:100,000                                        |
| <b>AFL Oval</b>                  | 1:5,000                             | 2 AFL / Cricket Ovals                                               | City of Casey - 1:4,250<br>City of Glen Eira - 1:5,000<br>G21 AFL Barwon - 1:5,000                | Hobsons Bay City Council - 1:5,000<br>Hume City Council – 1:5,000<br>Melton City Council - 1:5,000          |
| <b>Baseball / Softball Field</b> | 1:40,000                            | 2 Baseball / Softball Diamonds                                      | Hume City Council - 1:25,000<br>City of Glen Eira - 1:35,000<br>City of Casey - 1:43,750          | Cardinia Shire Council - 1:50,000<br>Hobsons Bay City Council - 1:100,000<br>Melton City Council - 1:75,000 |
| <b>Cricket Oval</b>              | 1:4,000                             | 2 Cricket Ovals At Primary Site<br>1 Cricket Oval At Secondary Site | City of Casey - 1:3,000<br>City of Kingston - 1:3,000<br>Hobsons Bay City Council - 1:3,000       | City of Glen Eira - 1:4,000<br>Melton City Council - 1:5,000<br>Hume City Council – 1:5,000                 |
| <b>Hockey / Lacrosse Pitch</b>   | 1:100,000                           | 2 Hockey / Lacrosse Pitches                                         | Hobsons Bay City Council - 1:75,000<br>Melton City Council - 1:80,000<br>City of Casey - 1:90,000 | Cardinia Shire Council - 1:100,000<br>City of Kingston - 1:100,000<br>Hume City Council - 1:100,000         |

| Sport field type             | CoGG Provision Standard 2025 | Sustainable Spots Club requires                     | Industry Benchmark                                                                                      |                                                                                                       |
|------------------------------|------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Lawn Bowls Green</b>      | 1:40,000                     | 2 Lawn Bowls Greens                                 | City of Kingston - 1:10,000<br>Hume City Council - 1:10,000<br>Banyule City Council - 1:15,000          | Cardinia Shire Council - 1:30,000<br>Melton City Council - 1:40,000                                   |
| <b>Indoor Sports Court *</b> | 1:12:000                     | 4+ Indoor Sports Courts                             | Council adopted Social Infrastructure Plan Generation One: 2020 to 2023                                 |                                                                                                       |
| <b>Netball Court</b>         | 1:4,000                      | 2 Local Netball Courts<br>6 District Netball Courts | Netball Victoria - 1:3,360 (unlit outdoor)<br>City of Kingston - 1:3,500<br>Hume City Council - 1:3,500 | Frankston City Council - 1:3,500<br>City of Casey - 1:5,000<br>Wyndham City Council - 1:7,000         |
| <b>Rugby Pitch</b>           | 1:80,000                     | 2 Rugby Pitches                                     | Parks and Leisure - 1:50,000<br>City of Glen Eira - 1:60,000<br>Hobsons Bay City Council - 1:60,000     | Melton City Council - 1:60,000<br>City of Casey - 1:62,500<br>Mornington Peninsula Shire - 1:100,000  |
| <b>Soccer Pitch</b>          | 1:5,000                      | 3 Soccer Pitches                                    | Hobsons Bay City Council - 1:4,000<br>City of Casey - 1:4,500<br>City of Kingston - 1:5,000             | Hume City Council - 1:5,000<br>Football Victoria (Geelong) - 1:5,000<br>Melton City Council - 1:6,000 |
| <b>Tennis Court</b>          | 1:3,000                      | 6+ Tennis Courts                                    | Hobsons Bay City Council - 1:2,000<br>City of Casey - 1:2,300<br>Hume City Council - 1:2,500            | Melton City Council - 1:2,500<br>Cardinia Shire Council - 1:3,000<br>Wyndham City Council - 1:4,000   |

\* As per the Council adopted Social Infrastructure Plan Generation One: 2020 -2023

## Sustainable Sports Club Model

To ensure clubs are equipped to meet community needs and remain sustainable over the long term, minimum sporting surface provisions are recommended for new greenfield active open spaces across NWGGA, Armstrong Creek, and any future growth areas within the City of Greater Geelong (CoGG). Please see **Table 28. CoGG Sports Facility Provision Standards 2025**.

These figures should be applied at the whole of growth area scale, rather than precinct by precinct, unless otherwise justified by population forecasts, participation trends, or strategic priorities.

The proposed minimums are informed by historical provision benchmarks, including the CoGG Sports Facility Provision Standards and State Sporting Association strategic documents, and are subject to refinement based on updated participation data, sport specific facility strategies, and broader strategic planning work.

Multiple playing surfaces are crucial for a sustainable sports club because they allow for diverse activities, cater to different user groups, and promote efficient resource utilisation, ultimately enhancing the club's long term viability and positive impact on the community.

## Population Assumptions For NWGGA Modelling

A set of population forecasts have been established for each of the precinct structure plans. Populations are provided for ultimate build out.

Based on NGGA and WGGA, NWGGA will have an assumed population 115,405. The following population figures are assumed for the NGGA.

**Table 29 NGGA Population Assumptions**

| PSP              | Population | Source               |
|------------------|------------|----------------------|
| Elcho Road East  | 11,652     | NWGGA Framework Plan |
| Elcho Road West  | 11,031     | NWGGA Framework Plan |
| Heales Road East | 10,638     | NWGGA Framework Plan |
| Heales Road West | 14,488     | NWGGA Framework Plan |
| Total            | 47,809     |                      |

The following population figures are assumed for the WGGA.

**Table 30 WGGA Population Assumptions**

| PSP             | Population | Source                |
|-----------------|------------|-----------------------|
| Creamery Road   | 11,760     | CoGG October 2025 PSP |
| Batesford North | 10,638     | NWGGA Framework Plan  |
| McCanns Lane    | 8,814      | NWGGA Framework Plan  |
| Merrawarp Road  | 6,456      | NWGGA Framework Plan  |
| Batesford South | 29,928     | NWGGA Framework Plan  |
| Total           | 67,596     |                       |

## Sports Provision Supply and Demand - NWGGA

Using the CoGG standard provision ratios from **Table 28. CoGG Sports Facility Provision Standards**, the City is confident that these planned facility ratios will result in a high quality, adaptable and inclusive network of sporting infrastructure for the NWGGA growth area.

The impact of existing active open spaces in NWGGA has been considered in this assessment.

## Summary of Sports Facility Provision – NWGGA

Based on a projected population of 115,405 residents, **Table 31: Sports Provision Supply and Demand – NWGGA** outlines the planned provision of City delivered sports facilities in comparison to CoGG provision ratios from **Table 28. CoGG Sports Facility Provision Standards**

**Table 31 Sports Provision Supply and Demand – NWGGA**

| Sport                          | CoGG Provision standard | NWGGA Planned | NWGGA Required (115,405 residents) | NWGGA Differential |
|--------------------------------|-------------------------|---------------|------------------------------------|--------------------|
| Athletics Track                | 1:100,000               | 1             | 1.15                               | -0.15              |
| Australian Rules Football Oval | 1:5,000                 | 23            | 23.08                              | -0.08              |
| Baseball / Softball Field      | 1:40,000                | 2             | 2.89                               | -0.89              |
| Cricket Oval                   | 1:4,000                 | 30            | 28.85                              | 1.15               |
| Hockey / Lacrosse Pitch        | 1:100,000               | 2             | 1.15                               | 0.85               |
| Lawn Bowls Green               | 1:40,000                | 3             | 2.89                               | 0.11               |
| Indoor Sports Centre           | 1:12,000                | 9             | 9.62                               | -0.62              |
| Netball Court                  | 1:4,000                 | 28            | 28.85                              | -0.85              |
| Rugby Pitch                    | 1:80,000                | 2             | 1.44                               | 0.56               |
| Soccer Pitch                   | 1:5,000                 | 22            | 23.08                              | -1.08              |
| Tennis Court                   | 1:3,000                 | 38            | 38.47                              | -0.47              |

Most sports are within a reasonable margin of the required provision, indicating strong alignment with planning standards.

Clearly, the extreme population growth will require significant development of sport facilities to meet demand. However, it is difficult to accurately predict the demand with regard to individual sports given potential change in trends between 2025 and ultimate build out.

## Sports with Surplus Provision

The following sports show a modest over provision, which is a deliberate strategy to:

- Future proof the network against population growth.
- Maximise year round use of open space.
- Support sustainable club models and community participation.

### Cricket (+1.15)

Cricket is intentionally overprovided as it serves as a summer sport alternative to AFL and soccer. This supports year round activation of shared ovals and ensures efficient use of infrastructure.

### Hockey / Lacrosse (+0.85) and Rugby (+0.56)

These sports are slightly overprovided to support the sustainable sports club model as per **Table 31: Sports Provision Supply and Demand – NWGGA**, which is a minimum of two pitches per club. The projected NWGGA population justifies the inclusion of one dedicated site for each sport.

### Lawn Bowls (+0.11)

Essentially at equilibrium.

## Sports with Deficit Provision

The following sports are currently underprovided:

### AFL (-0.15), Soccer (-1.08), Tennis (-0.47) and Netball (-0.85)

These sports are slightly underprovided to support the sustainable sports club model as per **Table 31: Sports Provision Supply and Demand – NWGGA**. If the NWGGA population increases by 5,000 residents, these sports would all fall more into deficit and could trigger another active open space. This highlights the importance of planning ahead to maintain service levels and avoid early capacity constraints.

### Baseball and Softball (-0.89)

To support a sustainable club model, it is recommended that one site in NWGGA be developed with two shared use fields. Existing capacity at Stead Park may help offset this shortfall in the ultimate build out.

### Indoor Sports (-0.62)

Indoor Sport Courts are close to meeting standards. However, if the NWGGA population exceeds projections by more than 5,000 residents, it would be prudent to plan for one additional Indoor Sports Court.

### Athletics Track (-0.15)

The population will trigger the need for one athletics track across the NWGGA. The minor shortfall does not justify a second athletics facility.

## Allocation and Cost Responsibility for Credited Active Open Space

The City will assign credited active open space to the relevant Precinct Structure Plan based on the location of the sports facilities identified within the Northern Western Geelong Growth Area. Consistent with the approach used in the Armstrong Creek PSPs, the PSP in which the sporting facility is physically located will be responsible for 100% of the costs associated with both land acquisition and the delivery of active open space infrastructure.

The sports listed above typically require less land and incur lower delivery costs compared to traditional active open space configurations, such as those featuring two ovals and two netball courts. Each PSP will ensure that it maintains adequate provision to meet its own populations recreational needs.

## Sports Provision Supply and Demand - WGGA

Using the City of Greater Geelong (CoGG) sport facility provision standards from **Table 28. CoGG Sports Facility Provision Standards**, the planned infrastructure for the Western Geelong Growth Area (WGGA) has been assessed against the projected population of 67,596 residents. The analysis demonstrates a generally strong alignment with provision targets, with a mix of minor surpluses and shortfalls across different sporting codes.

**Table 32 Sports Provision Supply and Demand – WGGA**

| Sport                          | CoGG Provision standard | WGGA Planned | WGGA Required (67,596 residents) | WGGA Differential |
|--------------------------------|-------------------------|--------------|----------------------------------|-------------------|
| Athletics Track                | 1:100,000               | 1            | 0.68                             | 0.32              |
| Australian Rules Football Oval | 1:5,000                 | 13           | 13.52                            | -0.52             |
| Baseball / Softball Field      | 1:40,000                | 2            | 1.69                             | 0.31              |
| Cricket Oval                   | 1:4,000                 | 16           | 16.90                            | -0.90             |
| Hockey / Lacrosse Pitch        | 1:100,000               | 2            | 0.68                             | 1.32              |
| Indoor Sports                  | 1:12,000                | 5            | 5.63                             | -0.63             |
| Lawn Bowls Green               | 1:40,000                | 1            | 1.69                             | -0.69             |
| Netball Court                  | 1:4,000                 | 18           | 16.90                            | 1.10              |
| Rugby Pitch                    | 1:80,000                | 0            | 0.84                             | -0.84             |
| Soccer Pitch                   | 1:5,000                 | 13           | 13.21                            | -0.21             |
| Tennis Court                   | 1:3,000                 | 22           | 22.53                            | -0.53             |

### Facilities Meeting or Exceeding Requirements

- **Athletics Track (+0.32), Baseball / Softball (0.31) and Hockey/Lacrosse Pitch (+1.32):** These reflect Council's commitment to sustainable club models, with provision focused on larger population catchments. Athletics, baseball / softball and hockey / lacrosse are planned to be delivered in WGGA, while rugby is planned for NGGA, acknowledging travel between precincts.
- **Netball Courts (+1.10):** The surplus responds to strong community demand and supports both formal and informal use. Provision includes two courts at each AFL site and six courts at a district level facility.

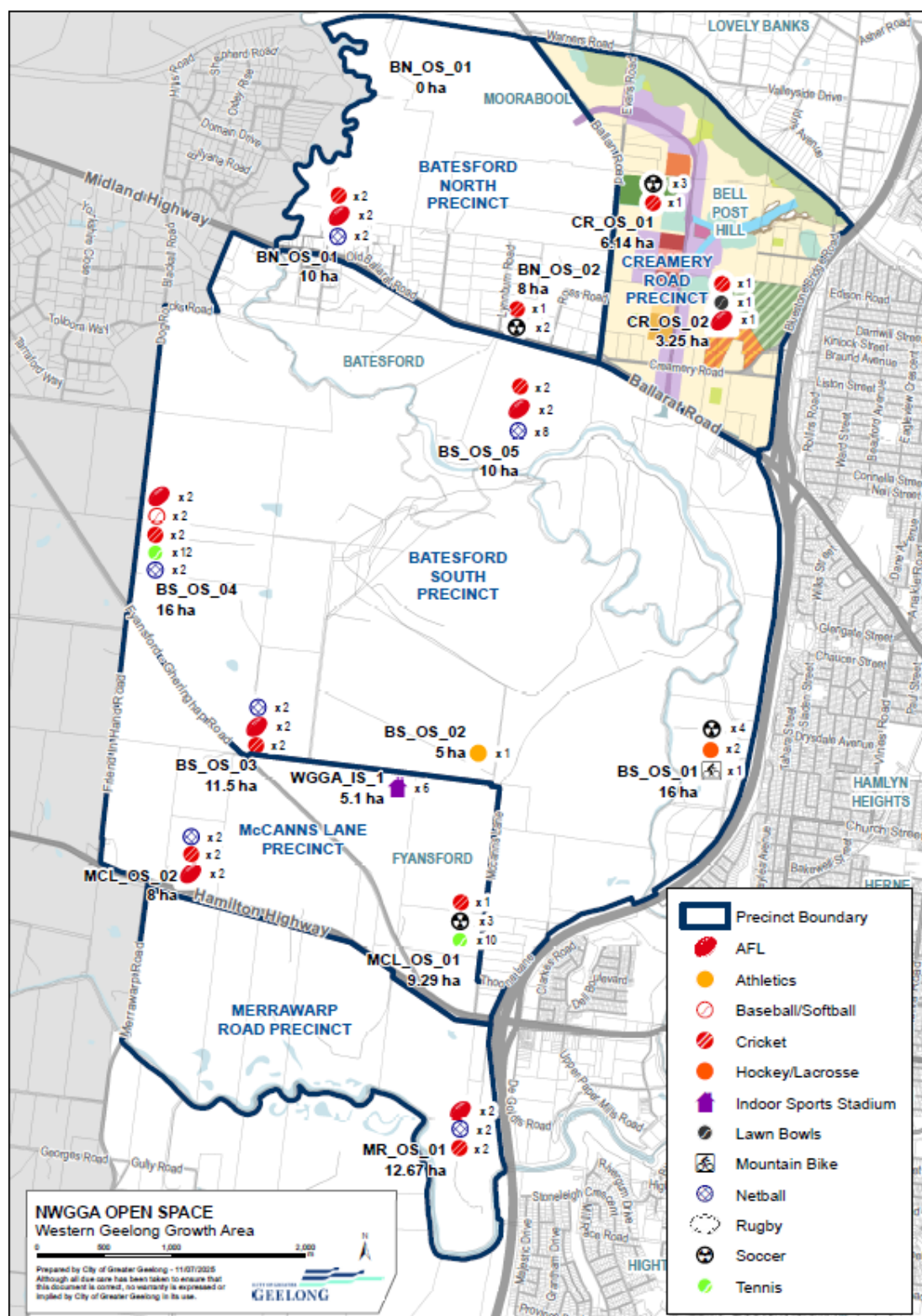
### Facilities Under Supplied

- **Baseball / Softball and Lawn Bowls (-0.69 each):** While WGGA shows a shortfall, the broader NWGGA network is near equilibrium. A planned two field baseball/softball facility and existing capacity at Stead Park may offset gaps.
- **Cricket (-0.90):** This shortfall may be addressed through multi use oval scheduling and seasonal programming.
- **Indoor Sports (-0.63):** The gap is marginal and may be absorbed through school based facilities. However, if WGGA's population exceeds 72,000, an additional indoor court will be required.

- **AFL (-0.52), Soccer (-0.21), and Tennis (-0.53):** These minor shortfalls could be managed through shared use and flexible scheduling, but additional facilities may be needed if population growth exceeds projections.

Overall, while most shortfalls are minor, they should be monitored over time to ensure the network remains responsive to population growth and evolving participation trends.

**Figure 35 Map of proposed location of WGGA active open space**



# Appendix 4 Active open space assessment tool

To determine the best location and design for the second active open space, an assessment tool is needed. *Planning Scheme* Clause 56.05-2 directs the creation of “a network of quality, well distributed, multi functional and cost effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.”

Standard C13 at Clause 56.05-02 provides clear direction on what should be included in an active open space. This standard informed eight of the criteria to determine the best design and location for the second active open space. Criteria 9 and 10 are not from Clause 56.05-02 but are considerations that are important for the local context.

## **1. Active open space of at least 8 hectares in area within 1 kilometre of 95 percent of all dwellings**

**Description:** Ensure the active open space is large enough and accessible to the majority of residents.  
Performance Criteria:

- Minimum area of 8 hectares.
- 95% of dwellings in the PSP located within 1km of an active open space

## **2. Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space**

**Description:** The space must be shaped and designed to accommodate intended uses, including supporting infrastructure and provide sufficient buffers.

Performance Criteria:

- Regular shape preferred for efficient layout.
- Includes buffer zones around sporting fields (e.g., 40m north / south clearance to a road).
- Provides required supporting infrastructure (i.e. sufficient car parking, pavilion etc).
- Integration of passive open space elements such as seating, shade, and landscaping.

## **3. Sufficient to incorporate two football / cricket ovals**

**Description:** The reserve must be able to accommodate two full sized ovals.

Performance Criteria:

- Space for two full size senior sized AFL ovals (165m x135m).
- Allowance for supporting infrastructure (e.g. clubrooms, car parking etc).

## **4. Appropriate for the intended use in terms of quality and orientation**

**Description:** The reserve must be fit for purpose in terms of surface quality and field orientation.

Performance Criteria:

- North south orientation (+/-5 degrees) for ovals to reduce sun glare.
- Soil and turf quality suitable for sports use.
- Drainage and irrigation systems in place or feasible.

- Pre – planning investigation shows the site is unencumbered (no native vegetation present, not subject to a Cultural Heritage Management Plan etc)

#### **5. Located on flat land (which can be cost effectively graded)**

**Description:** The site should be naturally flat and capable of being graded cost effectively.

Performance Criteria:

- Slope of less than 5% across the site.
- Minimal earthworks required to achieve level playing surfaces.

#### **6. Located with access to, or making provision for, a recycled or sustainable water supply**

**Description:** The site should have access to recycled or sustainable water sources.

Performance Criteria:

- Proximity to recycled water infrastructure or potential for connection.
- Capacity for on site water harvesting or storage (e.g. tanks, wetlands).

#### **7. Adjoin schools and other community facilities where practical**

**Description:** Where possible, the reserve should be adjacent to schools or community hubs.

Performance Criteria:

- Within 400 metres of a school or community facility.

#### **8. Designed to achieve sharing of space between sports**

**Description:** The space should be designed to support multiple sports and flexible use.

Performance Criteria:

- Supports seasonal sport rotation (e.g., cricket in summer, football in winter).
- Infrastructure (e.g. lighting, change rooms) supports multi sport use.

#### **9. Cost and ease of acquiring the land**

**Description:** Land should be affordable and readily available to reduce DCP costs and delivery timeframes.

Performance Criteria:

- Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).
- Single landowner.
- Acquisition cost aligns with DCP budget estimates.

#### **10. Tree canopy cover (as per Target 12 Canopy Coverage By Land Use)**

**Description:** The site must comply with Target 12 of the PSP tree canopy coverage goals.

Performance Criteria:

- Minimum 15% canopy cover across the reserve.

## Traffic Light Scoring System

Each criterion is assessed using a three tier rating system:

**Table 33 Traffic Light Scoring System for Active Open Spaces**

| Colour   | Meaning                                                   | Score    |
|----------|-----------------------------------------------------------|----------|
| ● Green  | Meets or exceeds the performance standard                 | 3 points |
| ● Yellow | Partially meets the standard or has moderate constraints  | 2 points |
| ● Red    | Does not meet the standard or has significant constraints | 1 point  |

## How to Use the Scoring System

1. Assess each criterion for a proposed site using the performance standards.
2. Assign a colour rating (Green, Yellow, or Red) based on how well the site meets the standard.
3. Convert the colour to a score using **Table 33: Traffic Light Scoring System for Active Open Spaces**.
4. Sum the scores across all 10 criteria to get a total score out of 30.
5. Use the total score to compare multiple sites and identify the most suitable location.

**Table 34: Performance Standards For Assessing Active Open Space Options** for the detailed performance standards for each criterion and traffic light option.

**Table 34 Performance Standards For Assessing Active Open Space Options**

| Criteria                                                                                                   | Green (Meets or exceeds)                                                                              | Yellow (Partially meets)                                                                                          | Red (Does not meet)                                                                                                              |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space | Minimum area of 8 hectares.<br>95% of dwellings in the PSP located within 1km of an active open space | Fit for purpose for the proposed sports<br>95% of dwellings in the PSP located within 1km of an active open space | One of: <ul style="list-style-type: none"> <li>• Not &gt;8ha in size or not fit for purpose for the proposed sport or</li> </ul> |

| Criteria |                                                                                                                               | Green (Meets or exceeds)                                                                                                                                                                                                                   | Yellow (Partially meets)                                                                                                                                                                                                                     | Red (Does not meet)                                                                                                                                                                                                                        |
|----------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                                                                               |                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Less than 95% of dwellings in the PSP located within 1km of an active open space</li> </ul>                                                                                                         |
| 2        | Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space | All of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Preferred State Sporting Association size.</li> </ul>                | At least 4 of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                         | 3 or less of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                        |
| 3        | Sufficient to incorporate two AFL / cricket ovals                                                                             | >8ha which fits 2 full size (165m x135m) AFL ovals with supporting infrastructure                                                                                                                                                          | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                    | <8ha or cannot fit 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                             |
| 4        | Appropriate for the intended use in terms of quality and orientation                                                          | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> | Three of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> | Two of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5        | Located on flat land (which can be cost effectively graded)                                                                   | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |                                                                                                                                                                                                                                              | One or none of: <ul style="list-style-type: none"> <li>&gt;5% slope across the site</li> <li>moderate grading required</li> </ul>                                                                                                          |
| 6        | Located with access to, or making provision for, a recycled or sustainable water supply                                       | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |                                                                                                                                                                                                                                              | None of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> </ul>                                                                                                                                            |

| Criteria |                                                                  | Green (Meets or exceeds)                                                                                                                                                                                                               | Yellow (Partially meets)                                                                                                                                                                                                               | Red (Does not meet)                                                                                                                                                                                                                            |
|----------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                  | <ul style="list-style-type: none"> <li>Capacity for on site harvesting</li> </ul>                                                                                                                                                      |                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                |
| 7        | Adjoin schools and other community facilities where practical    | Within 400m of school/community hub                                                                                                                                                                                                    | 400m – 800m of school/community hub or indirect access                                                                                                                                                                                 | >800m of school/community hub                                                                                                                                                                                                                  |
| 8        | Designed to achieve sharing of space between sports              | Both of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                               |                                                                                                                                                                                                                                        | One or none of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                                |
| 9        | Cost and ease of acquiring the land                              | All of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> <li>Acquisition cost aligns with DCP budget estimates.</li> </ul> | Two of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> <li>Acquisition cost aligns with DCP budget estimates.</li> </ul> | One or none of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> <li>Acquisition cost aligns with DCP budget estimates.</li> </ul> |
| 10       | Tree canopy cover (as per Target 12 Canopy Coverage By Land Use) | ≥15% canopy cover                                                                                                                                                                                                                      | 10–15% canopy cover                                                                                                                                                                                                                    | <10% canopy cover                                                                                                                                                                                                                              |

# Appendix 5 Detailed scoring of the active open space options

**Table 35 Option 1 Myers Reserve North Extension - Soccer and Netball**

| Criteria                                                                                                                        | Score                                                                               | Option 1 – Soccer and Netball                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | <ul style="list-style-type: none"> <li>Not &gt;8ha in size or not fit for purpose for the proposed sport</li> <li>Less than 95% of dwellings in the PSP located within 1km of an active open space</li> </ul>                              |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | 3 or less of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers (No)</li> <li>Required supporting infrastructure (No)</li> <li>Passive space (No)</li> <li>Senior sized sports surfaces</li> </ul>         |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | <8ha or cannot fit 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                             |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |  | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                        |
| 8 Designed to achieve sharing of space between sports                                                                           |  | One or none of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation (no)</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> </ul>                                                                |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | <10% canopy cover                                                                                                                                                                                                                          |
| <b>Total Score</b>                                                                                                              | <b>18</b>                                                                           |                                                                                                                                                                                                                                            |

**Table 36 Option 2 Myers Reserve North Extension – Soccer and Cricket**

| Criteria                                                                                                                        | Score                                                                               | Option 2 – Soccer and Cricket                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                                  |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | All of: <ul style="list-style-type: none"> <li>• Regular shape</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Preferred State Sporting Association size.</li> </ul>              |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | <8ha or cannot fit 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                     |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                                |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                    |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | 10–15% canopy cover                                                                                                                                                                                                                                |
| <b>Total Score</b>                                                                                                              | <b>23</b>                                                                           |                                                                                                                                                                                                                                                    |

**Table 37 Option 3 - Myers Reserve North Extension Rectangle Sports and Cricket Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 3 – Rectangle Sports and Cricket                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                                  |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>• Regular shape (No)</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Senior sized sports surfaces</li> </ul>                |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                          |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                                |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                    |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | ≥15% canopy cover                                                                                                                                                                                                                                  |
| <b>Total Score</b>                                                                                                              | <b>24</b>                                                                           |                                                                                                                                                                                                                                                    |

**Table 38 Option 4 - Myers Reserve North Extension Soccer and Cricket Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 4 – Soccer and Cricket                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                                  |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>• Regular shape (no)</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Senior sized sports surfaces</li> </ul>                |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                          |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                                |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                    |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | ≥15% canopy cover                                                                                                                                                                                                                                  |
| <b>Total Score</b>                                                                                                              | <b>24</b>                                                                           |                                                                                                                                                                                                                                                    |

**Table 39 Option 5 - Myers Reserve North Extension AFL, Cricket and Netball Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 2 – Soccer and Cricket                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                          |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>Regular shape (no)</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                  |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                  |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                        |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                                   |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> </ul>                                                                |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >15% canopy cover                                                                                                                                                                                                                          |
| <b>Total Score</b>                                                                                                              | <b>24</b>                                                                           |                                                                                                                                                                                                                                            |

**Table 40 Option 6a - Myers Reserve North Extension minus Myers Reserve extension west proposed by Villawood Analysis  
AFL / Cricket and Netball**

| Criteria                                                                                                                        | Score                                                                               | Option 2 – Soccer and Cricket                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                                  |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>• Regular shape (no)</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Senior sized sports surfaces</li> </ul>                |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                          |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                                |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                    |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >10% canopy cover                                                                                                                                                                                                                                  |
| <b>Total Score</b>                                                                                                              | <b>22</b>                                                                           |                                                                                                                                                                                                                                                    |

**Table 41 Option 6b - Myers Reserve North Extension minus Myers Reserve extension west proposed by Villawood Analysis  
AFL / Cricket and Netball**

| Criteria                                                                                                                        | Score                                                                               | Option 2 – Soccer and Cricket                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8 hectares and PSP has 95% of dwellings within 1km of an active open space                      |    | Less than 95% of dwellings in the PSP located within 1km of an active open space.                                                                                                                                                          |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>Regular shape (no)</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                  |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha and fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                  |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                        |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                                   |
| 9 Cost and ease of acquiring land                                                                                               |  | None of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> </ul>                                                                |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >10% canopy cover                                                                                                                                                                                                                          |
| <b>Total Score</b>                                                                                                              | <b>22</b>                                                                           |                                                                                                                                                                                                                                            |

**Table 42 Option 7 Northern Active Open Space Soccer and Cricket Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 6 - Northern Active Open Space Soccer and Cricket                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8ha within 1 kilometre of 95 percent of all dwellings                                           |    | Fit for purpose for the proposed sports<br>95% of dwellings in the PSP located within 1km of an active open space                                                                                                                                  |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | All of: <ul style="list-style-type: none"> <li>• Regular shape</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Preferred State Sporting Association size.</li> </ul>              |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | <8ha or cannot fit 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                     |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |   | One of: <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                                |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | Two of: <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                     |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >15% tree canopy cover.                                                                                                                                                                                                                            |
| <b>Total Score</b>                                                                                                              | <b>27</b>                                                                           |                                                                                                                                                                                                                                                    |

**Table 43 Option 8 Northern Active Open Space AFL / Cricket and Netball Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 7 - Northern Active Open Space AFL / Cricket and Netball                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8ha within 1 kilometre of 95 percent of all dwellings                                           |    | <ul style="list-style-type: none"> <li>Minimum area of 8 hectares.</li> <li>95% of dwellings in the PSP located within 1km of an active open space</li> </ul>                                                                              |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                       |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha or fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                   |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                        |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                                   |
| 9 Cost and ease of acquiring land                                                                                               |  | Two of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> </ul>                                                                 |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >15% tree canopy cover.                                                                                                                                                                                                                    |
| <b>Total Score</b>                                                                                                              | <b>28</b>                                                                           |                                                                                                                                                                                                                                            |

**Table 44 Option 9a Northern Active Open Space – Winged Ovals (AFL with Cricket) and Netball Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 7 - Northern Active Open Space AFL / Cricket and Netball                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8ha within 1 kilometre of 95 percent of all dwellings                                           |    | <ul style="list-style-type: none"> <li>Minimum area of 8 hectares.</li> <li>95% of dwellings in the PSP located within 1km of an active open space</li> </ul>                                                                              |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | At least 4 of: <ul style="list-style-type: none"> <li>Regular shape</li> <li>Appropriate buffers</li> <li>Required supporting infrastructure</li> <li>Passive space</li> <li>Senior sized sports surfaces</li> </ul>                       |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha or fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                   |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | All of: <ul style="list-style-type: none"> <li>North south orientation for sport surfaces</li> <li>Suitable soil and contaminant free</li> <li>Drainage and irrigation feasible</li> <li>Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | All of: <ul style="list-style-type: none"> <li>&lt;5% slope across site</li> <li>minimal earthworks needed</li> </ul>                                                                                                                      |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |  | One of: <ul style="list-style-type: none"> <li>Recycled water available or feasible</li> <li>Capacity for on site harvesting</li> </ul>                                                                                                    |
| 7 Adjoin schools and other community facilities where practical                                                                 |  | Within 400m of school/community hub                                                                                                                                                                                                        |
| 8 Designed to achieve sharing of space between sports                                                                           |  | Both of: <ul style="list-style-type: none"> <li>Supports seasonal sport rotation</li> <li>Multi use supporting infrastructure</li> </ul>                                                                                                   |
| 9 Cost and ease of acquiring land                                                                                               |  | Two of: <ul style="list-style-type: none"> <li>Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>Single landowner.</li> </ul>                                                                 |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >15% tree canopy cover.                                                                                                                                                                                                                    |
| <b>Total Score</b>                                                                                                              | <b>28</b>                                                                           |                                                                                                                                                                                                                                            |

**Table 45 Option 9b Northern Active Open Space – Winged Ovals (Soccer with Cricket) and Netball Analysis**

| Criteria                                                                                                                        | Score                                                                               | Option 7 - Northern Active Open Space AFL / Cricket and Netball                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Active open space of at least 8ha within 1 kilometre of 95 percent of all dwellings                                           |    | <ul style="list-style-type: none"> <li>• Minimum area of 8 hectares.</li> <li>• 95% of dwellings in the PSP located within 1km of an active open space</li> </ul>                                                                                         |
| 2 Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space |    | <p>All of:</p> <ul style="list-style-type: none"> <li>• Regular shape</li> <li>• Appropriate buffers</li> <li>• Required supporting infrastructure</li> <li>• Passive space</li> <li>• Senior sized sports surfaces</li> </ul>                            |
| 3 Sufficient to incorporate 2 AFL / Cricket ovals                                                                               |    | >8ha or fits 2 senior size (minimum 130m x110m) AFL ovals with supporting infrastructure                                                                                                                                                                  |
| 4 Appropriate for the intended use in terms of quality and orientation                                                          |    | <p>All of:</p> <ul style="list-style-type: none"> <li>• North south orientation for sport surfaces</li> <li>• Suitable soil and contaminant free</li> <li>• Drainage and irrigation feasible</li> <li>• Preplanning shows site is unencumbered</li> </ul> |
| 5 Located on flat land (which can be cost effectively graded)                                                                   |    | <p>All of:</p> <ul style="list-style-type: none"> <li>• &lt;5% slope across site</li> <li>• minimal earthworks needed</li> </ul>                                                                                                                          |
| 6 Located with access to, or making provision for, a recycled or sustainable water supply                                       |    | <p>One of:</p> <ul style="list-style-type: none"> <li>• Recycled water available or feasible</li> <li>• Capacity for on site harvesting</li> </ul>                                                                                                        |
| 7 Adjoin schools and other community facilities where practical                                                                 |    | Within 400m of school/community hub                                                                                                                                                                                                                       |
| 8 Designed to achieve sharing of space between sports                                                                           |  | <p>Both of:</p> <ul style="list-style-type: none"> <li>• Supports seasonal sport rotation</li> <li>• Multi use supporting infrastructure</li> </ul>                                                                                                       |
| 9 Cost and ease of acquiring land                                                                                               |  | <p>Two of:</p> <ul style="list-style-type: none"> <li>• Land is not subject to complex negotiations (i.e. likely Public Acquisition Overlay).</li> <li>• Single landowner.</li> </ul>                                                                     |
| 10 Tree canopy cover as per T12 Canopy Coverage By Land Use                                                                     |  | >15% tree canopy cover.                                                                                                                                                                                                                                   |
| <b>Total Score</b>                                                                                                              | <b>29</b>                                                                           |                                                                                                                                                                                                                                                           |

# Appendix 6 Detailed assessment of encumbered land in the PSP

Below outlines the sources reviewed to develop an appropriate methodology for assessing the suitability of an encumbered land parcel for complementary passive recreation purposes.

## Greater Geelong Planning Scheme

Clauses 19.02-6L and 56.05-2 provide criteria for assessing whether uncredited land can be considered complementary to the credited open space network. To qualify, the land must:

1. Be publicly accessible.
2. Be suitable for the intended recreational use.
3. Enhance recreational amenity and diversity within the local context.

## Precinct Structure Planning Guidelines

Creamery Road PSP applies a strategic methodology aligned with PSP Guideline Targets 11 and 12 to evaluate encumbered land. While encumbered land is not credited as public open space (Target 11), it may support secondary functions like passive recreation, ecological value, and connectivity (Target 12).

## PSP 2.0 Compact PSP Template with Instructions (VPA, July 2025)

This document is prepared by the VPA to help standardise the preparation of PSP documents. It is considered to reflect a centralised position and drafting from which certain defining parameters can be drawn to assist the analysis. (Note: bolding added for emphasis).

Requirement:

*“Above ground utilities (such as electricity substations, sewer pump stations, telecommunications facility, and overhead powerlines) must be identified at the subdivision design stage to ensure effective integration with the surrounding neighbourhood. This includes meeting requirements for mobile telecommunications infrastructure under the Commonwealth Telecommunication In New Developments (TIND) Policy. **Land required to accommodate the infrastructure must not be counted as contributing to open space requirements specified in Table X.**”*

Guideline:

*“Where primary waterway, conservation or recreation functions are not adversely affected, land required for integrated water management initiatives (such as stormwater harvesting, aquifer storage and recovery, sewer mining) should be incorporated within the precinct open space system as depicted on Plan NUMBER Public Realm Plan.”*

- *Definition of encumbered land:*
- *“Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. **This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the availability of encumbered land when determining the open space requirement.**”<sup>41</sup>*

## Design Considerations for Linear Paths

Linear open space corridors, particularly those along waterways or transport links, can contribute meaningfully to the open space network if designed to be inclusive, safe, and engaging. Key infrastructure elements should include:

- Seating at regular intervals (recommended every 200m; best practice suggests every 60m for accessible paths<sup>42</sup>).
- Drinking fountains near rest areas and passive spaces.

<sup>41</sup> PSP 2.0 Compact PSP Template with Instructions (VPA, July 2025)

<sup>42</sup> AS 1428.2 Design for access and mobility

- Tree planting for shade and visual amenity.
- Lighting and signage in urban and high use areas.

The Social Infrastructure Plan recommends a minimum corridor width of 25 metres for linear paths to ensure functionality and amenity<sup>43</sup>.

### Encumbered Open Space

Four categories of uncredited open space have been identified in the August 2024 Draft PSP:

1. Conservation Areas – e.g. Cowies Creek Conservation Reserve
2. Drainage Assets – including the Waterway Corridor Reserve
3. Other Recreation Transport Links
4. Existing Sports Reserves – e.g. Myers Reserve

Each of these land types were assessed against the criteria above to determine their potential contribution to the broader open space network.

### Conservation – Cowies Creek Conservation Reserve

A designated conservation reserve of approximately 42ha encloses the Cowies Creek corridor in the northern section of Creamery Road PSP. This is encumbered open space with an environmental focus. See northern edge of Figure 36 below.

**Figure 36. Open Space Systems (Draft Creamery Road PSP, August 2024)**



<sup>43</sup> Social Infrastructure Plan Generation One 2020-23 (June 2020)

The Cowies Creek Worneenanyook Landscape Master Plan (GbLA, June 2024), aligns with the Northern and Western Growth Areas Framework Plan – June 2024 (Framework Plan) objectives, informed the preparation of the Creamery Road PSP.

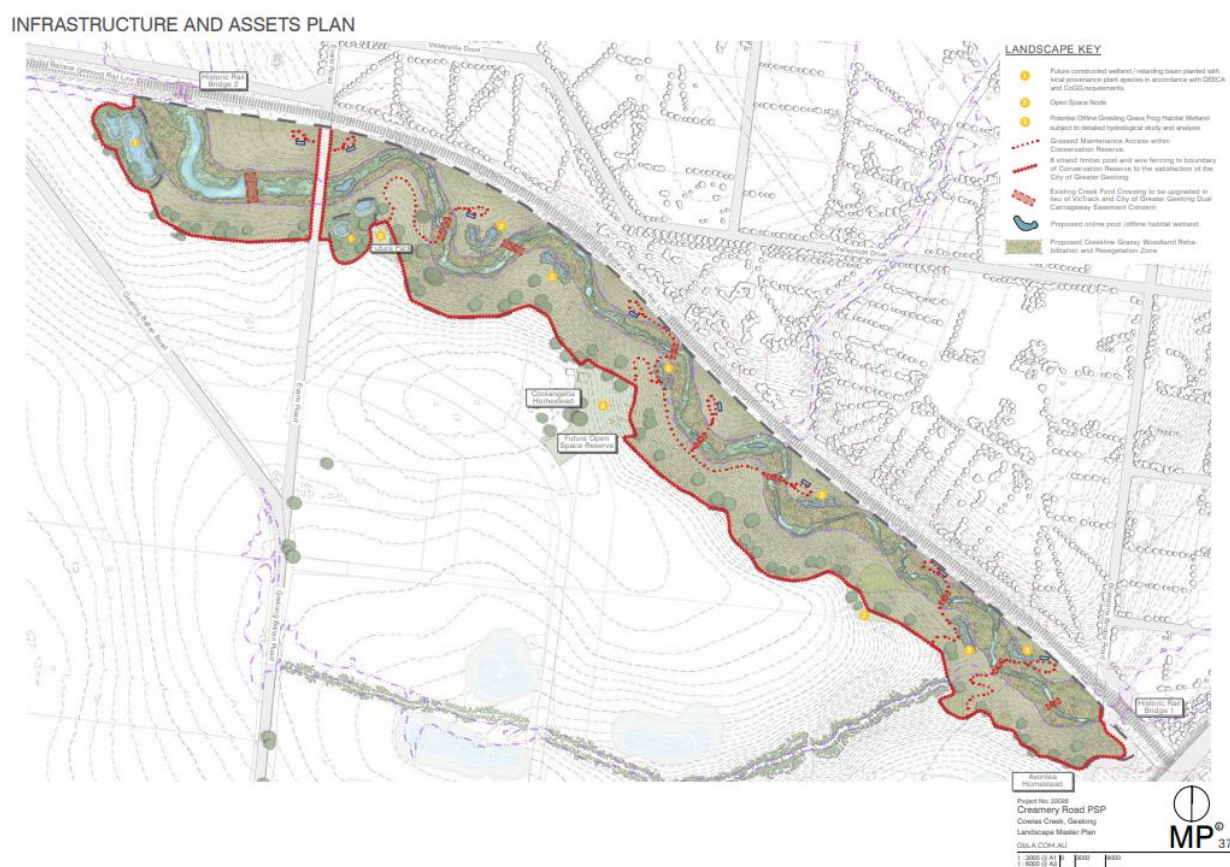
Cowies Creek currently supports a range of environmental values including a significant population of Growling Grass Frog (*Litoria raniformis*) listed as vulnerable under the EPBC Act 1999.

## Cowies Creek Assessment

### Criteria A: Land is publicly accessible

The 42 ha conservation reserve is not publicly accessible. It is fully fenced, with access restricted to maintenance only via gated entry points. (see **Figure 37. Cowies Creek Infrastructure and Assets Plan**).

**Figure 37 Cowies Creek Infrastructure and Assets Plan (Cowies Creek Master Plan June 2024)**



A 4 metre wide shared path with a 0.5 metre nature strip is planned within the adjoining road reserve, running along the southern boundary of the reserve. This path is publicly accessible and serves as a recreational transport corridor. (see **Figure 38. Subdivision Interface** and **Figure 39. Conservation Interface Cross Section**).

While the path provides some interface with the conservation reserve, the reserve itself does not meet the criteria for public accessibility.

**Figure 38 Subdivision Interface (Cowies Creek Master Plan June 2024)**



**Figure 39 Conservation Interface Cross Section (Draft Creamery Road PSP, August 2024)**



#### Criteria B: Land is suitable for passive recreational use

The conservation reserve is designed to protect biodiversity and cultural values and is not suitable for passive recreation due to fencing and restricted access.

The adjoining 4m shared path offers limited recreational value, primarily serving a transport function. The constrained 4m interface (fencing and road) limits opportunities for supporting infrastructure such as seating, drinking fountains, and tree canopy cover.

#### Criteria C: Land recreational amenity and diversity.

The conservation reserve itself, while providing some a general sense of amenity and attractive view lines, is unable to add to the recreation amenity of the open space network in the precinct. The adjoining 4m shared path has some scope for recreational use but primarily serves a transport function. With fence and road interfaces makes it difficult to provide the supporting infrastructure required, like seating every 200m, drinking fountains and tree canopy cover.

Recommendation

Table 46 Suitability of Cowies Creek Reserve to Support Precinct Open Space Network

| Land is publicly accessible                                                       | Land is suitable for passive recreation use                                       | Supports recreational amenity and diversity                                         |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

The Cowies Creek Reserve, as encumbered land, does not meet the criteria for inclusion under PSP Target 12 as it is not capable of supporting open space functions. Consequently, it should not be considered in accessibility planning. In line with PSP Target 11, the reserve is also excluded from open space quantity targets and must not be counted toward credited open space provision.

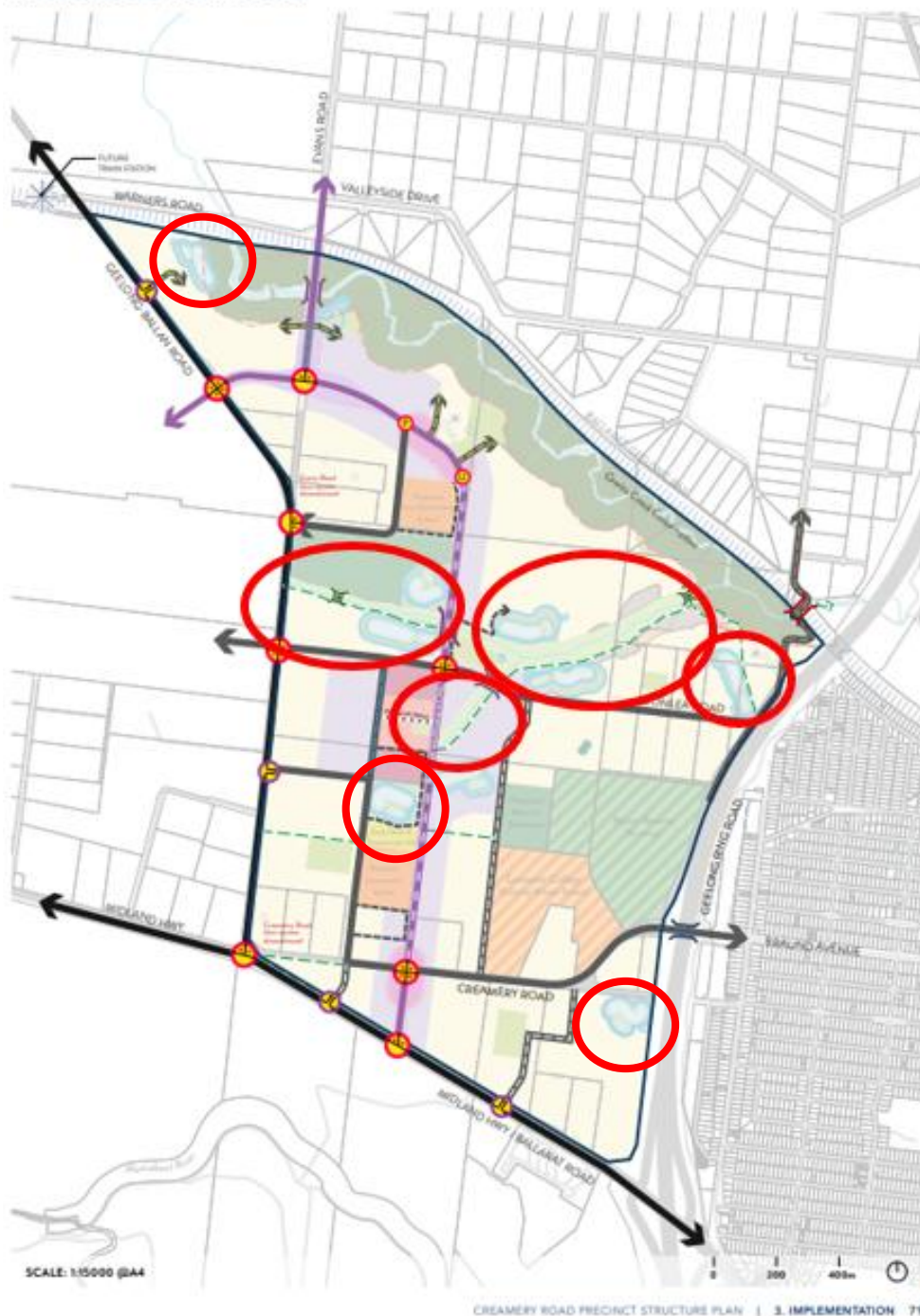
## Drainage Assets (including Waterway Corridor Reserve)

### Drainage Assets

The Creamery Road PSP includes a network of waterway corridors and drainage assets circled in red in **Figure 40. Drainage and Waterways**. These areas are intended to serve both drainage and recreational functions, subject to design and flood level constraints.

Figure 40 Drainage and Waterways (Draft Creamery Road PSP, August 2024)

### P12. STREET NETWORK



Criteria Test

Criteria A: Land is publicly accessible

Blue green infrastructure, including constructed waterways, will be publicly accessible and integrated into high quality streetscapes and open spaces.<sup>44</sup>

Criteria B: Land is suitable for passive recreational use

PSP Design Requirement R29 mandates that recreational transport links (e.g. shared paths) must be located above the 1 in 100 year flood level to preserve hydraulic function.<sup>45</sup> Areas above this flood level, if designed with fit for purpose infrastructure (e.g. seating, drinking fountains, shade), can support passive recreation and contribute positively to the open space network. However, the suitability is contingent on final design and confirmation of infrastructure placement.

Criteria C: Land recreational amenity and diversity.

These corridors and drainage assets offer opportunities for linear trails, informal green space, and ecological enhancement, which can diversify the recreational offering. Their contribution depends on:

- Integration with broader open space and trail networks.
- Inclusion of supporting infrastructure.
- Final confirmation of drainage asset locations and extents.

Recommendation

Table 47 Suitability of Drainage and Waterway Reserve to Support Precinct Open Space Network

| Land is publicly accessible                                                         | Land is suitable for passive recreation use                                         | Supports recreational amenity and diversity                                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

Waterways, as a form of encumbered land, should be considered in relation to accessibility targets under PSP Target 12 where they are capable of supporting open space functions. However, as encumbered land, they are excluded from open space quantity targets under PSP Target 11 and must not be counted toward credited open space provision.

<sup>44</sup> Creamery Road Precinct Structure Plan (August 2024)  
<sup>45</sup> Creamery Road Precinct Structure Plan (August 2024)

The precinct includes several recreational transport links located within the road reserve, not associated with waterways or conservation areas. These are circled in red in **Figure 41. Street Network and Other Recreational Transport Links**.

## P12. STREET NETWORK



Criteria Test

Criteria A: Land is publicly accessible

These links are located within the road reserve, ensuring they are publicly accessible and integrated into the broader movement network.

Criteria B: Land is suitable for passive recreational use

While accessible, the road reserve location limits the ability to incorporate supporting recreational infrastructure such as:

- Seating at regular intervals
- Drinking fountains
- Shade structures or tree canopy

Without these elements, the links do not meet the standard for fit for purpose recreational open space and are better classified as transport infrastructure rather than recreational assets.

Criteria C: Land recreational amenity and diversity.

These links may contribute to active transport connectivity and offer some incidental recreational value (e.g. walking, jogging). However, due to their constrained location and lack of supporting infrastructure, they do not significantly enhance the recreational diversity or amenity of the precinct’s open space network.

Recommendation

Table 48 Suitability of Other Transport Links to Support Precinct Open Space Network

| Land is publicly accessible                                                         | Land is suitable for passive recreation use                                         | Supports recreational amenity and diversity                                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

Due to the limitations of road reserves in supporting recreational infrastructure, transport links, as encumbered land, do not meet the criteria for inclusion under PSP Target 12, as they are not capable of delivering meaningful open space functions. As such, they should not be considered in accessibility planning. In accordance with PSP Target 11, transport links are also excluded from open space quantity targets and must not be counted toward credited open space provision.

## Myers Reserve

Myers Reserve is a significant open space asset within the northern suburbs of Geelong and plays a key role in the sport and recreation network. The reserve is located within the Creamery Road PSP area and is highlighted in **Figure 42. Location of Myers Reserve within the Creamery Road Precinct.**

**Figure 42 Location of Myers Reserve within the Creamery Road Precinct (Draft Creamery Road PSP, August 2024)**



Sports Use

Refer to the Myers Reserve Capacity Assessment in **Opportunities To Maximise Capacity At Myers Reserve** for detailed analysis of formal sporting provision. In summary:

- No capacity for soccer
- Limited capacity for AFL, cricket, and netball
- Significant capacity for lawn bowls

Criteria Test

Criteria A: Land is publicly accessible

Myers Reserve is fully accessible to the public and remains open for community use outside of formal sporting activities. It supports a range of informal uses such as walking, jogging, dog walking, and casual play, ensuring inclusive access for all residents. However, it should be noted that access to areas may be limited during scheduled sporting events, particularly around playing fields and club facilities. This may temporarily reduce the availability of passive use opportunities.

Criteria B: Land is suitable for passive recreational use

The reserve includes infrastructure and landscape features that support passive recreation, including:

- Internal and perimeter walking paths
- Open grassed areas
- Playground facilities (planned future district playspace)
- Shaded seating and gathering spaces

These elements provide a welcoming environment for informal physical activity, social interaction, and engagement with nature, aligning with broader community wellbeing objectives.

Criteria C: Land recreational amenity and diversity.

Myers Reserve contributes to the recreational diversity of the precinct. It complements structured sport with informal, everyday recreational opportunities. The Master Plan and commitment to adaptive design further enhance the reserve’s long term amenity, flexibility, and community value.

Recommendation

Table 49 Suitability of Myers Reserve to Support Precinct Open Space Network

| Land is publicly accessible                                                         | Land is suitable for passive recreation use                                         | Supports recreational amenity and diversity                                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

Myers Reserve should be considered under PSP Target 12 for accessibility, as it is capable of supporting open space functions. However, as an existing open space with limited capacity, it is excluded from PSP Target 11 and must not be counted toward credited open space provision.

---

**CITY OF GREATER GEELONG**

WADAWURRUNG COUNTRY

PO Box 104, Geelong VIC 3220

**P:** 5272 5272

**E:** [contactus@geelongcity.vic.gov.au](mailto:contactus@geelongcity.vic.gov.au)

[www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

**CUSTOMER SERVICE CENTRE**

Wurriki Nyal

137-149 Mercer Street, Geelong

8.00am – 5.00pm

**LATEST NEWS:**

 [@CityofGreaterGeelong](#)

 [@GreaterGeelong](#)

 [@CityofGreaterGeelong](#)

 [CityofGreaterGeelong](#)