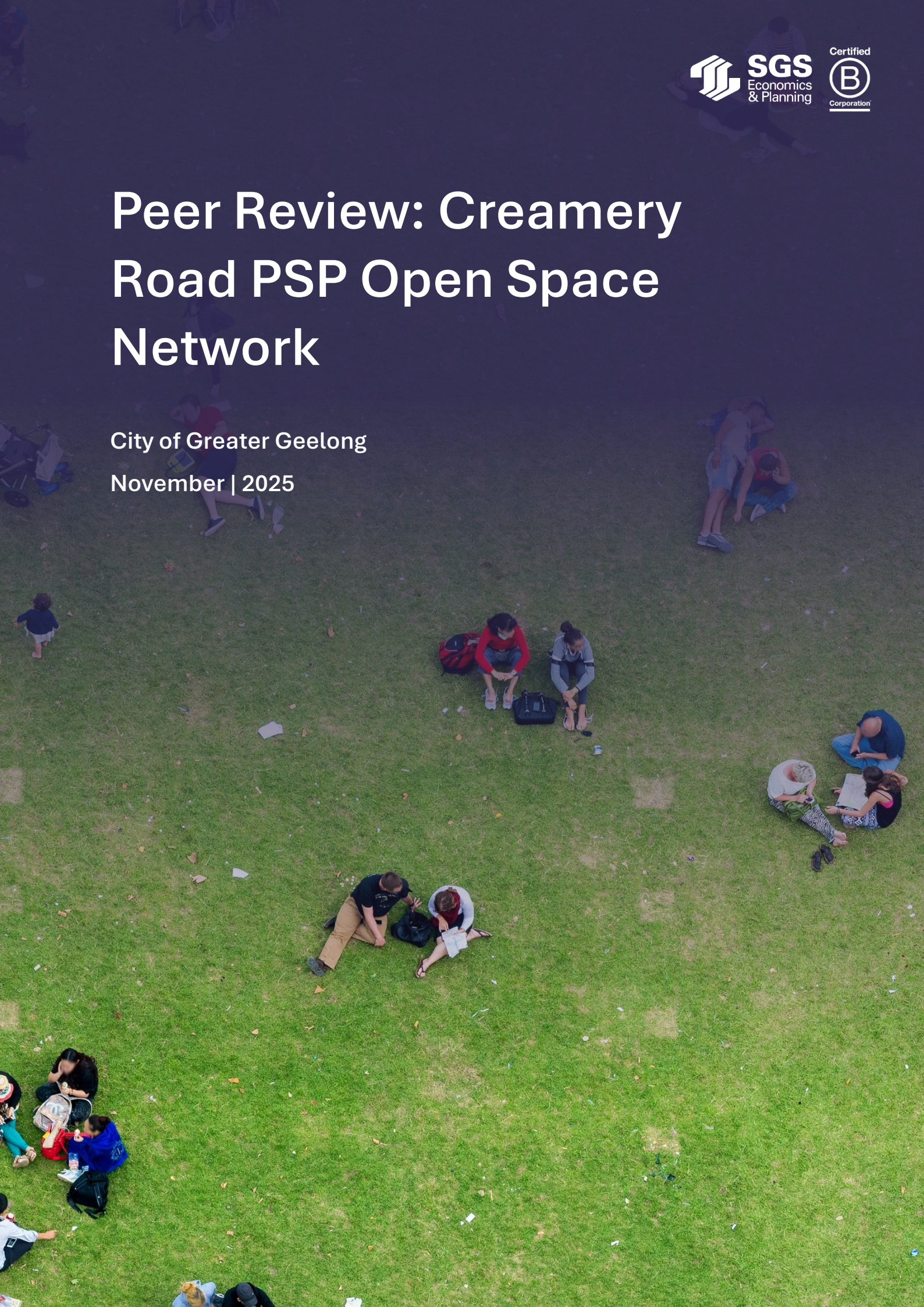


Peer Review: Creamery Road PSP Open Space Network

City of Greater Geelong

November | 2025





Independent
insight.



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1. Introduction

1.1 Background

The City of Greater Geelong have developed the Creamery Road Precinct Structure Plan (PSP). In doing so, they have prepared a planning scheme amendment (C450ggee) to incorporate the PSP into the Greater Geelong Planning Scheme.

The Creamery Road PSP is the first PSP to be prepared for the Northern and Western Geelong Growth Areas. The Minister for Planning (Minister) referred the draft amendment to the Northern and Western Geelong Growth Areas Standing Advisory Committee for 'advice on whether the draft Amendment will provide a balanced development outcome'.¹

During and post the Committee Hearing process key changes to the Creamery Road PSP were discussed that have an impact on the open space network. This included:

- Increasing the Net Developable Area (NDA)
- Increasing the number of dwellings and population
- Considerations to the relocation of SR-02 Northern Sports Reserve to the north of Myers Reserve
- Considerations to decreasing the amount of public open space across the Precinct from 10% to 8.55%
- Apportionment of active recreation infrastructure that is to be delivered outside of the PSP.

Based on discussions during the Committee Hearing, the Northern and Western Geelong Growth Areas Standing Advisory Committee released the Referral 1 Report – Volume 1 which recommended further work. In relation to the open space network the specific areas for further work are outlined in the box overleaf.

¹ Northern and Western Geelong Growth Areas Standing Advisory Committee, May 2025, Referral 1 Report - Volume 1

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).
7. After completing further work recommended by the Committee (Recommendations 1, 2 and 3) prepare updated land valuation estimates for each relevant Development Contribution Plan item using the Public Land Equalisation Method methodology.

The City of Greater Geelong have since responded to the above points through the development of the Creamery Road PSP Open Space Network Investigation and Analysis Report, October 2025.

1.2 Purpose and scope

The purpose of this report is to undertake a peer review of the City of Geelong Creamery Road PSP Open Space Network Investigation and Analysis Report, October 2025. In doing so, this peer review has consideration to the following:

- Updated needs analysis for Creamery Road to reflect the revised Net Developable Area
- Maximise capacity within Myers Reserve including any further extensions
- Consider active recreation options to meet demand
- Improve the utilisation of encumbered open space in the Precinct
- Balance the provision of active open space across neighbouring precincts in the Western Geelong Growth Area including the consideration of the Indoor Recreation Centre (IRC_01).

2. Updated needs assessment for Creamery Road

2.1 Increase in NDA and population

The Creamery Road PSP, August 2024 includes a total of 344.57ha, of which, the Net Developable Area (NDA) is 195.717ha.

During the Committee hearing there were a range of options discussed in how the NDA could be increased, with Council's closing statement noting an opportunity to increase the NDA to 207.857ha. Following the recommended further work from the Northern and Western Geelong Growth Areas Standing Advisory Committee, Council reassessed the NDA and increased the NDA to 210ha (this could be further increased depending on findings from drainage, traffic and transport). This is the NDA that Council has used to assess open space demands.

Increasing the NDA to 210ha will support further residential development. Council has estimated that this will provide an additional 555 dwellings and accommodate an additional 1,554 residents (Table 1).

Table 1: Council proposed changes to Creamery Rd PSP, August 2024

Components	PSP 2024	Council updated NDA 2025
NDA	195.7ha	210ha
Dwellings	3,645	4,200
Dw/ha	18.88	20*
Household size	2.8	2.8
Population	10,206	11,760

*Council assumption applied based on average PSP dwelling density

2.2 Quantity of open space required

Quantity of open space ensures that there is an adequate supply of land available to serve the population catchment. The VPA PSP Guidelines (T11) notes that the open space network should seek to meet the **minimum** target of 10% NDA for local parks and sports fields in residential areas (including activity centres).²

² VPA, October 2021, Precinct Structure Planning Guidelines: New Communities in Victoria

As noted in Table 2, based on the minimum quantity of open space, the PSP 2024 suggested 19.57ha of open space to be delivered, resulting in 19.2sqm per capita. If the NDA is increased to 210ha and the minimum open space target of 10% is applied this would result in 21ha of open space. Based on an increase in dwellings and population, this would result in a decrease in open space per capita to 17.9sqm.

To further increase residential development, an option discussed during the Committee was to decrease the open space contribution. A suggestion of 8.65% has been tested. When this is applied to the increased NDA the open space per capita decreases further, to 15.3sqm.

Table 2: Quantity of open space based on NDA

Components	PSP 2024	Council updated NDA 2025	Updated % of open space
% of open space	10%	10%	8.65%
NDA	195.7ha	210ha	210ha
Open space	19.57ha	21ha	18.165ha
Population	10,206	11,760	11,760
Sqm per capita	19.2sqm	17.9sqm	15.4sqm

There is no adopted State Government benchmark for the quantity of open space per capita, other than T11 (10% of NDA in PSPs). SGS Economics and Planning recommend that 30sqm per capita is an appropriate open space municipal benchmark.

This benchmark has been in place in Victoria since the 1954 Melbourne and Metropolitan Board of Works (MMBW) plan for greater Melbourne, which was empirically based following recreational patterns at the time of adoption. This rate is still evident across several jurisdictions in Victoria that use 30sqm for open space planning.³

The VPA Guidelines have included the open space standard of 10% NDA for some time, which was once providing approximately 30sqm per capita. Overtime, through the development of new Guidelines the VPA has maintained the 10% NDA however increased density requirements. This has lowered the amount of open space available per capita.

In undertaking a review of a sample of PSPs that have been incorporated since 2010, the average amount of open space currently being delivered in PSPs is approximately 21.8sqm per capita (Table 3).

Notwithstanding the 30sqm benchmark, under the 10% NDA scenario for the Creamery Road PSP, residents will not be meeting the average PSP provision standards. This is further decreased if 8.65% is applied.

³ Monash Open Space Strategy 2018 (30sqm moderate supply), Cardinia Open Space Strategy 2023-33 (50sqm), Frankston City Open Space Strategy 2016-36 (30.3sqm), Darebin Open Space Strategy 2019 (30sqm), Draft Mornington Peninsula Open Space Strategy 2025-40 (30sqm)

Table 3: Quantity of open space across PSPs

Precinct Structure Plan	Population	Open Space (ha)	Open space (sqm/capita)
Cranbourne East PSP, 2010	18,502	33.15	17.9
Armstrong Creek East 2010	17,439	47.77	27.4
Botanic Ridge PSP, 2012	9,640	26.37	27.4
Donnybrook-Woodstock PSP, 2012	47,715	101.39	21.2
Armstrong Creek West, 2012	13,962	39.54	28.3
Lara West PSP 2013	9,741	26.56	27.3
Armstrong Creek Town Centre 2014	3,500	6.63	18.9
Horseshoe Bend PSP 2014	17,361	46.539	26.8
Tarneit North PSP, 2014	28,537	68.97	24.2
Truganina PSP, 2014	25,493	65.33	25.6
Black Forest Road North PSP, 2015	15,553	33.46	21.5
Rockbank PSP, 2016	22,800	43.97	19.3
Plumpton PSP, 2017	30,100	53.99	17.9
Minta Farm PSP, 2018	8,485	18.09	21.3
Lancefield PSP, 2019	22,000	41.54	18.9
Pakenham East PSP, 2020	20,242	44.29	21.9
	22,411	44.29	19.8
Shenstone Park PSP, 2021	10,273	22.66	22.1
	11,375	22.66	19.9
Wonthaggi North East, 2023	12,000	18.05	15.0
Beveridge North West. 2024	46,473	79.13	17.0
Shepparton South East PSP, 2024	7,200	13.88	19.3
Average			21.8sqm

The Committee has noted that it has 'no in principle concerns with an overall provision of credited open space in the Creamery Road Precinct below the targets in the PSP Guidelines, given:

- the Precinct is relatively small and with a relatively low proportion of NDA
- the relatively high proportion of encumbered open space in the Precinct including the Cowies Creek Conservation Reserve
- access to Myers Reserve.⁴

In relation to the size of the NDA, this should have no bearing on the quantity of essential infrastructure being delivered. If the size of a PSP were a material issue in determining warranted open space, a series of smaller PSPs accommodating a given aggregate population would yield a smaller open space requirement compared to housing the same notional population in one larger PSP. This is not only irrational but would result in poor planning outcomes for future communities.

Cowies Creek Conservation Reserve is encumbered land located in the PSP. As noted in Section 5, this land is unable to support open space functions due to its important conservation values. By definition, the encumbered land in question cannot provide the full range or recreational services expected of public open space as envisaged in the VPA Guidelines. Furthermore, as per the VPA PSP Guidelines, encumbered land is not included in the quantity target, rather it is considered in relation to dispersion and accessibility targets.

Finally in relation to Myers Reserve, as noted in Section 3 the existing site has limited capacity. It is noted that some of this Reserve will be able to cater for the residents of Creamery Road. In doing so, a portion of the western extension (70%) is proposed to be accounted for in the Creamery Road DCP with the remaining to be funded by Council.⁵

Given the above, and the broader assessment in this Report, it is concerning that the Committee have no concerns with the credited open space being below the targets in the PSP Guidelines, especially as these are set as minimum targets. The purpose of these targets is to ensure we are planning and delivering equitable communities that include the required level of essential infrastructure.

2.3 Quantity of active recreation infrastructure required

To understand the type of infrastructure required within the allocated active open space, active recreation provision benchmarks can be applied. There are no adopted State Government benchmarks for active recreation, however the ASR 2009, Guide to Social Infrastructure Planning is often referenced.

To provide a more localised understanding of need councils can develop their own benchmarks. The City of Greater Geelong undertook this process and the Executive endorsed sports provision benchmarks in June 2025. Council has applied these benchmarks to the Creamery Road PSP and the updated NDA.

⁴ Northern and Western Geelong Growth Areas Standing Advisory Committee, May 2025, Referral 1 Report - Volume 1

⁵ Northern and Western Geelong Growth Areas Standing Advisory Committee, May 2025, Referral 1 Report - Volume 1

As noted in Table 4, the Creamery Road PSP residents trigger the 'outright' demand for 4 sports (i.e. residents within the PSP will need full access to this infrastructure). This includes:

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

There is also demand for one indoor sports court, however this should be delivered within a full indoor recreation centre (e.g. 4-6 courts) rather than a standalone court. In addition, there is demand for 4 tennis courts however as per Councils model this would be delivered in a 6 or more court facility to increase viability. In addition to indoor courts and tennis, the PSP residents will need access to additional active recreation infrastructure; however, this is not triggered outright within the PSP (grey boxes).

Table 4: Active recreation infrastructure demand for Creamery Road PSP

Active recreation	CoGG provision standards	Definition	Creamery Road PSP demand	
			2024 (10,206ppl)	2025 (11,760ppl)
Athletics Track	1:100,000	1 Athletics Track	0.10	0.12
AFL Oval	1:5,000	1 AFL oval	2.04	2.35
Baseball Field	1:40,000	1 Baseball field	0.26	0.29
Cricket Oval	1:4,000	1 Cricket oval	2.55	2.94
Hockey Pitch	1:100,000	1 Hockey pitch	0.10	0.12
Lawn Bowls Green	1:40,000	1 Lawn bowls green	0.26	0.29
Indoor Sports Centre	1:12,000	1 Indoor sports court	0.85	0.98
Netball Court	1:4,000	1 Netball court	2.55	2.94
Rugby Pitch	1:80,000	1 Rugby field	0.13	0.15
Soccer Pitch	1:5,000	1 Soccer pitch	2.04	2.35
Softball Field	1:40,000	1 Softball field	0.26	0.29
Tennis Court	1:3,000	1 Tennis Court	3.40	3.92

2.4 Summary

The Creamery Road PSP, based on a NDA of 210ha, is forecast to accommodate an additional 1,554 residents. With an increased NDA, based on the VPA minimum open space quantity target of 10%, at least 21ha of land should be utilised for public open space. This results in 17.9sqm of open space per capita. If the PSP decreases the open space contribution to 8.65% this will result in 15.4sqm per capita. Each option results in a much lower provision standard than the average open space provision rate delivered across previous PSPs (21.8sqm).

In relation to active recreation infrastructure, the Creamery Road PSP residents trigger the 'outright' demand for 4 sports (i.e. residents within the PSP will need full access to this infrastructure). This includes:

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

When examining the opportunities to increase the capacity of Myers Reserve and the types of infrastructure required across active open spaces, this infrastructure needs to be considered. This is further discussed in Section 4.

3. Maximise capacity at Myers Reserve

The Northern and Western Geelong Growth Areas Standing Advisory Committee recommended that further work be undertaken to maximise capacity within Myers Reserve including any further extensions. During and following the Committee Hearing a range of options have been considered.

3.1 Current state of Myers Reserve

Myers Reserve is located within the Creamery Road PSP. It is 16.5ha which includes a diverse range of infrastructure including:

- 1 x Cricket/AFL oval and an overflow oval
- 2 x Netball courts
- 3 x Soccer fields
- Cricket practice nets
- 1 x Lawn bowls green
- 1 x Local playground
- Social rooms and public toilets
- Social open space including dog walking.

The reserve is already providing active and passive open space to the existing community, largely residents in Bell Post Hill. Council notes that the usage of the existing active recreation infrastructure is moderate to high for AFL, cricket, bowls and high for netball and soccer.⁶ Given this, there is limited capacity for incoming residents of the Creamery Road PSP.

3.2 Myers Reserve Master Plan

Council has adopted the Myers Reserve Master Plan 2023 to improve the existing and future capacity of the site. In doing so, they have identified the opportunity to develop a new AFL/Cricket oval to the west of the site (western extension) along with a new lawn bowls green, extension to the cricket nets, and the development of a new pavilion. Furthermore, the Master Plan includes adding a new soccer pitch by re-constructing the existing overflow AFL/cricket oval (Figure 1).

These works will create additional capacity at Myers Reserve for the existing and future residents of Bell Post Hill. It will likely also provide some capacity for incoming residents of Creamery Road PSP.

Given this, Council has acknowledged the new AFL/Cricket oval within the open space contribution of NDA noted in Section 2 (Table 2). In addition, the Creamery Road DCP includes a 70% open space

⁶ City of Greater Geelong, October 2025, Creamery Road PSP Open Space Network Investigation and Analysis Report

contribution to infrastructure noting that not all of this infrastructure will be used by the Creamery Road PSP residents.

Figure 1: Myers Reserve Master Plan



3.3 Maximising capacity

Where possible existing infrastructure should be considered for opportunities for expansion and increased utilisation before building new infrastructure. Council has considered this through the Myers Reserve Master Plan and inclusion of the western extension of Myers Reserve for a new AFL/cricket oval.

During and post the Committee Hearing there were a range of alternative options to further expand Myers Reserve to the north. In doing so, this would remove the active open space located at SR-02 (Northern Sports Reserve).

A total of 7 alternative options have been considered to understand, if additional land was included in the north, could it utilise elements of the existing reserve as well as provide adequate active recreation needs.

A summary of Councils assessment (out of 30) is provided in Table 5 along with a summary on how each option utilises existing infrastructure on Myers Reserve.

Given the layout of Myers Reserve, all 7 options are unable to utilise existing road access, carparks or pavilions within the Reserve. As a result, they are all required to be self-sufficient. Option 2 to 5 provide self-sufficient site options, with Option 3 to 6b potentially able to leverage existing infrastructure outside the Reserve, Avonlea Road. Option 1 does not include supporting infrastructure, sufficient land for the proposed sports, or tree canopy targets. Option 2 redevelops Option 1 to provide sufficient land and supporting infrastructure, however still does not meet tree canopy targets.

While additional land can be located to the north of Myers Reserve, based on the peer review of options, this land will have limited ability to maximise existing infrastructure at Myers Reserve. Based on the layout of Myers Reserve, it will also have limited ability to integrate into the broader reserve. For example, if an additional oval is located to the north of the site this will result in three disparate ovals across the Reserve. Similarly, if additional netball courts are provided in the north these will not be connected to the centrally located netball courts and will require an additional pavilion. Additional soccer pitches located to the north will centralise the fields across the reserve, however will still require additional supporting pavilions.

Council raises concerns in relation to providing additional land north of Myers Reserve that may result in the Reserve being triggered as regional open space. A starting point for regional open space is size, generally 20ha and above. In order to be truly regional however it would require regional infrastructure and functions.

The PSP process is focused on infrastructure to support the residents of the PSP. Anything beyond that, including if Council wish to elevate this reserve to a regional open space, should be considered through a municipal open space strategy, outside of the PSP infrastructure demands and funding process.

Council has also raised concerns in relation to the cost of acquiring land to the north of Myers Reserve compared to the acquisition costs of SR-02. Given the northern section has multiple land owners, there is a risk that acquisition could take longer and be more expensive.

Table 5: Options to maximise capacity of existing infrastructure on Myers Reserve

Option	Potential infrastructure	Size	Councils assessment	SGS maximising capacity assessment
<p>1. Myers Reserve Northern Extension (proposed by Villawood)</p> <p>Plus Western Extension (1 x AFL/cricket 3.25ha)</p>	<p>4 x soccer pitches</p> <p>4 x netball courts</p>	4.83ha	18	<p>Council has noted that there are no buffers around the sporting fields to support overflow of play or infrastructure (lights, carparking, pavilions, interchange boxes, path network etc). Furthermore, this option does not support the VPA tree canopy targets.</p> <p>The addition of 4 soccer pitches to the north will require an additional pavilion which is currently not included.</p> <p>The netball courts are not located with the proposed master plan netball courts which is not efficient. The new netball courts will also require an additional pavilion.</p> <p>There is no road or carparking proposed which needs to be included to support accessibility around the site.</p> <p>Overall, this has a low ability to maximise existing infrastructure on Myers Reserve and does not include sufficient land or infrastructure to service the additional fields and courts.</p>
<p>2. Myers Reserve Northern Extension Alternative</p> <p>Plus Western Extension (1 x AFL/cricket 3.25ha)</p>	<p>3 x soccer pitches</p> <p>1 x cricket oval</p> <p>1 x playground</p> <p>99 x parking spaces and supporting road infrastructure</p>	5.51ha	23	<p>This is an improved layout from option 1. Providing less active recreation infrastructure however includes overflow for play.</p> <p>While it provides an integrated cricket oval this is not next to either of the other ovals- limiting integration opportunities for uses. It also does not support the VPA tree canopy targets.</p> <p>Overall, this also has a low ability to maximise existing infrastructure on Myers Reserve.</p>
<p>3. Myers Reserve Northern Potential Extension (larger parcel)</p> <p>Plus Western Extension (1 x AFL/cricket 3.25ha)</p>	<p>3 x soccer pitches</p> <p>1 x cricket oval</p> <p>1 x playground</p> <p>99 x parking spaces and supporting road infrastructure</p>	8.183ha	24	<p>This option extends to Avonlea Road, utilising existing infrastructure. It includes further land to the east which allows the ability to meet VPA tree canopy targets.</p> <p>It has limited connections with the existing infrastructure in Myers Reserve e.g. lack of ability to share existing pavilions etc.</p> <p>Overall, this has limited ability to maximise existing infrastructure however it can leverage Avonlea Road to support northern access.</p>
<p>4. Myers Reserve North Extension – Rectangle Sports / Cricket (larger parcel)</p>	<p>4 x soccer pitches</p> <p>2 x cricket ovals</p> <p>1 x playground</p> <p>132 x parking spaces and</p>	8.183ha	24	<p>The same amount of land as option 3, including connection to Avonlea Road. Additional sports infrastructure that option 3 and the ability to meet VPA tree canopy targets.</p> <p>Overall, this has limited ability to maximise existing infrastructure however it can leverage Avonlea Road to support northern access.</p>

Option	Potential infrastructure	Size	Councils assessment	SGS maximising capacity assessment
Plus Western Extension (1 x AFL/cricket 3.25ha)	supporting road infrastructure			
5. Myers Reserve North Extension – AFL/cricket & netball (larger parcel) Plus Western Extension (1 x AFL/cricket 3.25ha)	2 x AFL/cricket ovals 2 x netball courts 1 x playground 130 x parking spaces and supporting road infrastructure	8.183ha	24	The same amount of land as option 3, including connection to Avonlea Road. Alternative sports infrastructure and the ability to meet VPA tree canopy targets. Overall, this has limited ability to maximise existing infrastructure however it can leverage Avonlea Road to support northern access.
6a Myers Reserve North Extension minus Myers Reserve Western Extension – AFL / cricket & netball	2 x AFL/cricket ovals 4 x netball courts 1 x playground Unknown parking spaces	8.183ha	22	The same amount of land as option 3, including connection to Avonlea Road. Option 6a and 6b however remove the 3.25ha Western Extension to Myers Reserve (AFL/cricket oval). Council has noted concerns regarding the size of the ovals and the ability to meet VPA tree canopy targets with this layout.
6b Myers Reserve North Extension minus Myers Reserve Western Extension – Soccer / cricket & netball	4 x soccer pitches 2 x cricket ovals 4 x netball courts 1 x playground Unknown parking spaces	8.183ha	22	The netball courts are not located with the proposed master plan netball courts which is not efficient. The new netball courts will also require an additional pavilion. Overall, there is limited ability to maximise existing infrastructure however it can leverage Avonlea Road to support northern access.

Council also considered options to reconfigure SR_02 Northern Sports Reserve. The preferred location for additional sports infrastructure, Myers Reserve or the Northern Sports Reserve, is considered in Section 6.

3.4 Summary

There is limited capacity at Myers Reserve based on existing usage. Given it is located within the Creamery Road PSP future residents of the PSP will likely seek access to some of the infrastructure.

To increase capacity Council has identified opportunities to expand the site. This includes an additional AFL/cricket oval (western extension) along with a reconfiguration of infrastructure in the south, including an additional soccer pitch, and an additional lawn bowls green.

Given the western extension will create additional capacity which will likely be used by residents of the Creamery Road PSP, this land has been noted as credited open space for the Creamery Road PSP and part of the infrastructure costs apportioned.

Improving capacity of existing infrastructure should be considered prior to delivering additional infrastructure. As such, Council assessed 7 extension options to the north of Myers Reserve. Due to the layout of Myers Reserve any additional infrastructure located to the north will require supporting infrastructure such as roads, paths, pavilions.

Five options meet the requirements of adequate supporting infrastructure. All options however had limited to no opportunities to leverage the existing infrastructure of Myers Reserve. Option 3, 4, 5 and 6a and 6b extend the open space to Avonlea Road. This is the only existing infrastructure that can be utilised.

Given the layout and types of infrastructure on Myers Reserve, the integration of existing infrastructure with additional sporting infrastructure to the north is limited. The greatest level of integration on the site is through the delivery of additional soccer fields. This integration is purely based on having the collective placement of soccer fields across the site and an improved user experience. It does not result in any sharing of existing infrastructure or financial savings.

Based on the above, Option 3 and 4 provide all the required supporting infrastructure, extend to Avonlea Road, and provide soccer infrastructure which is the best integration with the existing site.

4. Active recreation options to address demand

During and following the Committee Hearing a range of active recreation locations and infrastructure was considered. While some of these have been discussed in Section 3, this Section specifically considers how they address the needs of the Creamery Road PSP.

As noted in the needs assessment, the Creamery Road PSP residents trigger the 'outright' demand for 4 sports (i.e. residents within the PSP will need full access to this infrastructure). This includes the following infrastructure:

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

4.1 Active recreation options

Eleven options have been explored in relation to active recreation infrastructure and locations. A summary of these options and how they address the supply and demand from Creamery Road is outlined in Table 7 with further details in Appendix 1. As noted in the table, none of the options can address all infrastructure demands.

Treating all infrastructure equally in relation to supply and demand, Option 1, Option 6b and Option 9b meet the highest level of infrastructure needs (Table 6). As noted in Section 3 however, Option 1 does not include sufficient land for the proposed infrastructure in the Myers Reserve Northern Extension and Option 6a requires additional supporting infrastructure such as a netball pavilion. For this to be considered the land area in Option 1 and 6b would need to increase. Given this Option 9b meets the greatest level of community needs and is located on sufficient land.

Table 6: Overall score of infrastructure demand vs infrastructure proposed

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 the gaps in each option

Table 7: Active recreation infrastructure options

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

Options	Proposed infrastructure	Assessment							
		Gap			Supply and demand				
					Supply				
sports/cricket (larger parcel) ▪ Myers Reserve Western Extension ▪ Removal of SR-02	1 x cricket oval			Supply					
	1 x AFL/cricket oval	-3	Netball	Demand					
				Supply					
			+1	Soccer	Demand				
Supply									
Option 4 ▪ Myers Reserve Northern Extension – rectangle sports/cricket (larger parcel) ▪ Myers Reserve Western Extension ▪ Removal of SR-02	4 x soccer pitches 2 x cricket oval	-1	AFL	Demand					
				Supply					
	1 x AFL/cricket oval	0	Cricket	Demand					
				Supply					
		-3	Netball	Demand					
				Supply					
			+2	Soccer	Demand				
					Supply				
Option 5 ▪ Myers Reserve North Extension – AFL/cricket & netball (larger parcel) ▪ Myers Reserve Western Extension ▪ Removal of SR-02	2 x AFL/cricket oval 2 x netball	+1	AFL	Demand					
				Supply					
	1 x AFL/cricket oval	0	Cricket	Demand					
				Supply					
		-1	Netball	Demand					
				Supply					
		-2	Soccer	Demand					
				Supply					
Option 6a ▪ Myers Reserve North Extension minus Myers Reserve (AFL/Cricket) ▪ Removal of SR-02 ▪ Removal of Myers Reserve Western Extension	2 x AFL / cricket ovals 4 x netball	0	AFL	Demand					
				Supply					
		-1	Cricket	Demand					
				Supply					
		+1	Netball	Demand					
				Supply					
	-2	Soccer	Demand						
			Supply						
Option 6b ▪ Myers Reserve North Extension minus Myers Reserve (Soccer) ▪ Removal of SR-02 ▪ Removal of Myers Reserve Western Extension	4 x soccer 2 x cricket ovals 4 x netball	-2	AFL	Demand					
				Supply					
		-1	Cricket	Demand					
				Supply					
		+1	Netball	Demand					
				Supply					
	+2	Soccer	Demand						
			Supply						
Option 7 ▪ Northern Active Open Space – Soccer and cricket ▪ Myers Reserve Western Extension	3 x soccer 1x cricket	-1	AFL	Demand					
				Supply					
	1 x AFL/cricket oval	-1	Cricket	Demand					
				Supply					
		-3	Netball	Demand					
				Supply					

Options	Proposed infrastructure	Assessment						
		Gap	Supply and demand					
		+1	Soccer	Demand	■	■		
				Supply	■	■	■	■
Option 8 <ul style="list-style-type: none"> Northern Active Open Space Myers Reserve Western Extension 	2 AFL / cricket ovals 2 x netball courts	+1	AFL	Demand	■	■		
				Supply	■	■	■	■
	1 x AFL/cricket oval	0	Cricket	Demand	■	■	■	■
				Supply	■	■	■	■
		-1	Netball	Demand	■	■	■	■
				Supply	■	■	■	■
		-2	Soccer	Demand	■	■		
				Supply	■	■	■	■
Option 9a <ul style="list-style-type: none"> Northern Active Open Space – winged oval (AFL/cricket) & netball Myers Reserve Western Extension 	2 x AFL/cricket ovals 2 x netball courts	+1	AFL	Demand	■	■		
				Supply	■	■	■	■
	1 x AFL/cricket oval	0	Cricket	Demand	■	■	■	■
				Supply	■	■	■	■
		-1	Netball	Demand	■	■	■	■
				Supply	■	■	■	■
		-2	Soccer	Demand	■	■		
				Supply	■	■	■	■
Option 9b <ul style="list-style-type: none"> Northern Active Open Space – winged oval (rectangle sports) & netball Myers Reserve Western Extension 	4 x soccer pitches 2 x cricket 2 x netball courts	-1	AFL	Demand	■	■		
				Supply	■	■	■	■
	1 x AFL/cricket oval	0	Cricket	Demand	■	■	■	■
				Supply	■	■	■	■
		-1	Netball	Demand	■	■	■	■
				Supply	■	■	■	■
		+2	Soccer	Demand	■	■		
				Supply	■	■	■	■

4.2 Summary

An extensive review of potential options to provide active recreation across Creamery Road PSP has been undertaken by Council. Based on a peer review of these options against the needs of the PSP, the following options are preferred.

Option 1: Myers Reserve Northern Extension, Myers Reserve Western Extension, and removal of SR-02. The total proposed infrastructure includes 4 x soccer pitches, 4 x netball courts, 1 x AFL/cricket oval.

A limitation of this option is that there is not sufficient land for the proposed infrastructure in the Myers Reserve Northern Extension. This includes supporting infrastructure as well as overflow for play. For this option to be considered the land area in this extension would need to increase and the supporting infrastructure provided.

Option 6a: Myers Reserve North Extension (soccer), removal of the Myers Reserve Extension, and removal of SR-02.

A limitation of this option is that there is not sufficient land for the supporting infrastructure required, such as an additional netball pavilion. It is also not clear if this option includes sufficient carparking.

Option 9b: Northern Active Open Space – winged oval (rectangle sports) & netball, and Myers Reserve Western Extension. The total proposed infrastructure includes 4 x soccer, 2 x cricket, 2 x netball courts, 1 x AFL/cricket oval.

This option includes locating infrastructure on SR-02 and the ability to use infrastructure for multiple sports e.g. soccer in winter, cricket in summer. This increases utilisation of the fields throughout the year.

Given the shortcomings of Option 1 and 6, Option 9b is preferred. Another area to consider in relation to open space planning is accessibility to active recreation infrastructure. This is further considered in Section 6.

5. Improve utilisation of encumbered land

The Northern and Western Geelong Growth Areas Standing Advisory Committee recommended that further work be undertaken to understand if this PSP could better utilise the encumbered open space in the Precinct for passive recreation, shared trails and the like. Council has since undertaken a further review of encumbered open space across the PSP.

5.1 Public open space and encumbered land

When undertaking open space planning three types of land are considered: public open space, restricted open space, and encumbered land. These are further defined below, drawing on definitions in Open Space for Everyone.⁷

Public open space: Publicly owned and accessible land in which the primary purpose is recreation, leisure, nature, or cultural conservation.

Restricted open space: The primary purpose of this land is open space, however its public access is restricted or has limited access. This includes uses such as schools and joint use/lease agreements, specialised sporting infrastructure such as elite facilities, or conservation protection overlays.

Encumbered land: Land where the primary purpose is not open space, however, in some cases it may provide secondary open space functions such as linkages or access to nature. Generally, the primary purposes of this land are uses such as transport, drainage, or utilities.

All three land types should be considered in relation to delivering a well connected open space network. It should be noted within this network however that public open space is the only dedicated space available to the community at all times.

When considering the placement of public open space, the following should be considered in relation to encumbered land:

- Co-locate with public open space to increase access and usability of encumbered land
- Consider opportunities to include open space functions on encumbered land such as linkages (path and cycling connections), access to nature (seating and planting), and informal uses (informal recreation, dog walking).

It is noted that not all encumbered land will be able to be utilised to the same level due to its primary purpose e.g. conservation, waterways, and or flooding capability. Given this, each space needs to be assessed site by site.

⁷ Victorian Government, 2021, Open Space Strategy for Metropolitan Melbourne: Open Space for Everyone

The VPA Guidelines note the importance of encumbered land in relation to supporting residents with access to green spaces. As such T12 includes encumbered land in distribution targets (however not quantity targets (T11)). That is, encumbered land should be considered in relation to accessibility when it is capable of being utilised for open space purposes.⁸

5.2 Existing application of encumbered land

As noted in the Creamery Road PSP, there is some significant biodiversity and ecological land located across the PSP. A key site for this is Cowies Creek Conservation land. The Council Open Space Investigation and Analysis Report states that this is a 42ha conservation reserve that is not publicly accessible. It is fully fenced, with access restricted to maintenance only via gated entry points. In addition, the site has a range of conservation values including being home to the Growling Grass Frog (*Litoria raniformis*) which is listed as vulnerable under the EPBC Act 1999.⁹

In consideration to the above, the PSP has still considered opportunities to integrate public open space with encumbered land, where possible.

Examples of this include the integration of walking and cycling linkages along Cowies Creek Conservation land. While the perimeter of this conservation land will include a fence to restrict community access, the walking and cycling pathway provides opportunities for residents to experience nature and connection (Figure 2 and Figure 3). In addition, where appropriate, passive open space has been co-located next to Cowies Creek (CP-01, CP-02, CP-03) (Figure 4).

Further opportunities to integrate open space functions on encumbered land have also been considered along the internal waterway. This includes the integration of a transport linkage as well as passive open space (CP-04) and active open space (SR-02) (Figure 4).

This integration of passive and active open space and the inclusion of open space functions such as linkage on encumbered land is in alignment with best practice principles noted in the previous section.

⁸ VPA, 2021, Precinct Structure Plan Guidelines: New Communities in Victoria

⁹ City of Greater Geelong, 2025, Draft Creamery Road PSP Open Space Network Investigation and Analysis Report

Figure 2: Public and active transport, Creamery Road PSP (August 2024)



Figure 3: Subdivision Interface (Cowies Creek Master Plan June 2024)



Figure 4: Open space system, Creamery Road PSP (August 2024)



5.3 Further opportunities to utilise encumbered land

Council has undertaken a further assessment to increase the access to encumbered land across the PSP. In relation to Cowies Creek this review noted that the land is not suitable for public access or passive recreation uses, beyond the linkage path along the reserve. In relation to improving the amenity of this land, due to the width (4m) there is limited infrastructure that can be provided. Given this, the passive open spaces connected to this land will need to provide this supporting infrastructure such as seating, drinking fountains, and tree canopy cover.

Council has also explored further opportunities to increase access to drainage land and waterways. Council has noted that all of the encumbered land parcels (other than Cowies Creek) for drainage and waterways will be publicly accessible. Supporting open space functions such as linkage connections, social recreation, and access to nature will be explored (with many already noted to include linkage). The primary use of the land is for drainage/waterways therefore much of it is likely to be subject to flooding, restricting community and infrastructure uses. This will need to be considered when planning the supporting infrastructure.

Through a peer review of the documents, it is noted that not all encumbered land parcels include the co-location of public open space. To further increase utilisation to this encumbered land additional public open space (or relocation of the planned open space) to be co-located with encumbered land could be considered. In moving this land, any impacts on accessibility would need to be assessed.

It is also noted that one of the potential options being considered by the SAC is the relocation of SR-02 to the north of Myers Reserve. SR-02 is currently co-located with a waterway and drainage land. If this land was to be relocated the integration opportunities of encumbered open space at this site will be lost. Furthermore, to increase the NDA, CP-04 has been removed. This decreases the opportunity to integrate public open space with encumbered land.

5.4 Summary

The Creamery Road PSP includes a significant amount of encumbered land for conservation purposes. In addition, there are key drainage and waterways located across the site.

Encumbered land is not public open space. As such, it should not be counted as public open space (credited open space). Encumbered land can be considered however as providing secondary open space functions, where possible. When encumbered land includes secondary open space functions, it can be considered in relation to providing residents with access to open space, noting that this access can be limited.

Council has already applied the principles of integrating public open space. This includes locating public open space next to encumbered land and considering secondary open space functions on encumbered land where possible.

Council's further review of opportunities to increase the utilisation of encumbered open space, showed minimal opportunities, other than some additional infrastructure along linkage pathways and ensuring access to encumbered land for drainage and waterways.

Opportunities to further increase the utilisation of encumbered land could be considered through the delivery of additional open space or the relocation of existing planned open space next to encumbered

drainage land. The peer review also noted that the consideration of moving SR-02 to the north of Myers Reserve and the removal of CP-04 in its entirety will decrease opportunities to integrate public open space with encumbered land.

6. Balance the provision of active open space across the WGGA

The Northern and Western Geelong Growth Areas Standing Advisory Committee recommended that further work be undertaken to explore the balance of active open space provision across neighbouring precincts in the WGGA in line with the targets and other guidance in the PSP Guidelines.

The specific gap in the existing reports noted by the Committee was the likely open space provision in Batesford North and the further assessment on the inclusion of the Indoor Recreation Centre (IRC_01) in the Creamery Road Development Contributions Plan.

6.1 Accessibility standards

Accessibility standards for open space are supported by the VPA PSP Guidelines and the VPP Clause 56.05-2. These standards differ slightly as shown in Table 8. A key consideration to note when applying either standard in PSP planning is that the road and footpath network is unknown therefore walkability is unable to be assessed. Given this, a radius is applied. A radius will generally provide a more generous accessibility assessment than using a walkable network approach which draws on the road/footpath network.

Table 8: 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
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>	

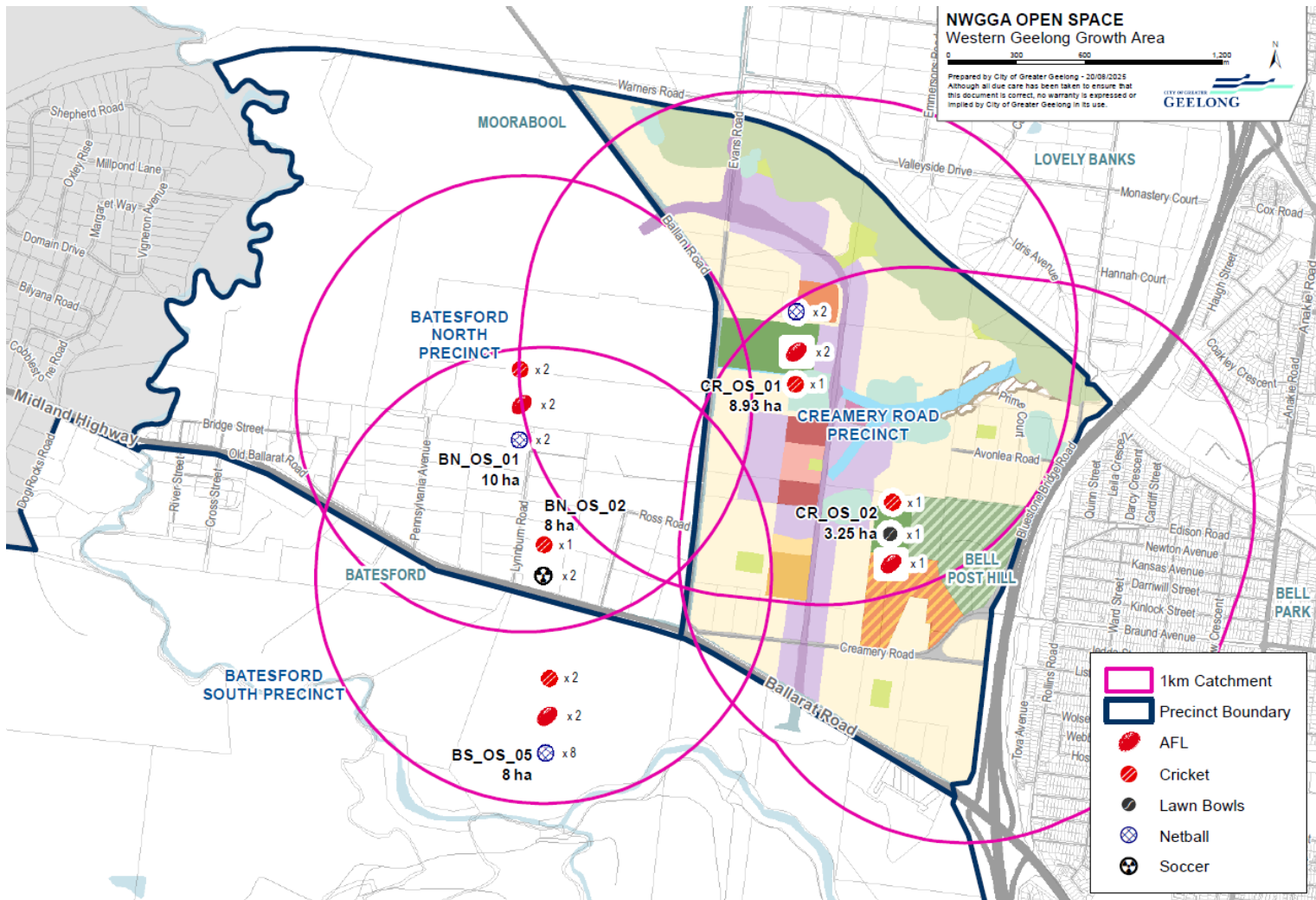
6.2 Accessibility within and outside of Creamery Road PSP

Council has undertaken a further accessibility assessment of Creamery Road PSP open space. This is summarised below.

Active open space

In relation to active open space Figure 5 provides an accessibility assessment based on the August PSP allocation of active open space reserves. This shows that the Creamery Road PSP residents are generally within a 1km radius of active open space. In addition, the proposed active open space in the Batesford North and Batesford South PSPs are likely to be within a 1km radius of some residents in the west of the Creamery Road PSP.

Figure 5: Active recreation accessibility across PSPs (Creamery Road PSP, August)



An option being considered by the Committee is the relocation of SR-02 to the northern end of Myers Reserve. As noted in Figure 6, based on the 1km radius, if this was to occur there would be significant accessibility gaps in the north west portion of the PSP.

As noted in Figure 5, some of these gaps may be able to be supported by pending active recreation in Batesford North Precinct, however this is likely to be minimal. As noted earlier, using a radius accessibility measure, rather than the road/footpath network, also overstates the access therefore true access once the site has been developed is likely to be less than that included in this assessment.

Figure 6: Active recreation accessibility in Creamery PSP with relocation of SR-02



Local open space

Based on the service standards, dwellings should be within 400m of public open space. Where encumbered land includes open space functions, this can also be considered within the accessibility analysis.

Council has undertaken accessibility using a 400m radius around all public open space and encumbered land. As shown in Figure 7 and Figure 8, the relocation of SR-02 does not have a significant impact on local accessibility. With the relocation of SR-02 however it should be noted that those residents on the western side of the PSP will be relying on access to encumbered land as a key source of green space, and this land will not always be available for use and has limited open space functions.

Figure 7: 400m accessibility – including SR-02



Figure 8: 400m accessibility – excluding SR-02



6.3 Open space infrastructure the WGGGA

As noted in Section 2, the residents of Creamery Road PSP will require access to active recreation infrastructure beyond what they trigger 'outright'. A summary of this infrastructure is provided in Table 9.

Council has undertaken a broader sport and recreation needs assessment across the NWGGA. As noted in the NWGGA Framework Plan two indoor recreation centres are planned; one for the Western Geelong Growth Area (WGGGA) and one for the Northern Geelong Growth Area (NGGA). Based on the

increased population for Creamery Road PSP, of the indoor courts located within these facilities one will be required to service the demands from Creamery Road.

While other broader infrastructure is likely to be provided in the NWGGA, Council has chosen not to specifically include the location of this infrastructure in the Framework Plan. Given this, the demands coming from Creamery Road PSP are unable to be captured through the NWGGA Framework.

Table 9: Active recreation infrastructure demand for Creamery Road PSP

Active recreation	CoGG provision standards	Definition	Creamery Road PSP demand	
			2024 (10,206ppl)	2025 (11,760ppl)
Athletics Track	1:100,000	1 Athletics Track	0.10	0.12
Baseball Field	1:40,000	1 Baseball field	0.26	0.29
Hockey Pitch	1:100,000	1 Hockey pitch	0.10	0.12
Lawn Bowls Green	1:40,000	1 Lawn bowls green	0.26	0.29
Indoor Sports Centre	1:12,000	1 Indoor sports court	0.85	0.98
Rugby Pitch	1:80,000	1 Rugby field	0.13	0.15
Softball Field	1:40,000	1 Softball field	0.26	0.29
Tennis Court	1:3,000	1 Tennis Court	3.40	3.92

6.4 Apportionment of indoor recreation centre

The Committee has sought to understand if the inclusion of the Indoor Recreation Centre (IRC_01) in the Creamery Road Development Contribution Plan is appropriate. Based on the above assessment, the Creamery Road PSP will need one court within a broader indoor sports centre. As such, a nexus of use can be reached. Creamery Road PSP costings in the DCP however should be appointed based on need (e.g. if a 4 court indoor recreation centre is provided, Creamery Road PSP pay a quarter of the full costs).

The funding for the indoor recreation centre can be leveraged through the Community Infrastructure Levy (CIL). This levy is capped. As of 2025-26 this levy is a maximum of \$1,530 per dwelling.¹⁰ This levy will also be supporting a range of other community infrastructure across the PSP, therefore consideration for the capacity to apportion the indoor recreation centre will need to be considered. The

¹⁰ 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>

CIL is currently oversubscribed. Given this the Indoor Recreation Centre demands from the Creamery Road PSP cannot be funded through the CIL.

6.5 Summary

If SR-02 is relocated to the north of Myers Reserve the accessibility to active open space for the Creamery Road PSP is reduced for those living in the north western portion of the PSP. Some of these accessibility gaps may be able to be supported by pending active recreation in Batesford North Precinct, however its likely to be minimal.

Access to open space within a 400m radius from dwellings is able to be achieved across both scenarios (retaining or moving SR-02). If SR-02 is moved however, encumbered land will be a key source of green space for many residents in the western section of the PSP. This land has limited accessibility and provides minimal open space functions.

The Creamery Road PSP residents will require access to active recreation that is not triggered in full by the PSP. There is an indoor recreation centre proposed for a future PSP in the WGGA. It is possible to apportion the needs for this indoor recreation centre (1 court) to the Creamery Road DCP. In doing so however, this will need to be included in the CIL contribution levy which is capped and currently oversubscribed.

7. Summary of key findings

The following provides a summary of the findings from the peer review.

7.1 Quantity of open space

Public open space is essential infrastructure. The VPA PSP Guidelines set a minimum target of 10% of residential NDA and 2% employment NDA. Based on a residential NDA of 210ha this results in 21ha of land. This equates to 17.9sqm per capita which is below the average provision standards that are being provided in PSPs.

While encumbered land can support the open space network through increasing access to green spaces, it is not a substitute for public open space.

The future residents will have some access to the existing Myers Reserve however this site is largely at capacity servicing exiting residents. The opportunity to expand this site and provide infrastructure for the Creamery Road PSP residents has been identified. This land has been included in the Creamery Road PSP open space contribution and funds for infrastructure have been apportioned.

Recommendation: A minimum of 10% of residential NDA and 2% of employment NDA should be achieved across the Creamery Road PSP for public (credited) open space.

If less than 10% of land is provided, the remaining contribution should be provided in cash, however land should be prioritised.

7.2 Improving utilisation of encumbered land

Encumbered land can support the public open space network and should be considered in relation to network planning. This includes the co-location of public open space with encumbered land and opportunities to include open space functions on encumbered land.

These principles have been applied to the Creamery Road PSP. Council has also confirmed that all encumbered land parcels (other than Cowies Creek) for drainage and waterways will be publicly accessible and open space functions such as linkage connections, social recreation, and access to nature will be explored.

Opportunities to further increase the utilisation of encumbered land could be considered through the delivery of additional open space or the relocation of existing planned open space next to encumbered drainage land. The peer review also noted that the consideration of moving SR-02 to the north of Myers Reserve and the removal of CP-04 in its entirety will decrease opportunities to integrate public open space with encumbered land.

Recommendation: No recommendations to improve utilisation of encumbered land

7.3 Active open space

Three areas were identified in relation to active open space recommendations. These are outlined individually below and considered in their entirety (green box).

Maximising capacity at Myers Reserve: Where possible, if there is existing infrastructure that is well located, this should be considered for opportunities to expand and increase utilisation before building new infrastructure.

Options were considered in relation to sharing and maximizing existing infrastructure at Myers Reserve. Given the layout of Myers Reserve, none of the 7 options enable the use of existing infrastructure in the Reserve and include all the supporting infrastructure. Option 3 and 4 provided the best options. This included all the required supporting infrastructure, use of existing infrastructure (extension to Avonlea Road), and the delivery of soccer infrastructure which is the best integration with the existing site.

If land is located north of Myers Reserve, **Option 3 and 4** provide the greatest opportunity to maximise existing infrastructure.

Meeting active recreation needs: Option 1, Option 6 and Option 9b meet the highest level of infrastructure needs however, Option 1 does not include sufficient land for the proposed infrastructure and Option 6 does not include all the supporting infrastructure. For these options to be considered the land area in Option 1 and 6 would need to increase. Given these shortcomings, Option 9b is preferred

Option 9b is the preferred option to meet the active recreation needs of the PSP residents while also providing enough land and supporting infrastructure.

Meeting accessibility needs: Residents should be within 1km of active open space. Based on the accessibility assessment moving SR-02 to the north of Myers Reserve significantly decreases access for residents within the north east of the PSP. It is unlikely that future active open space within Batesford North PSP will be able to address this gap in full.

Given this, based on accessibility SR-02 should remain in the location noted in the Creamery Road PSP. When overlaying accessibility with meeting active recreation needs, Option 9b is the preferred option.

Maintain SR-02 and deliver **Option 9b** to meet the greatest level of active recreation accessibility and demand needs.

Recommendation: Of the three assessments, there are clear challenges with maximising the capacity at Myers Reserve. Any extensions to this land will require the new infrastructure to be supported by additional parking, pavilions, lighting, road, path networks etc. Other than one existing road to the north (which is outside of Myers Reserve) there is limited to no sharing that can occur with existing infrastructure.

In relation to community needs, Option 1, Option 6 and Option 9b all scored the same, however Option 1 and Option 6 cannot be supported as it does not include enough land for the identified sports to be viable.

In relation to accessibility moving SR-02 to Myers Reserve decreases the level of accessibility of future residents to active recreation. Given this, where possible, SR-02 should be retained.

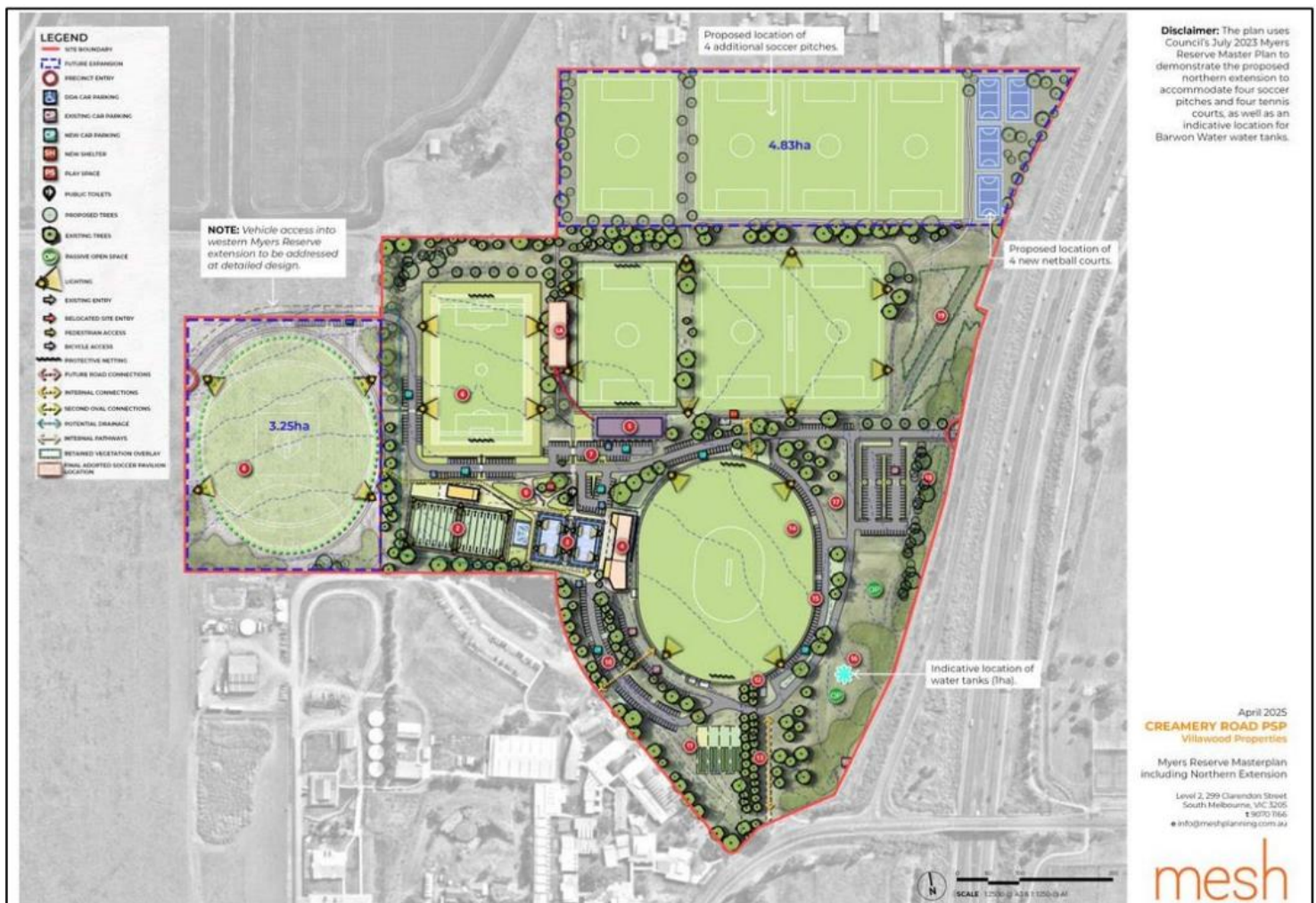
Overall, based on the above, the option that provides the greatest outcomes for the future residents is **Option 9b** which includes Northern Active Open Space – winged oval (rectangle sports) & netball (4x soccer, 2x cricket, 2x netball), Myers Reserve Western Extension (1x AFL/cricket oval)

Appendix 1: Active recreation options

Myers Reserve Options

Option 1: Myers Reserve Northern Extension (proposed by Villawood)

- 4 x soccer pitches
- 4 x netball courts
- No buffers around sporting fields to support overflow of play or supporting infrastructure (lights, carparking, pavilion, path network etc)
- Does not meet PSP tree canopy requirements



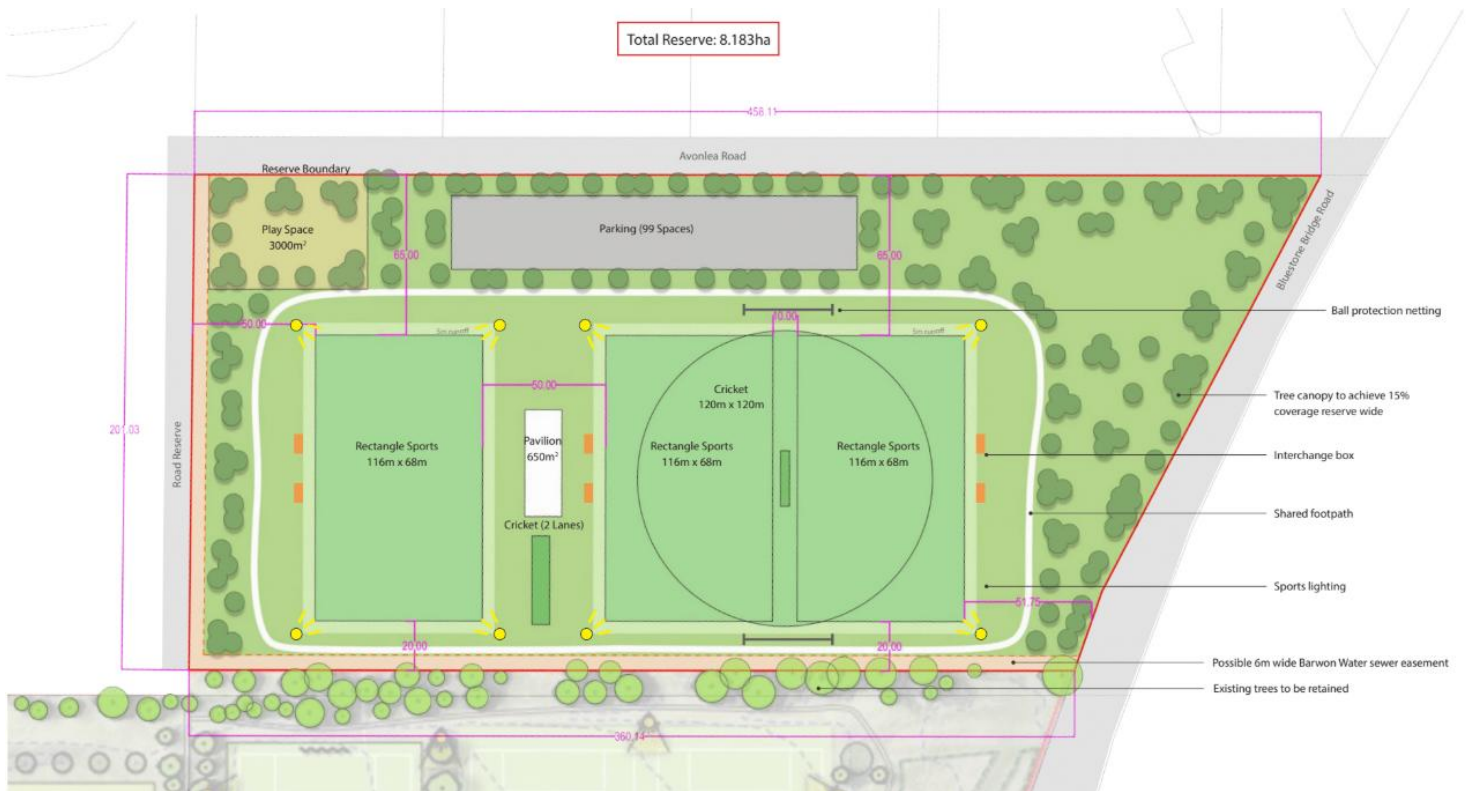
Option 2: Myers Reserve Northern Extension – Soccer/Cricket

- 3 x soccer pitches
- 1 x cricket
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)
- Does not meet PSP tree canopy requirements



Option 3: Myers Reserve Northern Extension – Rectangle Sports / Cricket (larger parcel)

- 3 x soccer pitches
- 1 x cricket oval
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)
- Connection with Avonlea Road



Option 4: Myers Reserve Northern Extension – Rectangle Sports / Cricket (larger parcel)

- 4 x soccer pitches
- 2 x cricket ovals
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)
- Connection with Avonlea Road



Option 5: Myers Reserve Northern Extension – AFL/Cricket and netball (larger parcel)

- 2 x AFL/cricket ovals
- 2 x netball courts
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)
- Connection with Avonlea Road



Option 6a: Myers Reserve North Extension minus Myers Reserve (AFL/Cricket)

- 2 x AFL / cricket ovals
- 4 x netball
- 1 playground
- Car parking quantity unknown
- Most supporting amenities, however, lacking a pavilion for the netball courts
- May not meet PSP tree canopy requirements
- Connection with Avonlea Road



Option 6b: Myers Reserve North Extension minus Myers Reserve (Soccer)

- 4 x soccer
- 2 x cricket ovals
- 4 x netball
- Car parking quantity unknown
- Most supporting amenities, however, lacking a pavilion for the netball courts
- May not meet PSP tree canopy requirements
- Connection with Avonlea Road



Northern Active Open Space Options

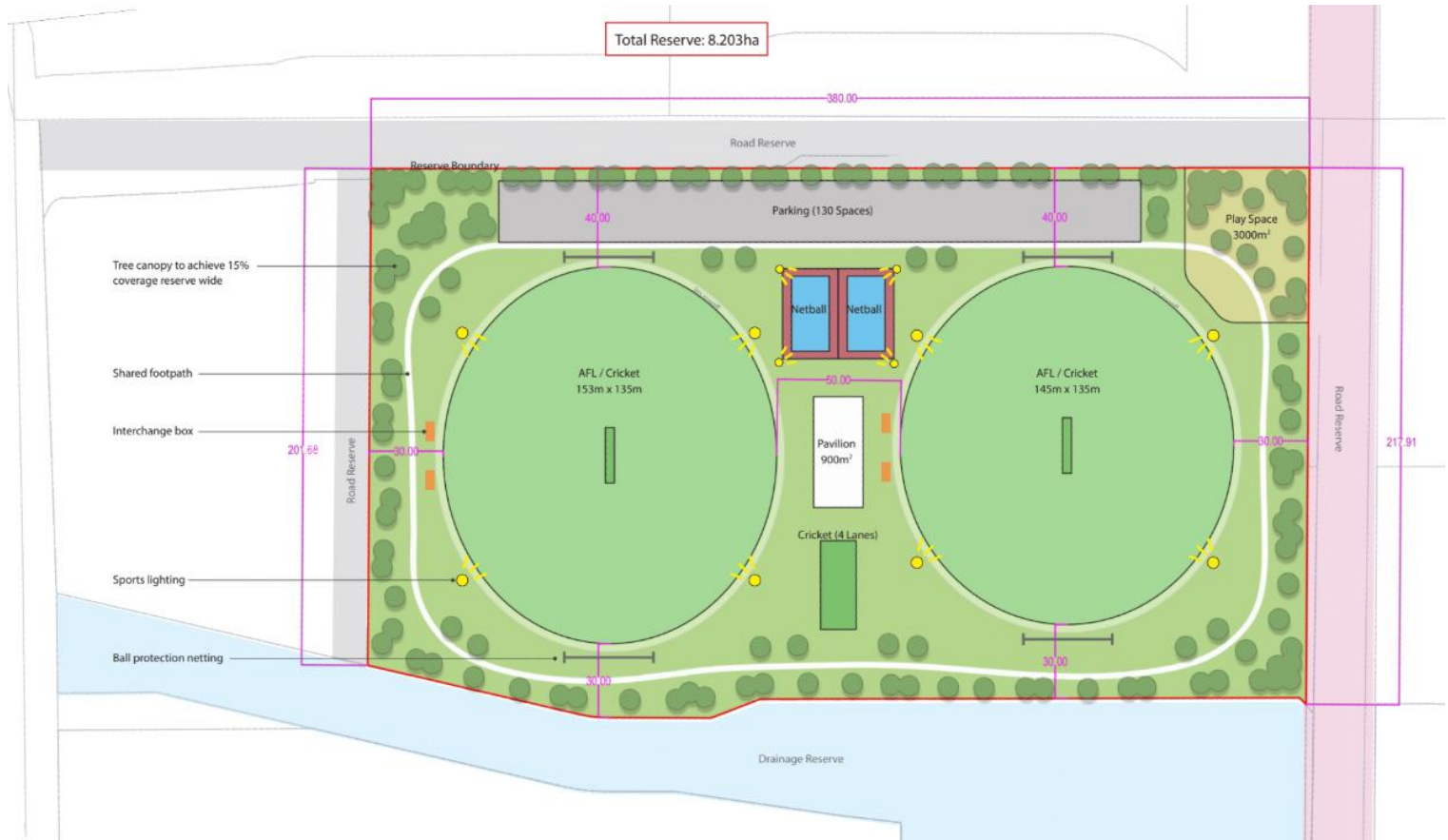
Option 7: Northern Active Open Space – Soccer and Cricket

- 3 x soccer pitches
- 1 x cricket oval
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)



Option 8: Northern Active Open Space – AFL, cricket, netball

- 2 x AFL/Cricket ovals
- 2 x netball courts
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)



Option 9: Northern Active Open Space – Winged oval (AFL or rectangle sports with cricket) and netball

- 2 x AFL ovals (Option 9a) or 4 x soccer pitches (Optional 9b)
- 2 x cricket ovals
- 2 x netball courts
- With sports buffers and supporting infrastructure (lights, carparking, pavilion, cricket nets, path network etc)



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