

COLAC OTWAY FOOTBALL FACILITIES FEASIBILITY STUDY DRAFT REPORT



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Otium acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for Indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

Acknowledgement

Project Acknowledgement

Otium Planning Group would like to acknowledge the staff, user groups and community from the Colac Otway Shire Council, Colac Otway Rovers Amateur Football Club and Football Victoria that have provided their expertise and input to the **Colac Otway Football Facilities Feasibility Study**.

Their valuable insights and feedback have been instrumental in shaping the strategic directions for the Plan.

Acknowledgement of Country

We respectfully acknowledge the Gulidjan and Gadubanud peoples as the traditional owners of the land on which we work and live. We pay our respect to their Elders both past, present and emerging.

We acknowledge Aboriginal people as the original inhabitants of the land and their long and continuing connection to Country.

We are committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land and waters, and their rich contribution to society.



Figure 1: Colac Otway Shire Landscape (Source: Colac Otway Shire Council)

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1. Introduction

1.1 Project Overview

The Colac Otway Football Facilities Feasibility Study provides a road map for supporting the growth and participation in soccer in the Colac Otway Shire.

A key outcome of the study has been to provide the Colac Otway Shire Council (Council), the local club, Colac Otway Rovers Amateur Football Club (Club), and Football Victoria with strategic direction for future facility investment that will meet current and future participation requirements over the next 10 years.

The project includes a feasibility study into the location of a new soccer facility with rectangular fields within the Colac/Elliminyt area.



1.2 Planning Approach

The project has involved the following planning process.

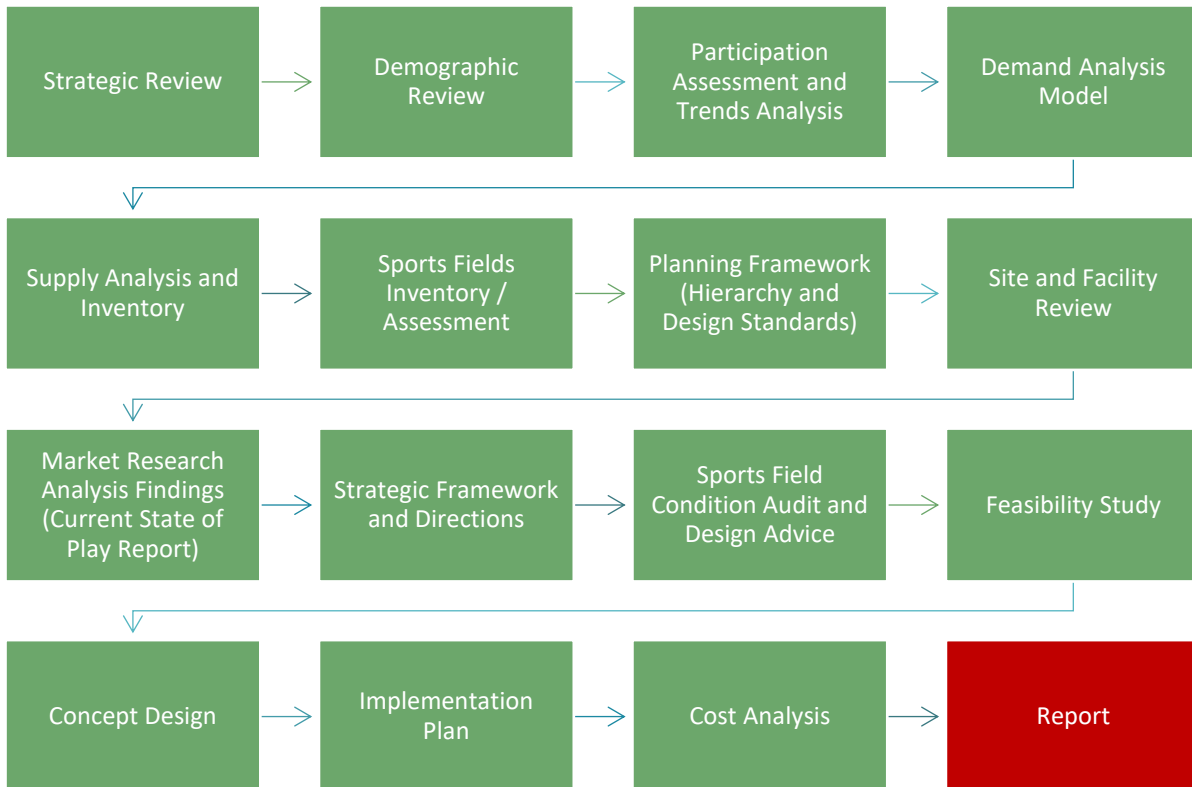


Figure 2: Project Planning Process

The **Draft Report** summarises the key findings from the market research and engagement stages and includes:

- **Colac Otway Football (Soccer) Facilities Feasibility Study 2025-2035** that includes a vision, objectives, strategic approach and road map.
- **Colac Otway Soccer (Football) Hub Feasibility Study** that includes a site master plan, pavilion concept plan, cost plan and benefit cost analysis.

2. Strategic Review

This section has reviewed relevant documents, strategies, guidelines and reports that will influence the strategic development of facilities to support football within the Colac Otway Shire. All the reviewed documents are listed in the table below. Their full summary and alignment are provided in **Appendix 1 Strategic Review**.

Table 1: Strategic Review

Hierarchy	Document Name
National	<ul style="list-style-type: none"> • Sport 2030 • The Future of Australian Sport
State	<ul style="list-style-type: none"> • Sport and Recreation Victoria: Design for Everyone Guide • Active Victoria 2022-2026 • Football Victoria State Football Facilities Strategy 2025-2035
Regional	<ul style="list-style-type: none"> • G21 State of Play – Football (Soccer) in the G21 Region • G21 Regional Football (Soccer) Strategy 2023-2033 • G21 Regional Football (Soccer) Strategy 2023-24 Feedback form Draft and Public Exhibition Stages • G21 Regional Growth Plan
Local	<ul style="list-style-type: none"> • Colac Otway Shire Community Vision 2050 • Council Plan 2025-2029 • Colac Otway Shire Annual Plan 2025-2026 • Colac 2050 Project – Colac Community Infrastructure Plan • Colac Otway Public Open Space Strategy 2011 • Colac City Reserves Planning Project and Reserve Master Plan 2023 • Former Colac Otway High School Site – Layout Plan • Colac Otway Football Soccer Investigation Draft – Internal Discussion (Draft Report) • Colac West Open Space – Former Colac High School Site Spatial Assessment • Colac Otway Rovers AFC Strategic Plan Summary 2025-2030

A summary of the key strategic documents is provided below.

2.1 Council Strategies

Colac Otway Shire Community Vision 2050

The Community Vision 2050 report outlines the long-term objectives to guide Council’s planning in the short term.

Vision:

“By 2050, Colac Otway Shire will be a destination where people come to appreciate our unique and diverse environment and friendly communities.

We value the wisdom of this land’s first caretakers, the Gulidjan and Gadabanud peoples, and recognise all those who have cared for the land since.

We work to preserve what makes our place special. We focus on environmental sustainability to protect our precious natural assets. We are a proud and resilient community that values our welcoming spirit. We embrace new people, new business, new ideas. Our region is a great place to learn, live, work and play.”

Council Plan 2025-2029

The Council Plan guides direction in five-year cycles to build towards immediate and future priorities. The Plan's objectives aim to deliver on the community vision and include:

1. A Shire that is a welcoming place to live, work and belong.
2. A community that is vibrant, health and supported.
3. A Council that governs progressively and sustainably.
4. An economy that is growing and diverse, supporting innovation, new business and investment.
5. A tourism industry that is thriving, with expanded and interlinked experiences.

Relevant strategic actions for the study include:

- 1.2 "Enhance our community and social spaces and collaborate with communities to deliver healthy environments".
- 2.2 "Build greater community connection through social, cultural and recreational opportunities".
- 2.4 "Promote and enable healthy behaviours".
- 4.3 "Build economic opportunities from local arts, culture, sports, science and technology".

Colac 2050 Growth Plan

The Colac 2050 Growth plan is a long-term strategy to guide housing, infrastructure and open space for their Colac township. This clearly outlines the current and future demand for suitable sites for recreation:

- There is current demand for the provision of soccer fields in Colac.
- There is a need to upgrade ageing recreation infrastructure at existing reserves to meet future participation demand and comply with modern sports facility design standards, including meeting female friendly design guidelines for female players and umpires. The lighting and surface improvements of playing fields is a priority.

Colac 2050 Project – Colac Community Infrastructure Plan 2016

This 2016 report outlines previous issues with community infrastructure. Since then, Colac Otway has exceeded the projected population projections of 14,470 residents by 2036, and despite improving existing recreation facilities, has not made progress in addressing the following:

- For some infrastructure types, there is insufficient or inappropriate standard of facilities to cater for existing and future demand.
- There are no rectangular sports fields in Colac, and the existing active reserves lack facilities for non-active and passive recreation.
- Some facilities do not comply with preferred facility design standards of State Sporting Associations and industry design standards i.e. Universal Design Principles, Female Friendly Design Guidelines.

Colac Otway Public Open Space Strategy 2011

Council's 2011 Public Open Space Strategy recommends infrastructure development that has yet to be fulfilled within the Urban Colac area. Specifically, to explore opportunities to provide rectangular playing fields on the existing ovals to cater for sports such as football (soccer) which are increasing in popularity and participation.

Colac Otway Football (Soccer) Facility Investigation (DRAFT 2017 – Internal Discussion)

This internal investigation prepared by Town Matters Pty Ltd on behalf of Council reviews the Shire's current and future demand for football in comparison to their existing facilities. The Shire's three teams and venue options are comparatively low to other G21 regions of Torquay and Bannockburn. Several sites in and around the Shire have been considered, with strengths and weaknesses of their development provided.

2.2 State Government Strategy

Active Victoria 2022-2026

Active Victoria is a strategic framework for sport and active recreation in Victoria. In 2021, around 5 million Victorians took part in some form of physical activity at least once a week. The annual value of community sport and active recreation infrastructure to the Victorian economy is estimated at \$7.04 billion.

Their vision is:

“To build a thriving, inclusive and connected sport and active recreation sector that benefits all Victorians.”

Sport and active recreation make a valuable contribution to achieving broad State Government policy objectives, including:

1. Establishing thriving places and communities that are safe, fair, and inclusive.
2. Supporting the health and wellbeing of all Victorians.
3. Building quality infrastructure.
4. Developing a strong and innovative economy.
5. Contributing to Victoria's transition to a net-zero emissions and climate resilient economy by 2050.

These Active Victoria 2022-2026 key directions under their objectives show alignment to the project:

- Connecting communities - More Victorians participate equitably in sport and active recreation:
 - Infrastructure – Victoria has inclusive, accessible, and respectful places and spaces for sport and active recreation:
 - Improve community sport and active recreation infrastructure coordination to better meet demand, with a focus on areas and populations who need it most.
 - Deliver inclusive, multi-use and sustainable community sport and active recreation infrastructure.

2.3 Peak Sporting Body Strategy

Football Victoria State Football Facilities Strategy to 2025-2035

Football Victoria completed a state-wide Football Facilities Strategy which was updated in 2025. The Strategy aligns the development of football facilities to National planning. The Strategy provides general State planning as well as location-specific recommendations. Within Colac Otway, there is a requirement for an additional pitch to meet desired outcomes based on a 5% increase of their 2016 participants. The benefits of investing in football:

1. Economic - derived from avoiding health cost by people who otherwise would not have participated in sport.
2. Health or user benefit – equivalent to the cost of participating.

3. Social benefits – including social connectedness, volunteer work and inclusion of diverse communities through sport.
4. Financial benefits – the cost-benefit of a new facility is more than \$3 for every \$1 spent.

The investment logic map on the following page demonstrates the benefits to investing in football in Victoria.

FV has identified the Colac Soccer Hub as priority outcome for the Wimmera South West Zone in their Football Victoria Facilities Strategy 2025-2035.

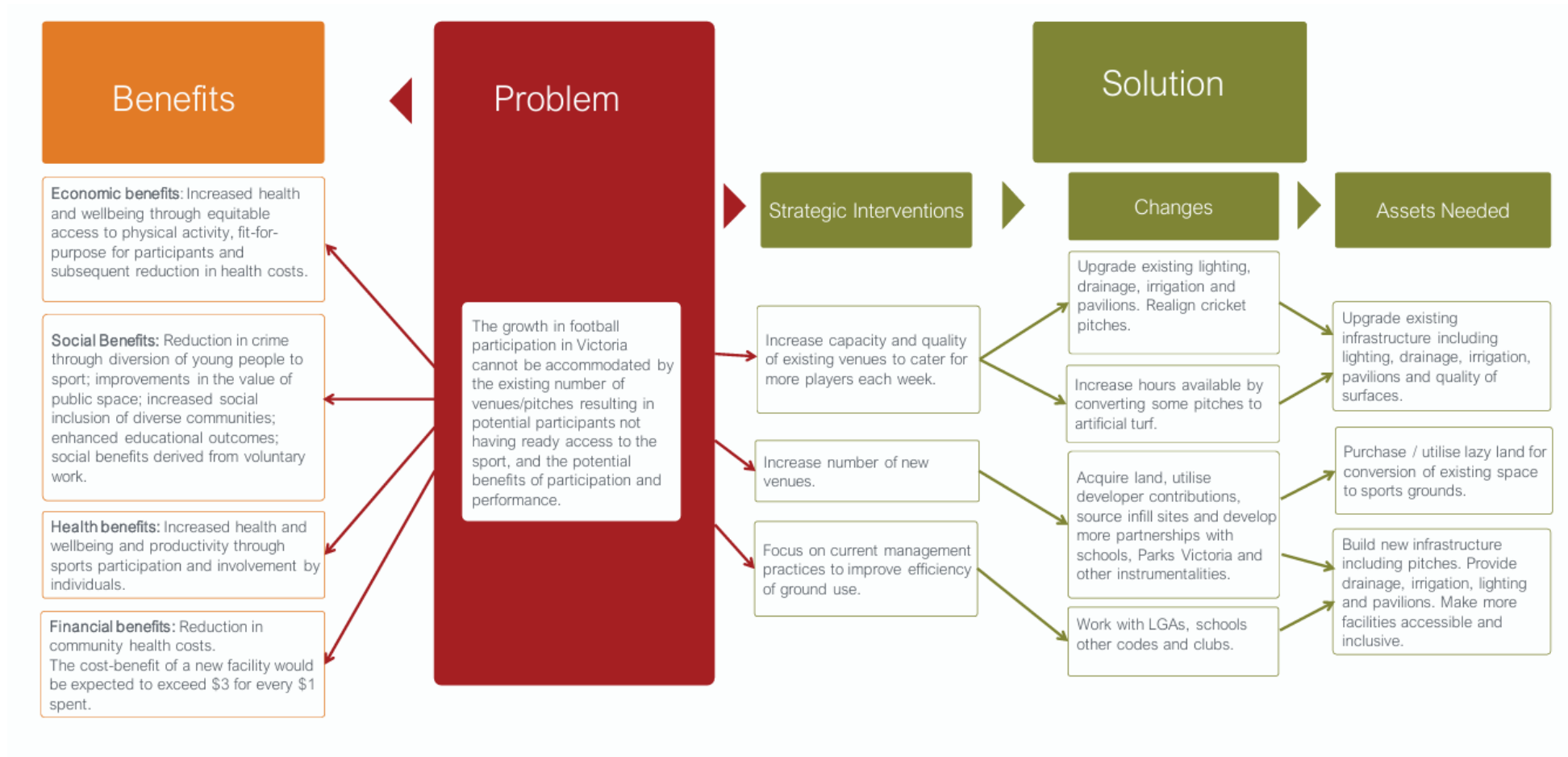


Figure 3: Football Victoria Investment Logic Map

2.4 Regional Strategies

G21 Regional Football (Soccer) Strategy 2023-2033

The G21 (Greater Geelong) region is forecast to experience significant growth, with three of the five municipalities in the region in the top 10 fastest growing Victorian municipalities. This report follows the 2012 strategy which saw success in facility investment and participation growth.

The G21 Region's strategic priorities include:

- Club Development
- Facilities and Infrastructure
- Game Development
- Engagement and Promotion
- Partnerships and Collaboration.

Recommendations relevant to Colac Otway Shire and the Football Facilities Feasibility Study are:

- 1.8 - Support the activation of additional and/or existing football facilities in the Surf Coast Shire, Colac Otway Shire and Golden Plains Shire to drive participation growth.
- 2.6 - Support the delivery of multi-use football facilities to meet current and future demand for training and competition in Colac Otway Shire.
- 2.9 - Trial futsal within suitable indoor facilities within Surf Coast Shire, Colac Otway Shire and Golden Plains Shire. These facilities may include Bluewater, Wurdi Baierr Stadium and Bannockburn YMCA.

Table 2: Colac Otway Shire Priorities

Category	Quantity
Population (2023)	22,471
Population forecast (2033)	24,657
5–39-year-olds change (2023-2033)	+777
Existing Sites / Pitches	1 site / 1 pitch
Football & Futsal Participation (2022)	64
Football & Futsal Participation (2033)	70
Current Football Pitch to Population ratio	1: 22,471

The key infrastructure priorities within the region to 2033 are:

1. Plan and deliver infrastructure to enable greater provision of multi-use football facilities to meet current and future demand for training and competition in the Colac Otway Shire.
2. Provide and/or facilitate access to existing indoor facilities to support increased participation in futsal.
3. Improve the quality and capacity of existing football pitches and player and referee change facilities where shortfalls exist.
4. Support regional advocacy for the Armstrong Creek West Active Open Space Sub-Regional Football Facility.

Football Victoria (FV) outlines the following strategic priorities for the Colac Otway Shire and Greater Geelong region, focusing on infrastructure development, participation growth, and pathway enhancement.

Infrastructure Development:

- **Facility Upgrades:** The G21 Regional Football (Soccer) Strategy 2023–2033 emphasises the need for modern, regional-level facilities capable of hosting higher-level events and accommodating increased spectator numbers. This includes upgrading existing venues to meet contemporary standards.
- **Synthetic Pitches:** The strategy advocates for the development of additional football facilities, particularly in areas experiencing population growth such as with Colac. Synthetic pitches are ideal for enhancing facility capacity and programmability aligns with FV's broader goals.

Participation Growth:

- **Female Participation:** Since 2015, there has been a 114% increase in female participation in the region, with females now comprising 25% of all participants as of 2024. FV aims to continue this upward trend by implementing targeted programs and creating inclusive environments.
- **Grassroots Programs:** FV plans to expand grassroots initiatives, such as MiniRoos, to engage younger players and foster a lifelong passion for football.

Pathway Development:

- **Talent Identification:** Collaborations with local clubs and schools are intended to identify and nurture talent, providing clear pathways from community football to elite levels.
- **Coach and Referee Development:** Investments in training programs for coaches and referees aim to enhance the quality of football and ensure participants receive high-quality guidance.

Community Engagement:

- **School Partnerships:** Strengthening ties with educational institutions is a priority to promote football from a young age and integrate the sport into school curricula.
- **Cultural Diversity:** FV is committed to embracing the region's cultural diversity by implementing programs that encourage participation across various communities.

These strategic priorities are designed to ensure that football in the Colac Otway Shire and Greater Geelong region continues to grow sustainably, offering quality facilities and programs for all participants.

Football Victoria Regional Football Review 2024

Football Victoria (FV) conducted a comprehensive Regional Football Review to enhance the administration, development, and overall experience of football across regional Victoria. The key priorities identified from this review include:

Governance and Administration:

- **Unified Structure:** Transition from 11 independent regional associations to a consolidated governance model under FV. This aims to streamline operations and reduce the administrative burden on volunteers.
- **Regional Advisory Committees:** Establish committees within FV to ensure regional perspectives are integrated into decision-making processes.

Infrastructure Development:

- **Strategic Framework:** Develop a framework for planning and developing football infrastructure across metropolitan, regional, and rural areas of Victoria. – Currently underway with all LGAs and Regional Stakeholders.
- **Facility Upgrades:** Focus on improving existing pitches, providing gender-inclusive change rooms, and increasing access to indoor facilities for futsal.

Participation and Pathways:

- **Female Participation:** Achieve a 50/50 gender parity in football by 2027, aligning with FV's Vision for Women & Girls.
- **Talent Pathways:** Enhance pathways for regional players, as demonstrated by the inclusion of regional female teams into our Community Premier Leagues.

Support for Volunteers:

- **Training and Development:** Provide more training and support for the recruitment, development, and retention of coaches, referees, and volunteers to strengthen the football community.

These priorities aim to create a more efficient, inclusive, and supportive environment for football in regional Victoria, ensuring the sport's growth and sustainability.

2.5 Club Strategies

Colac Otway Rovers AFC Strategic Plan Summary 2025-2030

The Rovers purpose: *“To grow an enjoyable, visible and connected community football (soccer) club.”*

Their vision: *“To be the largest and most respected football (soccer) club in the Colac region.”*



Figure 4: Colac Otway Rovers AFC Strategic Plan Summary 2025-2030

2.6 Key Findings of the Strategic Review

There is strategic support for a fit for purpose soccer facility in Colac Otway Shire

There are no dedicated rectangular sports fields in Colac/Elliminyt, as identified in the Colac Otway Public Open Space Strategy, Colac 2050 Community Infrastructure Plan, G21 Regional Soccer Strategy and Football Victoria Facilities Strategy 2025-2035.

The G21 Regional Football (Soccer) Strategy 2023-2033 identifies Colac Otway Shire Council's key infrastructure priority is to *"plan and deliver infrastructure to enable greater provision of multi-use football facilities to meet current and future demand for training and competition in the Colac Otway Shire"*.

The Football Victoria Facilities Strategy 2025-2035 identifies a Colac Soccer Hub as a priority outcome for the Wimmera South West Zone.

A strategic approach is needed to understand how best to provide football (soccer) facilities to meet the sport's participation needs now and in the future.



Figure 5: Strategic Review Key Findings

3. Demand Assessment

This chapter analysis the drivers of demand including the demographic influences, local and state participation trends. A Demand Analysis Model has been undertaken to determine the current and future field requirements. The following provides a summary of the key demographic characteristics and football participations trends that will guide future demand.

3.1 Demographic Review

Colac Otway Shire has several districts, and the population¹ for each district is as follows:

- Rural North – contains 16% of the Shire’s population
- Rural South – 14%
- Great Ocean Road – Otways – 13%
- Colac – East, West and Central: 42%
- Elliminyt – 15%.



Figure 6: Colac Otway Shire Map (Source: Colac Otway Annual Report 2024)

Population

The estimated residential population of Colac Otway Shire in 2023 was 22,273. This represents growth in population from the previous year (22,198), although a decrease from 22,309 in 2021. An additional 1,600 people are forecast by 2036 (Victoria in Future).

The following graph shows the population by year since 2006.

¹ Population highlights | Colac Otway Shire | Community profile

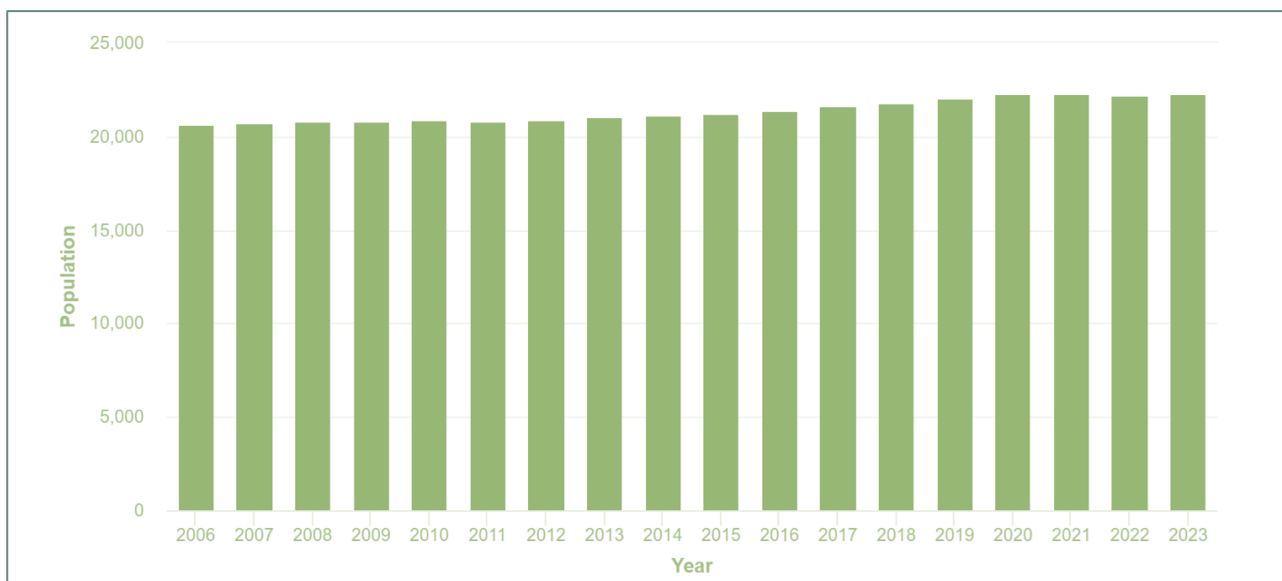


Figure 7: Population by year 2006-2023, Colac Otway Shire

Age

The prominent age groups derived from the 2021 census date are presented below:

Table 3: Five-year age groups, Colac Otway Shire 2021

Age structure – Five-year age groups			
Colac Otway Shire - Total persons (Usual residence)	2021		
Five-year age groups (years)	Number	%	Regional VIC %
0 to 4	1,123	5.0	5.4
5 to 9	1,286	5.7	6.0
10 to 14	1,327	5.9	6.2
15 to 19	1,214	5.4	5.6
20 to 24	1,025	4.6	5.1
25 to 29	1,277	5.7	5.8
30 to 34	1,294	5.8	5.9
35 to 39	1,266	5.6	5.9
40 to 44	1,199	5.3	5.6
45 to 49	1,325	5.9	6.1
50 to 54	1,490	6.6	6.4
55 to 59	1,574	7.0	6.7
60 to 64	1,646	7.3	7.0
65 to 69	1,639	7.3	6.7
70 to 74	1,428	6.4	6.0
75 to 79	975	4.3	4.2
80 to 84	680	3.0	2.8
85 and over	651	2.9	2.7
Total population	22,419	100.0	100.0

A high-level overview of the population can be seen below:

Table 4: Population Summary, Colac Otway Shire 2021

Colac Otway Shire - Total people (Usual residence)		2021	
Population group	Number	%	Regional VIC %
Males	11,224	50.1	49.2
Females	11,200	49.9	50.8
Aboriginal and Torres Strait Islander population	315	1.4	2.0
Australian citizens	19,772	88.2	88.6
Eligible voters (citizens aged 18+)	15,699	70.0	69.4
Population over 15	18,683	83.3	82.4
Employed Population	10,642	97.2	95.9
Overseas visitors (enumerated)	24		

Analysis into the age-groups within the Colac Otway Shire demonstrates the demand for children and young adults to participate in organised sport. This data has been sourced by the official Victorian state government projection of population and households.

Table 5: Future population age and sex populations to 2036, Colac Otway²

Age Group	2021	2026	2031	2036	Difference 2036 -2021
0 to 4	1,123	1,172	1,169	1,128	5
5 to 9	1,286	1,135	1,179	1,187	-99
10 to 14	1,327	1,235	1,107	1,165	-162
15 to 19	1,214	1,237	1,160	1,048	-166
20 to 24	1,025	1,059	1,084	1,024	-1
25 to 29	1,277	1,194	1,160	1,211	-66
30 to 34	1,294	1,377	1,242	1,219	-75
35 to 39	1,266	1,356	1,436	1,313	47
40 to 44	1,199	1,257	1,375	1,467	268
45 to 49	1,325	1,210	1,302	1,430	105
50 to 54	1,490	1,349	1,250	1,352	-138
55 to 59	1,574	1,548	1,466	1,379	-195
60 to 64	1,646	1,633	1,640	1,573	-73
65 to 69	1,639	1,633	1,677	1,698	59
70 to 74	1,428	1,527	1,595	1,652	224
75 to 79	975	1,275	1,429	1,508	533
80 to 84	680	799	1,113	1,265	585
85+	651	732	935	1,289	638
Total Population	22,419	22,729	23,319	23,909	1,490

Analysis of these projections portrays a 6.6% growth in 15 years. By 2036, the population aged 0 to 34 and 50 to 64 will decrease, and the population aged over 70 will increase.

² Victoria in Future

A breakdown by service groups is provided below:

- Primary schoolers (5-11) 8%
- Secondary schoolers (12-17) 7.2%
- Tertiary education and independence (18-24) 6.6%
- Young workforce (24-34) 11.5%
- Parents and homebuilders (35-49) 16.9%
- Older workers and pre-retirees (50-59 years) 13.7%
- Empty nesters and retirees (60-69) 14.7%
- Seniors (70-84) 13.7%
- Elderly (84+) 2.7%.

Diversity

Additional demographic information within the Shire has been presented below, along with comparisons to regional, state, and national percentages.

The table below shows:

- Colac Otway Shire has a higher median age, lower proportion of overseas born population, and lower proportion of a language other than English spoken at home compared to state and national averages. Despite there being a low level of diversity, there is a need for providing welcoming and inclusive sport and recreation facilities and programs that are culturally sensitive and accessible.
- Colac Otway Shires socio-economic index of advantage of 972.6 is ranked within the 28th percentile of disadvantage. It is lower than state and national averages, outlining lower proportions of higher income earning individuals and greater proportions of lower income earning individuals. Providing affordable access to sport and recreation facilities will be important to encouraging participation.
- In particular, Colac West (901.8) and Colac Central (902.5) are within the 10th percentile of disadvantage and are ranked much lower than the Regional Victoria (985 and 33 percentile) and G21 Region (1,016.4 and 51 percentile) average. Providing affordable football participation opportunities within Colac will improve the health and wellbeing of these disadvantaged communities.

Table 6: Demographic Information comparison, Regional, State, and National %

Demographic Statistic	Colac Otway Shire	Regional Victoria	Victoria	Australia
Median Age	45	43	38	38
Aboriginal and Torres Strait Islanders	1.4%	2.0%	1.0%	3.2%
Couples with children	22%	25%	31%	30%
Overseas born	10%	12%	30%	28%
Language at home other than English	6%	7%	28%	22%
SEIFA index of disadvantage (2021) <i>Percentile</i>	973 <i>28th</i>	985	1010	1001

Health and Wellbeing

The Australian Bureau of Statistics provides data on the types of long-term health conditions of Australians. This data indicates that the Colac Otway Shire is overrepresented with several long-term health conditions, of which many are preventable. Planning and investment in high-quality and accessible public open space, and encouraging increased participation in sport and recreation, is crucial in promoting active lifestyles that can help reduce the risk of such conditions.

Table 7: Health condition comparison, State, and National %

Type of long-term health condition	Colac Otway Shire	%	Victoria %	Australia %
Arthritis	2,414	10.8	8.0	8.5
Asthma	1,901	8.5	8.4	8.1
Cancer (including remission)	764	3.4	2.8	2.9
Dementia (including Alzheimer's)	196	0.9	0.7	0.7
Diabetes (excluding gestational diabetes)	1,111	5.0	4.7	4.7
Heart disease (including heart attack or angina)	1,045	4.7	3.7	3.9
Kidney disease	249	1.1	0.9	0.9
Lung condition (including COPD or emphysema)	499	2.2	1.5	1.7
Mental health condition (including depression or anxiety)	2,046	9.1	8.8	8.8
Stroke	281	1.3	0.9	0.9
Any other long-term health condition(s)	1,679	7.5	8.0	8.0
No long-term health condition(s)	12,579	56.1	61.0	60.2
Not stated	2,050	9.1	7.6	8.1

Based on this information, the Colac Otway Shire population has:

- Greater proportions of the above-listed health conditions compared to State and National averages, aside from other.
- Lower proportions of population without a long-term health condition compared to State and National averages.
- A higher percentage of respondents who did not state their long-term health status.

3.2 Football Participation Trends

Colac Otway Rovers Amateur Football Club – Participation and Programs

Colac Otway Rovers Amateur Football Club (AFC) competes in the Geelong Regional Football Competition. The Club fields teams in both football and futsal competitions across their respective seasons.

They have experienced strong growth from 2023, when they supported two teams. The Club has gained participants off the back of the 2023 Women's World Cup in Australia and aims to introduce a senior women's team to join their existing teams. In 2024, they fielded 10 teams and have grown successful MiniRoos and futsal programs.

Over the past three years the Club has used four facilities and experienced challenges at each site.

Table 8: Colac Otway Rovers AFC Use of Current Facilities

Site	Purpose	Challenges
Central Reserve Hockey Fields	Training	<ul style="list-style-type: none"> • Insufficient space • Poor lighting – ageing two pole configuration which doesn't meet training lux levels • No suitable change facilities
Trinity College	Junior Matches	<ul style="list-style-type: none"> • Limited access to venue – by annual agreement • Not a secure long-term option • No change room facilities
Beeac Recreation Reserve	Senior Matches	<ul style="list-style-type: none"> • Travel distance • No lighting • Not maintained by Council (noting that this reserve is not owned/managed by Council, with management of the reserve delegated to a DEECA appointed community committee)
Western Reserve (as of 2025 season)	Training and Matches	<ul style="list-style-type: none"> • No compliant gender neutral (female friendly) change rooms • No storage space • No access to the clubroom (social/kitchen) facilities • Potential for surface wear and tear

Colac Otway Rovers AFC currently has 163 football players registered with Football Victoria. The table below displays the Rovers memberships over the previous four years:

Table 9: Colac Otway Rovers AFC Memberships 2022-2025

Colac Otway Rovers AFC Members	Junior Members				Senior Members (15+)				Members Total			
	Male	Female	Non-Binary	Total	Male	Female	Non-Binary	Total	Male	Female	Non-Binary	Total
2022	15	0	0	15	20	0	0	20	35	0	0	35
2023	16	0	0	16	20	0	0	20	36	0	0	36
2024	100	20	0	120	45	40	0	85	145	60	0	205
2025	69	14	0	83	55	25	0	80	124	39	0	163

The following teams were registered for 2025:

- 3 x U11 miniroos teams (mixed)
- 2 x U13 junior teams (mixed)
- 1 x U14 girls' team (that played in the South West competition)
- 1 x Senior Women (14+) team (19 women)
- 3 x Senior Men (15+) team (53 men). This is an additional team from the previous year.

The Club also facilitates the following programs:

- MiniRoos skill acquisition and in-house competition.
- Futsal Competition with 92 registered players in 2024/25.

3.3 Football Participation Trends

Football Victoria National Participation Report 2024

Football Australia's 2024 National Participation Report outlines total participation increased by 11%, or 197,052, from the previous year. Key trends and insights from participation in Victoria are:

- Victoria is the second highest state by participation behind New South Wales. Total participation of 391,530, representing growth of 10% on 2023.
- Outdoor affiliated football had 91,793 participants (86.7% of total participation) and 376 clubs.
- 69,892 (76%) of participants were male and 21,837 (24%) were female. There was a 20% growth of women and girls' participation in 2023.
- Other formats such as futsal and social competitions are less male dominant than the total participation (64% vs 36%, 65% vs 35% respectively).

AusPlay Participation Survey

The AusPlay Football State of Play Report, 2019, identifies several participation trends for the sport in Australia, and by state. Some key insights include:

- Only Tasmania (4.5%) and South Australia (3.9%) have a lower participation rate in football than Victoria (4.7%). The state does, however, have the second highest number of people who most strongly associate football as their sport (492,352).
- Adult participation was heavily skewed towards males (838,862 or 8.4% of the male population), with males accounting for 77% of participation.
- It was still one of the most participated in team sports by women in Australia with AusPlay estimating that 247,232 (2.4%) women played Football/soccer.
- It is estimated that 681,194 Children aged 0-14 years have participated in organised Football/soccer out-of-school. Boys accounted for 78% of all Children's Football/soccer participation.
- Current trends and net growth market opportunity are much more favourable for Football/soccer with Children. There was high consideration among young Children aged 0-8 years, including stronger interest (compared to current participation rates) from girls.
- The main motivators for participation in soccer were 'Fun/Enjoyment' (57%), Social Reasons (43%) and Physical Health/Fitness (39%). The most dominant reason for dropping out of soccer was 'Not Enough Time/Too Many Other Commitments' (35%). This could be because of work, study, and family commitments. These motivators show the need for Football Victoria and local soccer clubs to facilitate teams, programs and competitions that prioritise "fun, social and fitness" as opposed to competing, premiership success and elite pathway development.

There is a significant proportion of the Colac Otway population which falls within the age brackets considered the most likely to make use of sporting facilities (5 to 49 years). The chart below shows soccer participation within this age cohort with peak rates of participation in younger age groups between 5 and 18 years.

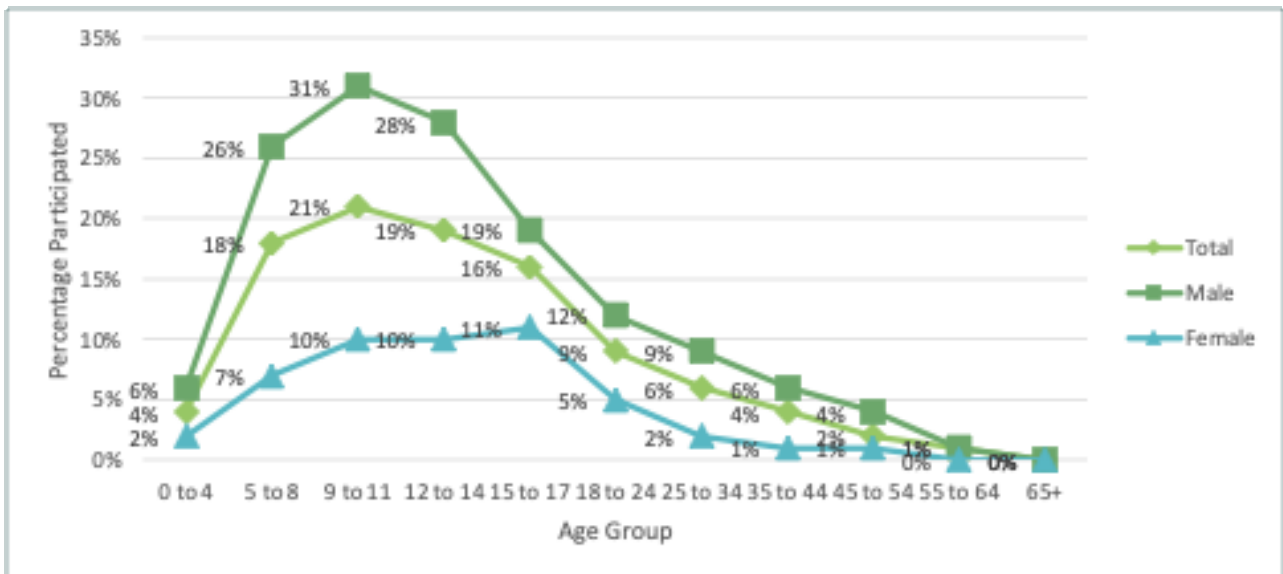


Figure 8: Organised Soccer Participation by Life Stage (Source: AusPlay Football State of Play Report, 2019)

Between October 2015 and June 2023³:

- Football had more than 1.16 million adult participants annually, approximately 5.6% of the adult population.
- It was participated in by 14.6% of the 0–14-year-olds outside of school, annually.
- It is popular with different groups within the community, such as people speaking a language other than English (7.8%), people with a disability (1.9%) and people of Indigenous heritage (4%).
- Victoria held 21.4% of the total national participants, second only to NSW (41.2%).

3.4 Futsal Participation Trends

The Football Australia National Participation Report identifies that 39% of overall soccer participants are futsal players.

Football Victoria (FV) reports that outdoor football (soccer) and futsal participation has been growing exponentially in Victoria, with futsal provided by affiliated clubs and private commercial providers. This growth trend is particularly realised in growth areas and in highly diverse communities where a high proportion of people are from culturally and linguistically diverse (CALD) backgrounds.

There are many benefits to providing access to futsal competitions to complement the traditional football delivery format in Australia. Some of these benefits to participants and facility providers are:

- **Accessibility:** Futsal can be played indoors, making it accessible year-round.
- **Skill Development:** The smaller-scale, fast paced and technical nature of futsal aids in the skill development of football participants.
- **Physical Fitness:** the fast-paced nature of futsal can improve the cardiovascular health, stamina and endurance of its participants.
- **Safety:** Compared to full-field, outdoor football, futsal is a safer environment for beginners and experienced participants.

³ Microsoft Power BI

3.5 Benchmarking of Greater Geelong Region Football Facilities Provision

The G21 Regional Football (Soccer) Strategy 2023-2033 provides key information regarding the access to and provision rates of football pitches across the different Local government Areas in Greater Geelong. Analysis into this data demonstrates the shortfall within Colac Otway and emphasises the need for additional fit-for-purpose football facilities.

Table 10: Benchmarking of Greater Geelong Region LGA’s

LGA	City of Greater Geelong	Surf Coast Shire	Golden Plains Shire	Borough of Queenscliff	Colac Otway Shire	Average
Population (2023)	280,450	37,694	24,943	3,333	22,471	73,778
Football and Futsal Participation (2022)	5,252	583	481	56	64	1,287
Number of Sites	18	1	1	0	1	4
Number of Football Pitches	40	3	2	0	1	9
Population to Pitch Ratio	1: 7,011	1: 11,610	1: 12,472	0: 3,333	1: 22,471	1: 8019
Participant to Pitch Ratio	1: 131	1: 194	1: 241	0: 56	1: 64	1: 140

Key findings from the benchmarking are:

- The Greater Geelong region has a significant shortfall of fit-for-purpose football pitches.
- On average, Greater Geelong has a participant-per-pitch ratio of 1: 140. In Victoria, Football Victoria uses a participant-per-pitch ratio of 1: 170 to assess pitch demand (2025-2035 State Facilities Strategy).
- Since this report, football participation within Colac Otway has grown significantly, with over 160 participants in the outdoor winter football competitions and over 90 participants in the indoor summer Futsal competition. The Club has also accessed shared-use fields in a limited capacity. As football participation growth continues to occur within Colac Otway and Greater Geelong, the current supply of fields is insufficient.

3.6 Optimum Club Participants

Discussions with Football Victoria indicate that **approximately 220 players are the optimal membership size to sustain a community soccer club on two to three full size equivalent fields**. A club of this size would generally include three to four senior teams and 12 to 15 junior teams. The Colac Otway Rovers AFC is approaching this number of participants and teams.

Football Victoria indicates that when a club reaches a membership of 350+ people, it puts pressure on the club's ability to sustain activity at a venue(s) with three fields. As the state body, Football Victoria's responsibility is to administer the competition and work with local clubs to manage affiliated clubs' size.

Local Government Authorities in Australia attempt to keep up with the participation demand of all sports, however it is a challenge to provide for the field supply and sport facility design requirements for different levels of competition across all sports. A strategic partnership approach between Local Government, peak sporting bodies and local sports associations and clubs is required to address these challenges.

3.7 Soccer Academies Participation

There is an increasing number of private (for profit) soccer academies operating across the country, particularly servicing communities with high soccer participation levels, such as Greater Geelong. Soccer academies generally focus on younger player development and often have relationships with local schools and community sporting clubs to offer talented soccer players a development pathway to elite level soccer programs. At this stage, there is no soccer academy operating within the Colac Otway Shire. However, a number operate in neighbouring municipalities such as Coerver in Torquay, Ocean Grove and Geelong.

Commercial hirers or academies do not form part of the facility allocation process and are not entitled to apply for an allocation. They can apply for use of space on a regular/casual hire basis once all allocations are complete.

Commercial soccer academies requesting an allocation for the use of facilities will be required to satisfy all mandatory requirements contained within Council's Allocation Policy (incorporation, public liability insurance etc.) and enter into a casual hire agreement with Council as a commercial hirer, with appropriate fees charged.

3.8 Demand Analysis Model

The table below applies the current football participation rate in Colac Otway Shire (1.33%) and the AusPlay participation rates (2.8% Adult and 10.2% Child) to the current population and future projected populations of 2031 and 2036.

It shows the potential (latent) demand for football in Colac Otway Shire if quality facilities and programs are provided.

Table 11: Football Participation Rate in Colac Otway Shire

Football	Current	2031	2036
Current Participation Rate (1.33%)	297	309	317
AusPlay Participation Rate (2.8% Adult/10.2% Child)	904	909	927

A facility demand model has been developed to inform the current and future football field requirements to meet football participation demand in the short-term, medium term and long-term.

The model considers field capacity, current and future population, participation rates and usage levels. Other factors such as the capacity of a field to accommodate playing numbers, the current distribution of clubs to fields and opportunities for clubs to share has been considered.

The modelling has considered three participation rate scenarios that were applied to the current and future population:

- **Scenario 1** uses Victorian AusPlay football participation rate of 13% (2.8% for adults and 10.2% for children) is applied to the current and future populations to determine the potential number of participants. This scenario shows the facility requirements to meet the potential football participation in the Colac Otway Shire, if quality, fit for purpose football facilities are provided to support participation and programming growth.
- **Scenario 2** uses the Colac Otway Shire current football participation rate of 1.33% (assumed 0.60% for adults and 0.73% for children) is applied to the current and future populations to determine the potential number of participants. This shows the facility requirements if there was no increase in participation rate and this was maintained. This scenario should be considered as

the “status quo” option, where access to existing shared sports fields is limited and there is no fit for purpose football facility that could support participation and programming growth.

- **Scenario 3** uses the mid-point between current Colac Otway Shire and Victorian AusPlay football participation rate of 5.84% (assumed 1.46% for adults and 4.38% for children). This scenario shows the facility requirements if there is a continued increase in the participation rate locally, towards that being experienced across the G21 region and State. It recognises that participation and programming growth takes time, but is projected if quality, fit for purpose football facilities are provided.

The **Otium Analytics Demand Analysis Model** determines the estimated participants, required hours of access, number of facilities, playing space and total space for activities, and by user sharing potential (i.e., cricket ovals being used by football). The key inputs into the model include:

- Participation rates by activity
- Available facility capacity
- User access needs
- Typical field size and ancillary space required
- Demographic information
- Current supply (if known).

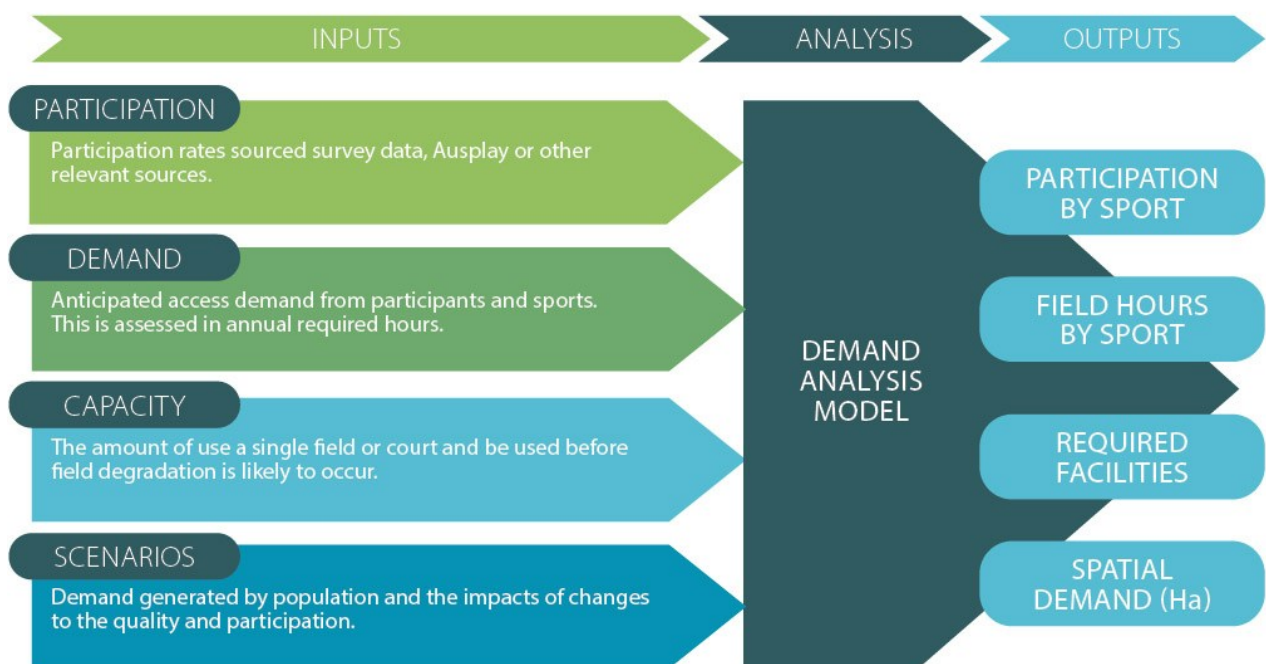


Figure 9: Otium Demand Model

3.8.1 Model Assumptions

The model applies full optimisation of all fields for average field capacity across the sports field network based on participation and usage assumptions. A field is only added if a field is fully optimised.

The model applies the following assumptions. These assumptions have been confirmed by Football Victoria:

- Current population (2021) of 22,419. This is comprised of 3,736 people aged 0-14 years (17%) and 18,683 people aged 15 years and above (83%).

- Future population (2036) of 23,908. This is made up of 3,480 people aged 0-14 years (15%) and 20,428 people aged 15+ years (83%).
- **Scenario 1** uses Victorian AusPlay football participation rate of 13% (2.8% for adults and 10.2% for children) is applied to the current and future populations to determine the potential number of participants. This shows the facility requirements to meet the potential football participation in Colac Otway Shire.
- **Scenario 2** uses the Colac Otway Shire current football participation rate of 1.33% (assumed 0.60% for adults and 0.73% for children) is applied to the current and future populations to determine the potential number of participants.
- **Scenario 3** uses the mid-point between current Colac Otway Shire and Victorian AusPlay football participation rate of 5.84% (assumed 1.46% for adults and 4.38% for children)
- An average field capacity of 25 hours of use for natural grass fields. Please note that the field requirement can be reduced if a synthetic field is installed, which have a field capacity of 54 hours of use.
- The following soccer facility utilisation rates are applied to the model to determine how many hours of use is needed to meet the demand:
 - An average of 5 hours per week (3 hours of training and 2 hours of competition) for an adult participant and 24 participants per rectangle field.
 - An average of 3 hours per week (2 hours of training and 1 hour of competition) for a child participant and 36 participants per rectangle field.

The model needs to be overlaid with local factors impacting a field's use. These include:

- Capacity of fields to accommodate the number of players (117 players per field - based on 350 players across three fields).
- Quality and condition of fields. The quality (whether a facility is fit for purpose), and condition of a facility may restrict the amount of use possible. This could be because the infrastructure is nearing the end of life.
- Practicality of clubs sharing facilities. Sharing of facilities amongst competing sports may not be possible due to competition structures and scheduling conflicts.
- Participation numbers within clubs changing from year to year. There has been for some sports a drop off in participation over the COVID-19 restriction years that are now returning to and exceeding pre-pandemic levels.
- Programming of sports competition. For example, sports associations stipulate required start times, competition formats, game length times and the number of games played at each court each week.
- Inequitable participation distribution and other users (i.e. other sports and school use). It may not be feasible for clubs to travel significant distances to fields.
- Location of facilities that have a wider catchment beyond the Colac Otway Shire i.e. NPL and State League athlete development pathway clubs i.e. Surf Coast FC.

3.8.2 Model Outputs

Based on the above methodology, the model confirms a **shortfall in football pitches**, as detailed in the table below.

The analysis of the current supply (inventory) for sports fields that soccer use is three senior and one junior field. However, they are not used by soccer for 100% of the time. When we consider how many hours football has access to sports fields, the equivalent access to a full use (100% access) Level 3 field with a capacity of 25 hours is two fields. The model shows the current and future field requirements reports

Table 12: Facility Requirements Current – 2036

Sport	Current Fields Used by Sport	Current Field Access*	Current Level 3 Field Access Requirement for Current Participation Demand (2025)#	Current Surplus/ Deficit of Field Access	Future Level 3 Field Access Requirements for Participation Demand (2036)^	Future Surplus/ Deficit of Field Access
Scenario 1 Victorian AusPlay participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	6 (equivalent of 150 hours)	-4	6 (equivalent of 150 hours)	-4
Scenario 2 Colac Otway current participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	2 (equivalent of 50 hours)	0	2 (equivalent of 50 hours)	0
Scenario 3 Mid-point between Colac Otway and Victorian AusPlay participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	3 (equivalent of 75 hours)	-1	3 (equivalent of 75 hours)	-1

* **Note:** The current field access considers a sport’s access to dedicated fields (100% access) and secondary the proportion of use by that sport for shared multi-sport fields. A field is only counted when it is fully utilised (25hrs based on a Level 3 natural grass field). A review of the occupancy of junior and senior teams for training and matches across fields used by football shows an equivalent of 50 hours of use or the field capacity for two senior pitches.

The field requirement can be reduced if installing a Level 4 synthetic pitch that can accommodate 54hrs of use (twice that of a Level 3 natural grass field).

^ The future 2036 field requirement does increase from current 2025 population, however not to the level that has triggered an additional field.

3.9 Key Findings of Demand Assessment

A growing population and increased interest in football at junior and senior levels is leading to an overall rise in football participation

Population and age are key drivers of participation demand:

- The Colac Otway Shire’s population of 22,273 residents (2023) is projected to increase by 1,600 by 2036 (Victoria in Future).
- There are 42.2% (9,400 people) of the Colac Otway Shire population who are within the most active years age groups (5 to 49 years). Football participation is one of the highest in Victoria and increasing on the back of the Matilda’s success at the World Cup. The Victorian participation trend is being experienced in the Greater Geelong region. This shows a high demand for football facilities in Colac Otway.

There has been an increase in participation in football in recent years within Greater Geelong and the Colac Otway Shire region. The Colac Otway Rovers Amateur Football Club (AFC) has been growing their membership to 163 players and 10 teams playing in the Football Victoria winter competition (2025) and over 92 players playing in a local Futsal summer competition (2024/25). The Club introduced additional teams and launched a new senior women's team in 2025. The interest in the Club has soared on the back of the Women's 2023 Football World Cup being hosted in Australia and the Matilda's success.

Football participants meet recommended Australian physical activity levels

Preventable lifestyle health diseases are more prevalent in the Colac Otway community when compared to the Victorian and Australian averages. Football participants are training and playing at least two to three times each week and often for one to two hours each time. Football participants meet recommended Australian physical activity levels and therefore can be a vehicle to for reversing this health trend. Sport and recreation in Colac Otway improve physical health, mental well-being, and social benefits for individuals and communities.

There is a need for a quality, fit for purpose football facilities in Colac Otway

The three full size senior fields and one junior sized field used by football are restricted due to no or poor lighting and compliant gender-neutral change room facilities, fields being shared-use fields with other tenants such as AFL football (This restriction will continue at these fields) and Beeac Recreation Reserve being an inappropriate location for a football hub. A review of the occupancy of junior and senior teams for training and matches across Beeac Recreation Reserve, Central Reserve Hockey Pitch, Western Reserve and Trinity College shows football's current field access across these fields to be an equivalent of 50 hours of use or the field capacity for two senior pitches.

Furthermore, if a wet winter were to occur and field conditions deteriorate, football use of these fields would cease. This would have a significant impact on the current football club and their ability to provide current participation and programming. The current situation limits the potential for growth of football participation and programming in the Colac Otway region.

This project includes a Demand Analysis Model to determine the number of football (rectangular) fields required to meet current and future participation demand. The modelling found:

- If the Victorian AusPlay participation rates are realised, six natural grass rectangular fields to a Level 3 standard or the equivalent of 150 hours access to sports fields would be required to meet participation and programming needs.
- The "status quo" scenario modelled the field requirements if the current 1.33% Colac Otway participation rate is applied. Access to two natural grass rectangular fields to a Level 3 standard or the equivalent of 50 hours access to sports fields would be required to meet participation and programming needs.
- A third scenario modelled the midpoint between the current Colac Otway participation rate and Victorian AusPlay participation rate. Access to three natural grass rectangular fields to a Level 3 standard or the equivalent of 75 hours access to sports fields would be required to meet participation and programming needs.
- The field requirements above could be reduced if a Level 4 synthetic field is installed. For example, if the third scenario was realised, the participation and programming needs could be supported on one Level 3 standard natural grass field and one Level 4 synthetic field.

The model shows a demand for a new home for football (football hub) to serve the Colac Otway Shire. The football hub should be designed to progressively increase its capacity in line with the growth of soccer participation and programming. We note that the club has 163 participants, and the Shire football participation is 297. This shows that some participants play at clubs and venues outside the municipality

(e.g., Surf Coast FC participates at Banyul-Warri Fields in Torquay). However, the club and regional participation growth trend suggests participation will continue to grow to a level that can support a two to three field facility (220-350 players).

A strategic approach is needed that considers:

- **Priority** - Providing a new football hub that provides a minimum of two sports fields including future provision of a synthetic field.
- Whilst planning for a new football hub, interim actions that consider a combination of access to existing multi-sports fields and increasing the capacity of these multi-sports fields.
- Any development of a new sports field proposed in the growth area should be designed as multi-sport fields that could support football.

3.9.1 Castlemaine Goldfields Soccer Club Case Study

A case study is provided for the Castlemaine Goldfields Soccer Club. The success of the Castlemaine Goldfields Soccer Club shows the potential of the Colac Otway Rovers AFC, if they have primary tenant access to quality, fit for purpose football pitches and facilities.

The Castlemaine Goldfields Soccer Club is a district soccer club within a similar population size, with modest growth in Colac Otway Shire.

The club has access to two senior-sized soccer pitches across two reserves. These fields can be configured as four U11 pitches or eight U9 pitches. The field dimensions are under Section 5.2. Chewton Memorial Park is a year-round football facility, where the club has seasonal (winter) access to Wesley Hill Recreation Reserve, shared with cricket (summer).

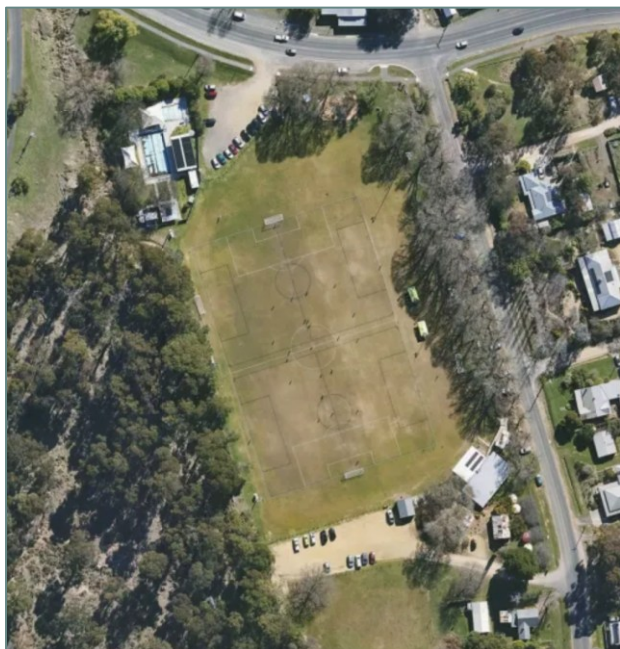


Figure 10: Chewton Memorial Park and Wesley Hill Recreation Reserve football pitches

The club, through good governance and access to quality, fit-for-purpose pitches (as the primary tenant), has increased their participation and programming over the last 10 to 15 years.

Since 2019, the club has grown its membership from 403 players to 569 players in 2025. The table below provides a membership breakdown for the club:

Table 13: Castlemaine Goldfields Soccer Club Membership

	2019			2025		
	Female	Male	Total	Female	Male	Total
MiniRoos - Aged 0-11	60	142	202	113	194	307
Juniors - Aged 12-18	42	102	144	68	115	183
Seniors - Aged 19-35	4	28	32	14	40	54
Over 35's - Aged 36+	7	18	25	8	17	25
TOTAL	113	290	403	203	366	569

The club runs programs that target a range of ages, abilities and participation needs, including:

- Miniroos non-competitive skills and fun, for aged 4-9 girls and mixed.
- Junior non-competitive for U10 girls and mixed.
- Junior competitive for U12-U16 girls and mixed.
- Competitive youth/U18 mixed.
- Senior competitive men and women.
- Social women and gender diverse.
- Social men and gender diverse.
- Over 55s competition.
- Off-season junior and senior indoor football all genders. This program is run from the Castlemaine Secondary College Stadium.
- Kicks and Shakes summer program.

The Mount Alexander Shire Council, Football Victoria and the club were involved in a Stage 1 Feasibility Study, which found a need for an additional football pitch. The study considered several options including consolidating all football pitches into one football hub site, and the introduction of a synthetic pitch at the Castlemaine Secondary College. The Council continues to consider these options, however, the demand for three senior pitches and the consideration of a synthetic pitch to meet current and future participation and programming demand is found.

4. Stakeholder Engagement

This section summarises the engagement findings from interviews with Colac Otway Rovers Amateur Football Club (AFC) (local club) and Football Victoria (peak sporting body).

4.1 Colac Otway Rovers AFC Interview

Colac Otway Rovers AFC confirms that participation and programming have significantly increased in the last three years. In 2024 there were 10 teams and over 200 players. In 2025 this is on track to grow to 12 teams, including additional girls and women teams. In addition, the Club organised a summer indoor Futsal competition that had over 90 registered players.

The Club is experiencing a range of operational and facility issues relating to growing football participation:

- Football participation is growing, and the current facilities are insufficient to meet future demand.
- There is a need to upgrade buildings. Several club rooms are in poor condition with insufficient change rooms and access issues. Also change rooms are not female-friendly or gender neutral.
- Some existing sports fields used by the Club are too small or in average condition.
- Generally positive relationship between the Club and other sporting tenants and facility owners. However, the football club is a secondary user of these facilities. There is a risk of losing access if primary tenants require more access.
- The Club doesn't have a home and therefore revenue opportunities available to other sporting clubs, such as a kiosk, are unavailable. It is also inefficient to operate a club split over several venues without a home base.
- The Club seeks a new home of football in Colac. They support the development of this facility at the former Colac High School site. They also support other sites that could accommodate three to four fields at the one site.

4.2 Football Victoria Interview

Colac Otway Rovers AFC participation continues to grow, and we expect the greater growth rate in the coming three to five years. This is consistent with growth seen in the Greater Geelong region and across Victoria.

There is currently **no access** to a fit for purpose soccer facility in the Colac Otway Shire. The current facilities accessed by the Club are substandard and do not meet Football Victoria's (FV) preferred facility design guidelines.

Football Victoria is supporting the development of a soccer home in Colac Otway as a means of accommodating participation levels, club programming, and the facility requirements of community senior and junior competition needs.

The model ideally sees the development of a year-round access facility that meets a Level 2. Local and Community Competition (Senior) facility requirements (refer to Section 6 Planning Framework). The preferred facility components as a minimum include:

- One natural grass field with competition lights (minimum 100 lux level).
- One synthetic field with training/competition lights (minimum 100 lux level).
- Club rooms with minimum of two changerooms for players and umpires per field.

- Covered viewing area overlooking the main field.
- Access to sufficient car parking.

Following this initial advice, FV reviewed the draft concept master plans developed for the former High School site and provided the following additional statements:

- FV has highlighted the project as a priority outcome in the Football Victoria Facilities Strategy 2025-2035 framework. FV will provide future advocacy support to the project when looking to unlock funding for this project from State and Federal Government.
- The proposed directions and concept masterplan prepared for the former High School site is supported (by FV) and achieves a great functional outcome for football.
- FV are supportive of staged delivery process and the proposed current breakdown of stages (particularly the inclusion of lighting the interim pitch in Stage 1 before synthetic pitch delivery in Stage 2).
- FV support for future delivery of two synthetic surfaces, if possible.

Regional Participation Trends

Over the past five years, participation in the Geelong region has experienced significant growth. Notably, there was an overall 25% increase in participation over a recent 12-month period 2023-2024. This surge in engagement reflects a broader national trend where football participation among boys and girls has surpassed other sports across Australia. Participation growth year on year in the Greater Geelong Region has been exponential over the past 5 years. There has been an increase of 3,756 players in this time (an additional 2,834 boys/men, 917 girls/women and 5 non-binary players) between 2019 and 2024. The tables below show a breakdown of players for each Local Government Authority.

Table 14: Football Victoria Player Registrations by Local Government Authority for 2019

LGA Summary 2019 Players ONLY	Male	Female	Non-Binary	Total
Golden Plains Shire Council	138	55		193
MiniRoos Ages 0 -11	59	27		86
Juniors Ages 12-18	53	27		80
Seniors Ages 19 - 35	25	1		26
Over 35's Ages 36+	1			1
Greater Geelong City Council	2,685	989	1	3,675
MiniRoos Ages 0 -11	1,051	402		1,453
Juniors Ages 12-18	898	316	1	1,215
Seniors Ages 19 - 35	600	237		837
Over 35's Ages 36+	136	34		170
Surf Coast Shire Council	269	109		378
MiniRoos Ages 0 -11	120	65		185
Juniors Ages 12-18	87	32		119
Seniors Ages 19 - 35	49	10		59
Over 35's Ages 36+	13	2		15
Colac Otway Shire Council	37	1		38
MiniRoos Ages 0 -11	2			2
Juniors Ages 12-18	16	1		17
Seniors Ages 19 - 35	15			15
Over 35's Ages 36+	4			4
Total Greater Geelong Region	3,129	1,154	1	4,284

Table 15: Football Victoria Player Registrations by Local Government Authority for 2024

LGA Summary 2024 Players ONLY	Male	Female	Non-Binary	Total
Golden Plains Shire Council	126	57		183
MiniRoos Ages 0 -11	82	27		109
Juniors Ages 12-18	27	26		53
Seniors Ages 19 - 35	14	2		16
Over 35's Ages 36+	3	2		5
Greater Geelong City Council	5,206	1,778	6	6,990
MiniRoos Ages 0 -11	2,103	696	1	2,800
Juniors Ages 12-18	1,359	722		2,081
Seniors Ages 19 - 35	1,130	279	4	1,413
Over 35's Ages 36+	614	81	1	696
Surf Coast Shire Council	499	216		715
MiniRoos Ages 0 -11	284	108		392
Juniors Ages 12-18	141	91		232
Seniors Ages 19 - 35	57	8		65
Over 35's Ages 36+	17	9		26
Colac Otway Shire Council	132	20		152
MiniRoos Ages 0 -11	74	17		91
Juniors Ages 12-18	20	3		23
Seniors Ages 19 - 35	29			29
Over 35's Ages 36+	9			9
Total Greater Geelong Region	5,963	2,071	6	8,040

Football Victoria identifies the following issues/challenges facing soccer in Colac Otway Shire and the Greater Geelong region:

- Insufficient space and facilities for our growing junior numbers.
- Adequate lighting for winter training sessions.
- Storage Space (often across multiple venues).
- Need for Club to move venues regularly to accommodate growth and/or other sports.
- Club's reliance on goodwill to access facilities.
- Lack of change room facilities that are gender-neutral and in keeping with today's standards.
- Council does not own or manage the Beac Recreation Reserve, which has been used for Colac Otway Rovers AFC senior matches. The Reserve Committee is responsible for maintaining and improving the sports field. The sports field is in average condition with limited drainage and irrigation.
- Access to coaching development to support growth.
- Lack of pathways for player development to challenge all players without travelling to either Geelong, Warrnambool, or Melbourne.

Football Victoria identifies the following opportunities to addressing these issues/challenges:

- Club stated that the Western Reserve move is a good start, more space, better lights, however there will be a need to manage wear and tear. AFL football is the primary tenant so if there is a wet winter, the use of the sports field by football will be impacted.
- Grant opportunities to encourage facility renewal, better storage, etc.

- Complete this Football Feasibility Study.
- Good working relationships with the Council and other sports clubs in Colac.
- A unified and focused committee, intent on creating change and supporting youth development.
- FV support of coaches and players receiving the necessary training to develop.

Football Victoria strongly supports the development of new, fit-for-purpose facility in the Colac Otway Shire:

- There is a generation of soccer players in danger of being lost without serious investment in the short to medium term. The Club has campaigned for 15 years to get a home base with Council support but never has been able to achieve this. The current committee have again built a case for support and development of the game and appear to be making some progress.
- The Club believes that to support its growth they require a facility with a minimum of two full size pitches to support current numbers, rising to two and half to three pitches to adequately support the growth in the game within Colac Otway Shire anticipated over the next three to five years.
- The pitches could be a mix of synthetic and natural grass, would be fully floodlit to a minimum of 100 lux standard or higher, and be supported by gender neutral change rooms to support two home teams, two away teams and two referees playing simultaneously.
- Storage space for Club equipment should be considered along with Canteen and Club social rooms.
- A winged oval that would support Cricket, Little Athletics and soccer activities like holiday clinics and small sided summer competitions in the summer would allow for a multi-purpose venue to be utilised 12 months of the year.
- With a committed home facility, FV believes the Club could expand into All Abilities and Walking Football programs, along with expanding the Women and Girls activities currently offered.

A benchmark facility suitable for Colac Otway Shire is Wendouree West Recreation Reserve (Forest Rangers FC) that would meet similar facility requirements to that required to support Colac Otway Rovers AFC and the growth of football in Colac Otway Shire. This project delivered a new pavilion, competition lighting, two senior pitches on a winged oval that allows for cricket to be played, one junior pitch, fencing, and community spaces, including a Men's Shed and Community Hub social space.

The benchmark facility identified doesn't have a synthetic surface. If a synthetic surface was provided the capacity of the fields are doubled and supports the growth in teams, particularly junior teams within the G21 Region.

Football Victoria can play a crucial role in supporting the development of a new facility in Colac Otway Shire through funding support, advocacy, and program development. Examples of how FV could contribute to these key areas:

Funding Support - FV can assist in securing financial resources through:

- State & Federal Government Grants – Advocating for funding from programs like the Local and Regional Sports Infrastructure Fund and Community Sports Infrastructure Grants.
- Football Facilities Development Grants – Providing access to FV and Football Australia (FA) funding streams for new facilities.
- Partnership Development – Engaging with local councils, businesses, and sporting bodies to co-fund the project.

- Project Planning & Feasibility – Assisting in the development of a strategic business case to attract investment.

Advocacy and Stakeholder Engagement - FV can leverage its influence by:

- Engagement of State and Local Government – Ensuring football infrastructure is prioritised within Colac Shire’s sporting agenda.
- Facilitation of Community Consultation – Helping align the new venue with Club and community needs.
- Promotion of Football Growth in Regional Areas – Positioning Colac as a key regional hub for grassroots and development programs.

Club Programming and Participation Support – To enhance Club operations and player engagement, FV can:

- Implement Club Development Programs – Such as the Club Coach Coordinator (CCC) program to upskill volunteer coaches.
- Introduce MiniRoos and Participation Initiatives – Expanding grassroots programs to attract young players.
- Support Female Football Growth – Aligning with FV’s Football for All strategy to increase female participation along with the FA Club Changer program.
- Facilitate School & Community Partnerships – Connecting clubs with local schools to drive engagement.

Player and Coaching Pathways – FV can help strengthen player and coach development by:

- Delivering Coach Education & Accreditation Courses – Reducing the need for regional coaches to travel.
- Creating a Talent Pathway – Linking Colac Otway Rovers AFC with regional academies and NPL clubs.
- Hosting FV-Endorsed Tournaments & Events – Providing competitive opportunities for local players.

Football Victoria’s role can be multi-faceted, combining funding support, advocacy, program development, and pathway creation to ensure the success of football in the Colac Otway Shire. FV backing can drive infrastructure investment, grow participation, and strengthen the long-term viability of the sport in the region.

Football Victoria identifies several funding opportunities that are available to support the recommendations of the study, including:

- SRV Sporting Club Grants.
- Regional Community Sports Infrastructure Fund (RCSIF) – closed 17 March 2025, however unsure if this program will continue in the future. If the program continues, any future rounds may be applicable to this study’s recommended actions.
- Local Sports Infrastructure Fund (LSIF) – closed 2 December 2025. Any future rounds may be applicable to this study’s recommended actions.
- Growing Football Fund from Football Australia.
- Change our Game Community Activation Grants.

- FV Club Development Grant – designed to support club’s governance, capability, participation, and sustainability.

4.3 Key Findings from Stakeholder Engagement

Local football club is experiencing operational and facility issues

Colac Otway Rovers AFC is experiencing a range of operational and facility issues relating to growing football participation including buildings not meeting the required facility standards, limited access to sports fields for training and competition and having to program training and matches at several venues.

The Club seeks a new home of football in Colac that is fit for purpose and provides at least two football pitches, supporting infrastructure (lights, players/officials benches, scoreboard, spectator viewing areas, etc) and a pavilion (change rooms and social rooms/community space).

Football Victoria supports a new home of football in Colac Otway

Football Victoria supports a new home for football in Colac Otway for the following reasons:

- Local and regional football participation continues to grow. A quality football facility would support the future programming requirements.
- There is currently no access to a fit-for-purpose soccer facility in the Colac Otway Shire.
- Football Victoria support a Level 2. Local and Community Competition (Senior) facility requirement for the Colac Otway Shire.

5. Planning Framework

This chapter provides a planning framework and design advice for providing football facilities in Colac Otway.

5.1 Facility Hierarchy

The following hierarchy for soccer facilities within Colac Otway and is consistent with the Football Victoria's Facility Guidelines. The purpose of a facility hierarchy is to recognise the capacity and catchment of facilities and identify the level of infrastructure required to adequately support the level of sport accommodated at the facility. A hierarchy provides preferred standards to be applied within resource allocations based on prioritisation.

The following details the proposed football facility hierarchy for Colac Otway.

Table 16: Football Facility Hierarchy

Catchment Size	Facility Characteristics
Local	<ul style="list-style-type: none"> Local level sporting facilities are designed and maintained to cater primarily for club training and as a satellite competition venue. They comprise of single fields and a basic clubroom. The facility features floodlighting and formal car parking.
District	<ul style="list-style-type: none"> District level sporting facilities are designed and maintained to cater primarily for club training and competition. They are typically the 'headquarters' (or 'home') facility for clubs and/or associations. They comprise of multiple fields and a clubroom. The facility features floodlighting, practice facilities and formal car parking. District level sporting facilities are typically multi-purpose in nature and are generally designed and managed to cater for at least two sports (winter and summer). For example: soccer – winter and cricket/lacrosse – summer. These facilities can also provide for other community use.
Regional	<ul style="list-style-type: none"> Regional level sporting facilities are designed, constructed and maintained to a higher standard than a District level facility. They service a municipal wide catchment and beyond. They are facilities that generally accommodate each level of a sport pathway (from beginner to elite) and have capacity to host NPL standard competitions. Regional level sporting facilities provide for an NPL single purpose main soccer field with multi-purpose supporting fields (junior and senior configurations). Regional level sporting facilities include multi-purpose clubrooms with a minimum of four change rooms, social rooms and an area capable of providing 200 seats (permanent or temporary) that views over the main field. Other sports (winter and summer) may gain access to supporting fields outside soccer use.

* The above facility standards are preferred, however in some instances i.e., NPL level facilities, minimum standards are required.

5.2 Facility Design Requirements

Football Victoria recognises that the requirements of a football (soccer) pitch and facility differ based on the category of competition they need to cater for⁴. The three recognised facility categories are:

1. National Premier League (NPL) Level Facilities
2. Local and Community Competition (Senior)
3. Local and Community Competition (Junior).

Table 17: Soccer Facility Requirements, Football Victoria

Category	1. National Premier League	2. Local and Community Senior	3. Local and Community Junior
Outdoor			
Pitch Size	100-105m x 60-68m	96-105m x 60-68m	90-105m x 50-68m
Pitch Runoff (Minimum)	3m	3m	3m
Covered Players Race	2m wide x 2.2m high covered race from change rooms to playing field	NIL	NIL
Technical Area	Formally line marked	Marked by cones	Marked by cones
Building			
Players Change Room	4no. @ 35sqm each	2no. @ 25sqm	2no. @ 25sqm
Players Amenities	4no. @ 25sqm (min. 3 pans, 3 showers in each)	2no. @ 16sqm (min.	2no. @ 16sqm (min.
Match Officials Room	20sqm	20sqm	No min size 15sqm recommended
Match Officials Amenities	12sqm (Dedicated toilet and shower required - 2 pans, 2 showers)	Dedicated amenities not required. Can be shared use with public DWC * Although not specified, it is good design practice to provide for at least 1 pan, 1 shower	Dedicated amenities not required. Can be shared use with public DWC
First Aid	10sqm	No min. (more than 10sqm recommended)	Screened off area, no dedicated area required
Media Viewing	15sqm	Not required	Not required
Broadcast / Filming	15sqm	Not required	Not required
Undercover Viewing Area	500 people seated	80-100sqm (approx. room for 200 people)	25-50sqm
Cleaners	5sqm	5sqm	5sqm
Store	40sqm	15sqm	15sqm
Kitchen Kiosk	Site Dependent	Site Dependent	Site Dependent
Multipurpose/Social Room	Site Dependent	Site Dependent	Site Dependent
Public M/F Toilets	45sqm	20sqm	20sqm
Public Disabled Toilet	7sqm	7sqm	7sqm

⁴ FV-BUILDING-DEVELOPMENT-GUIDE.pdf

Field of Play Dimensions

For senior football, the recommended field dimension is 105m long and 68m wide. Football Victoria’s field of play dimensions allow minimum and maximum dimensions to cater to site suitability⁵:

- Length (touch line): Between 90-120m.
- Width (goal line): Between 45-68m.

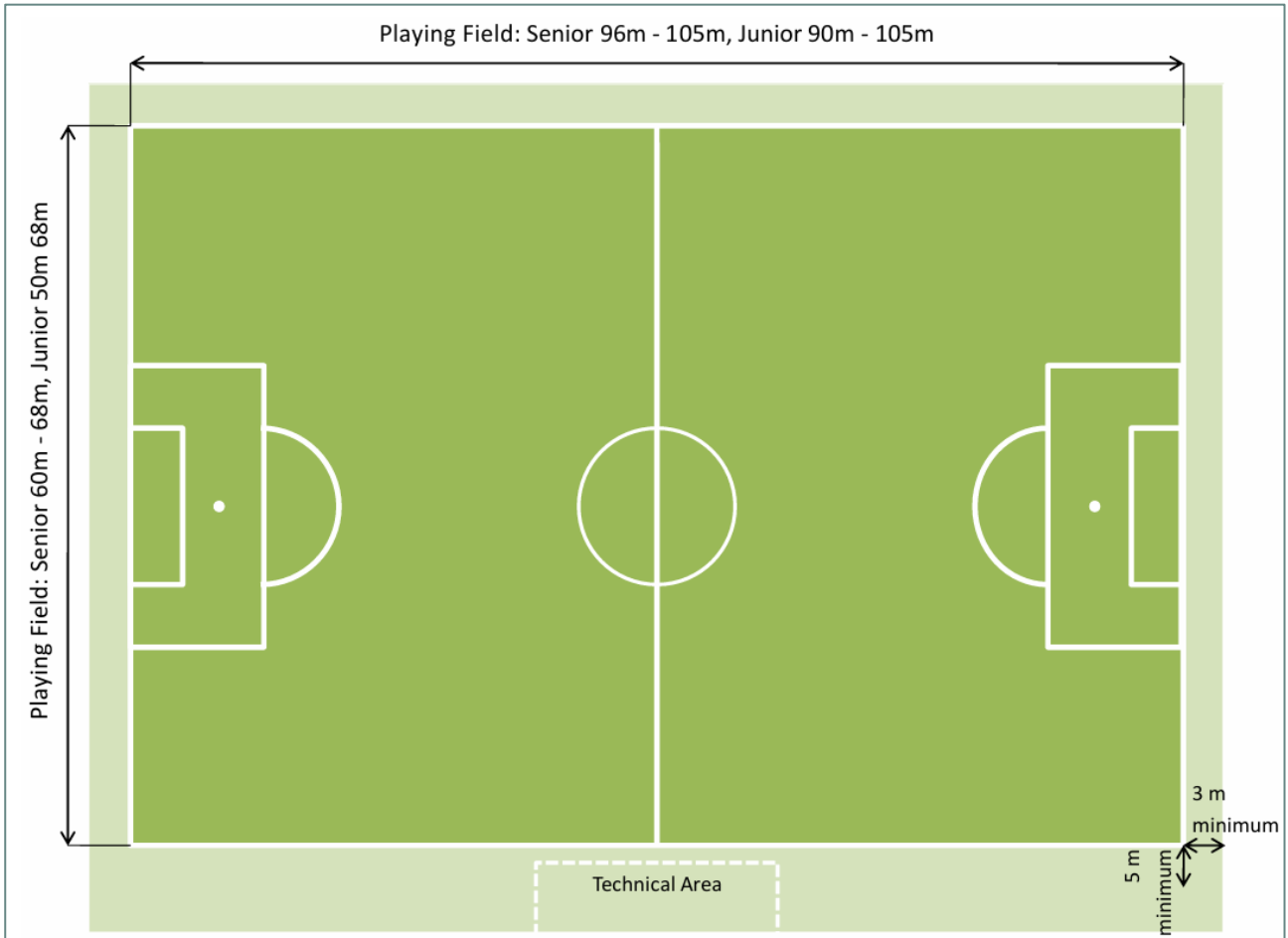


Figure 11: Field of Play perimeter Dimensions, Football Victoria

There is a range junior field requirements for different age categories. These fields can be located within a senior field or as stand-alone spaces that may not be large enough to accommodate the minimum senior field requirements.

The table below shows the dimensions for different age groups.

Table 18: Field of Play Dimensions for Junior Football Fields

Age Group	Length	Width
U6/7	30m	20m
U8/9	50m	40m
U10	60m	40m
U11	70m	50m

⁵ FFV0007-FIELD-DIMENSIONS-PITCH-MARKINGS1 (1) 0.pdf

The images below show how these junior fields can be provided within the preferred senior field dimensions.

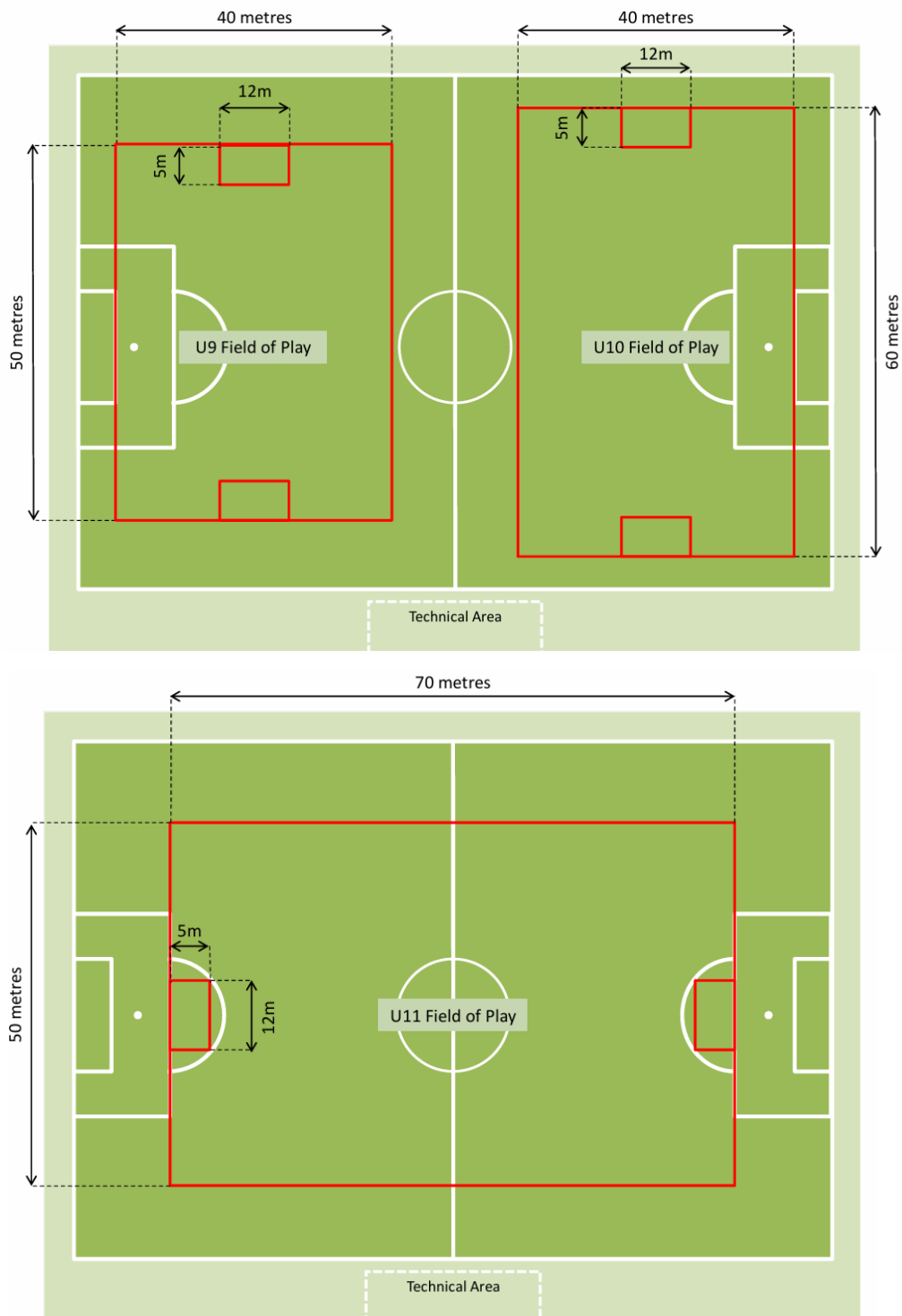


Figure 12: Junior Football fields dimensions

Field Surface Options

The three primary playing field surface options available include:

- Natural turf playing fields
- Hybrid grass/synthetic surfaces
- Synthetic playing fields.

When selecting surface types, a range of planning factors must be considered. These include, but are not limited to, demand, the standard of competition, hierarchy within the broader open space network, whole-of-life costs, environmental impacts and impact on informal use.

Football Lighting

The Football Victoria lighting guide outlines the minimum lux requirements for night training and competition use across professional, semi-professional, and amateur levels. The amateur level requirements are displayed below:

Table 19: Football Victoria Lighting Guide, Amateur

Competition		Minimum Lux
Professional	Competition	500
	Match Practice Training	200
Semi Professional (NPL and NPL2)	Competition	200
	Match Practice Training	100
Amateur	Competition	100
	Match Practice Training	100

Typical Minimum Indicative Layout for Multi-Sport Playing Fields

The figure below provides an indicative layout plan for playing fields. It includes a range of sporting codes with associated supporting infrastructure and complementary activity nodes for other recreation opportunities. The winged multi-sports field design requires a decision on surface for the total playing area, either natural grass or synthetic.

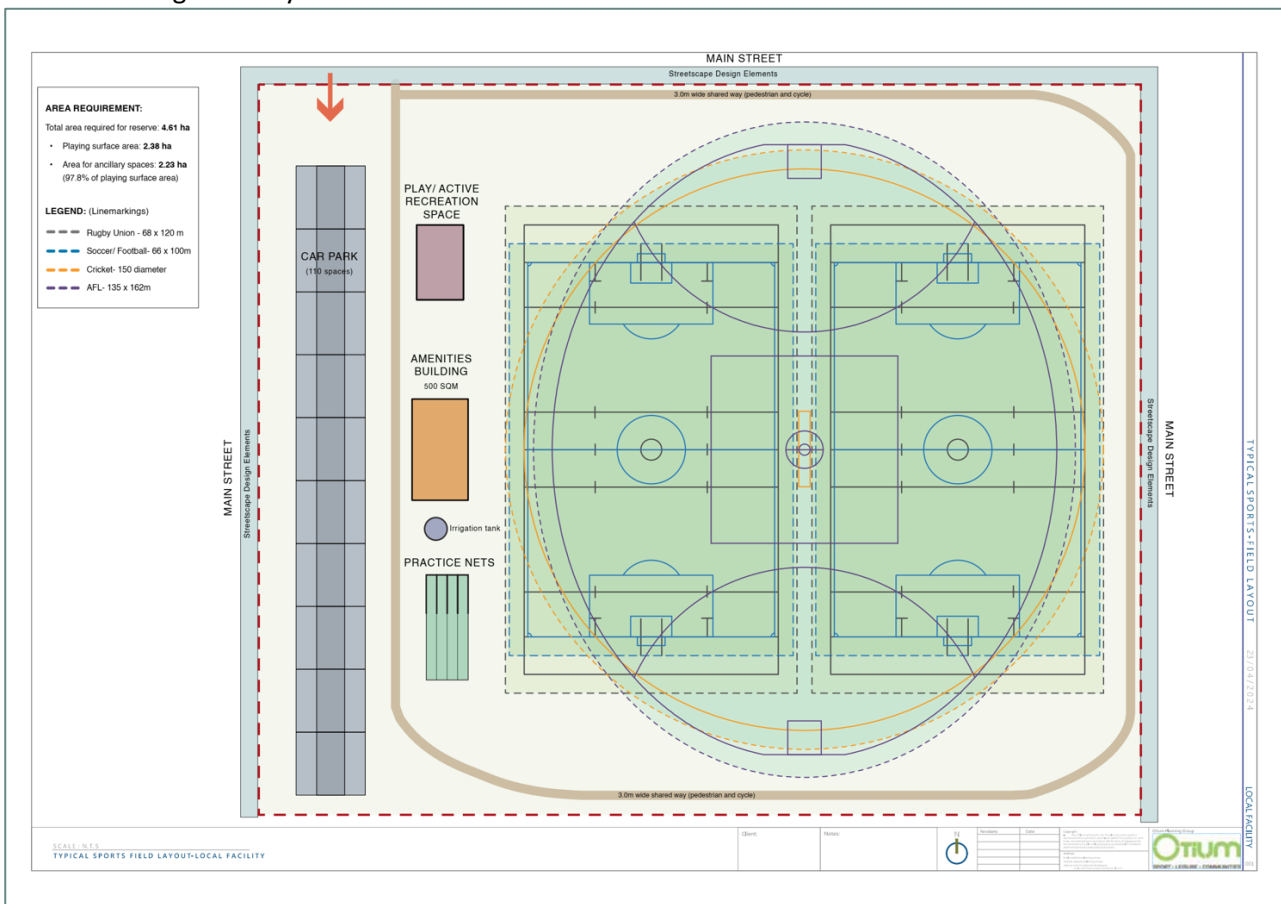


Figure 13: Typical Minimum Indicative Layout for Playing Fields

5.3 Design Guidelines/Advice

Artificial Grass for Sport Guidelines 2011

Sport and Recreation Victoria prepared the *Artificial Grass for Sport Guidelines* in 2011 which outlines the benefits and disbenefits, the different types of artificial grass (synthetic) and infill, the playing characteristics and individual sport synthetic surface standards, the capital and lifecycle costs of synthetic surfaces.

The guidelines include the recommended planning process and design, delivery and management/operation, maintenance and renewal/replacement advice.

The guidelines support a strategic planning process to identify the need and location of synthetic sports fields. The planning process includes:

- Project initiation.
- Feasibility Study that includes a literature review, market analysis (demographic analysis of catchment zone, inventory of existing like facilities, needs assessment/demand analysis, reviewing and interpreting relevant trends and identifying and evaluating development opportunities.
- Draft Management Plan – Refined Management/Business Plan.
- Schematic Design Planning – Detailed Design Development.

Sustainable Design Approach to Synthetic Fields

It is recommended a “sustainability principle” guides the detailed design process for synthetic fields.

The common infill types available to be considered in the detailed design stage are Rubber crumb or SBR infill; TPE and EBDM; Organic infill. See <https://blog.sporteng.com.au/what-are-the-different-types-of-infill-for-synthetic-turf> for a description of each infill type.

The EU are in the process of banning “intentionally added” microplastics which will rule out the use of rubber infill in the future. It is likely this recommendation will be adopted locally here in Australia as well and will mean only organic infill system will be available or 4G non-infill systems (which are not yet FIFA certified for use).

If a sustainable approach to design is taken, there are different options for organic infill:

- The first organic infill option is a mix of Coconut husk and cork granules (approx. 90% coconut/ 10% cork). This combination may require the field to be irrigated, as the coconut husk fibres can breakdown causing the drainage capacity of the field to be reduced.
- The second option is cork itself. It is a great environmental solution as it can be reused in a new field or in landscaping applications (garden bed mulch).

The main benefit of using cork infill is the heat reducing properties. Cork can reduce the heat build-up in a synthetic field by 15 to 20 degrees when ambient temperatures rise above 30 degrees.

With the synthetic recycling plant opening in Melbourne, there is an opportunity for synthetic sports fields to be recycled when they reach the end of life. This will result in a large reduction in carbon footprint. Certain manufacturers and suppliers are now using synthetic products made of 100% recycled plastic and manufacture the products locally, which has a dramatic decrease in carbon footprint from the reduction of transport/ shipping. If the new 4/5g synthetic surface receives certification by FIFA, this will remove the need for infill and therefore additional carbon footprint.

Design for Everyone Guide: A Guide to Sport and Recreation Settings

Universal design is the process of designing products and environments to be used by everyone, to the greatest extent possible, without the need for adaptation or specialised design. Universal design is a process, not an outcome. Universal design assists everyone, not just people with a disability.

The seven Principles of Universal Design were developed in 1997 by a working group of architects, product designers, engineers and environmental design researchers. The following principles will guide the design of the new facility in terms of place and function, environment and sustainability, products and communications:

- Equitable use: The design is useful and marketable to people with diverse abilities.
- Flexibility in use: The design accommodates a wide range of individual preferences and abilities.
- Simple and intuitive use: Use of the design is easy to understand, regardless of the user's experience, knowledge, language, skills, or current concentration level.
- Perceptible information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
- Tolerance for Error: The design minimises hazards and errors – most used elements, most accessible; hazardous elements eliminated, isolated or shielded.
- Low physical effort: The design can be used efficiently and comfortably and with a minimum of fatigue.
- Size and space for approach and use: Appropriate size and space are provided for approach, reach, manipulation, and use regardless of the user's body size, posture, or mobility.

Equitable access to all key elements of sport and recreation facilities must be considered to ensure everyone can participate. In general, these elements include:

- Amenities, for example, toilets, showers and change rooms
- Buildings
- Communications systems
- Entrances and exits
- Installations, for example, drinking fountains, seating and litter bins
- Lighting
- Pedestrian pathways systems
- Playspaces
- Spectator areas.

Female Friendly Sports Infrastructure Design Guidelines

Female sports participation at the elite and peak of athlete pathways is increasing rapidly in line with an increase in grassroots participation in sport and physical activity. This represents an exciting time for Australia but also presents challenges for sports administrators and facilities.

Sport and Recreation Victoria have developed the Female Friendly Guidelines that include the following design principles to create female-friendly facilities:

- Fit for purpose: While promoting a flexible and multi-use approach, ensure female-friendly design elements and specific requirements meet the level and type of activities being delivered, as well as occupant, club or tenant needs.

- Multi and shared use: Infrastructure should be efficiently designed to promote equitable and flexible use by a mixture of users capable of sharing facilities and usage times. The facility space planning and design of public spaces should adopt a multi-purpose approach.
- Compatibility: Identification of compatible sports, teams, activities, clubs or organisations with similar objectives and requirements for facility design, use and management should be promoted.
- Universal Design: The principles of Universal Design should be applied to community sport and recreation facilities so that they accommodate users of all ages, gender, ability and cultural backgrounds.
- Public Safety: Crime Prevention through Environmental Design (CPTED) takes into consideration the relationship between users and the physical environment in the design of public spaces in crime prevention and assists with public safety.
- Health and safety: Security and safety of users should be paramount. Sport and active recreation facilities and their surrounds should be designed, built and maintained in accordance with relevant occupational health and safety standards. They should also incorporate child safe and safer design principles into the facility design.
- Functionality: Facility design and layout should promote safe and optimal functionality to accommodate formal, competitive, social and recreational forms of usage and participation.

6. Supply Analysis

This chapter reviews the current facilities supporting football training and competition in the Colac Otway Shire.

6.1 Current Facilities

There are four sporting reserves in the Colac Otway Shire that support football training and competition. These facilities are:

- Beeac Recreation Reserve
- Central Reserve Hockey Field
- Trinity College
- Western Reserve.

These facilities are shared with other users, such as Australian Rules football, athletics, dog obedience and schools.

These reserves can provide for **three full size senior fields and one junior sized field** noting that all senior fields can be used for junior competition. However, the use of these fields is restricted due to poor lighting and shared use of fields with other tenants.

However, only one senior and one junior field are dedicated football fields, with the remaining being shared-use fields, meaning the use of these fields by football is restricted. The dedicated senior field is only a Level 1 standard field with no lighting meaning field capacity is limited. The current field access across all fields currently being used by the Club is the equivalent of two senior fields.

A facility inventory has been prepared detailing the type and condition of the current football facilities together with the role and functions of the facility and whether it is fit for purpose based on current industry and Football Victoria facility standards. The inventory is supported by facility assessments for sports fields and lights. The inventory also considers potential sites for football fields.

The fields usage (training and competition) and capacity levels have been assessed and categorised as follows:

- **Level 1** – A grass sports field with no drainage or irrigation, winter grasses and lighting = approximately 10-20 hours per week.
- **Level 2** – A grass sports field with basic drainage, irrigation and winter grasses and lighting = approximately 20-25 hours per week.
- **Level 3** – A grass sports field with full drainage, irrigation and warm season grasses and lighting = approximately 25-30 hours per week.
- **Level 4** – A synthetic sports field with lighting = up to 54 hours per week.

The following rating system was used to assess the quality of sports field infrastructure:

- **Very Good** – New asset or recently redeveloped to meet current sport industry and FV facility standards.
- **Good** – Some superficial deterioration of asset and minor improvements needed to meet sport industry and FV facility standards.

- **Moderate** – Obvious deterioration of the asset and major improvements needed to meet sport and FV facility standards.
- **Poor** – Serviceability and condition of the asset is heavily impacted requiring replacement to new to meet sport industry and FV facility standards.

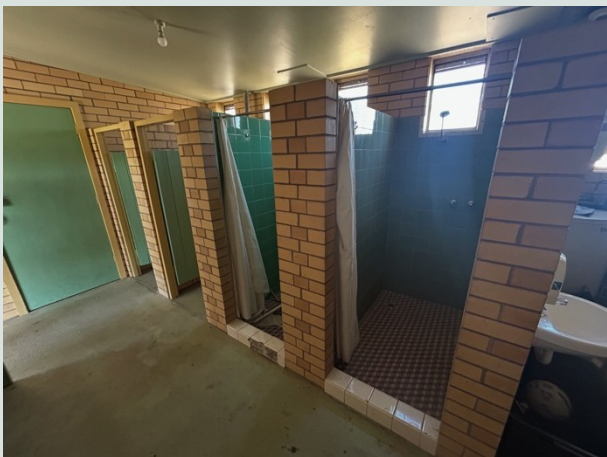
Table 20: Current Facilities

Beac Recreation Reserve	
	<ul style="list-style-type: none"> • Full sized football pitch • Level 1 Sports Field Capacity (15-20 hours) • No lighting • Amenities and buildings non-compliant for FFV requirements • Summer utilisation: Low • Winter utilisation: Low
	
	

Central Reserve Hockey Field



- Main oval used by AFL.
- Old hockey field (outlined in red) used for Football training.
- Field size only suitable for junior competition.
- Level 2 Sports Field Capacity (20-25 hours). This is not possible with lighting standard.
- Non compliant/inadequate lighting infrastructure (2 poles) resulting in poor lighting standard.
- Summer utilisation: Low.
- Winter utilisation: Moderate.



Trinity College Synthetic Sports Field



- Located on school land – No long term agreement for community use.
- Field used for junior competition.
- Full size synthetic football pitch.
- Level 4 Sports Field Capacity (50+ hours).
- No lighting.
- No amenities.
- Summer (community) utilisation: Low.
- Winter (community) utilisation: Low.
- Year round utilisation by School: High.



Western Reserve



- Main oval used by AFL and Cricket.
- Full sized football pitch.
- Competition lighting.
- Amenities and buildings non-compliant for FFV requirements.
- Level 3 Sports Field Capacity (25-30 hours).
- Summer utilisation: Moderate.
- Winter utilisation: Moderate AFL use (High with Football (soccer) using Wednesday and Sunday for the 2025 season for the first time).



The assessment of current football facilities found:

All four facilities used for football are serviceable fields for supporting community-level football training and games. However, they have below-standard amenities and supporting infrastructure.

- **Beeac Recreation Reserve** does include a full-sized football pitch, however the built infrastructure on site does not meet Football Victoria's minimum (local) preferred facility design guidelines. It is also located outside of Colac, and it is difficult to attract players to train and play games at the venue. No lighting provided.
- **Central Reserve** does not have any dedicated soccer facilities. The Club utilises the former grassed hockey pitch. This can only be used for junior competition. The field is too small for senior competition use and lighting is non-compliant. The main oval, mainly used for AFL, could fit a full-sized football pitch but is unlikely due to the high use by existing users. Lighting is competition compliant.
- **Trinity College** is a FIFA standard synthetic football pitch, however there are no amenities and is located on private property with a 'good will' community use arrangement. It is not a suitable long-term solution.
- **Western Reserve** has the capacity for a full-sized football pitch, however the built infrastructure on site does not meet Football Victoria's minimum (local) preferred facility design guidelines. The 2025 season is the first time Football (soccer) used this venue for both regular training and junior matches. Football (soccer) use is secondary to the historical AFL football use in the winter season, therefore there is limited access for football (soccer) on Wednesday for training and Sunday for games due to the current winter use of AFL football for training and competition and capacity of the field. Use of the venue for football (soccer) throughout the 2025 season was subject to the ground surface condition holding up to the two winter sports using the oval.

Several potential sites for football facilities were assessed. The following table includes an inventory and assessment of both existing and potential new sites.

Table 21: Facility Assessments- Current Use and Field Capacity

Site Name	Hierarchy (Proposed)	Current Sports Played	Future Sports Played	Usage Level	Usage Description	Current Sports Field Configuration	Sports Field Surface Type	Current Sports Field Capacity Rating	Sports Field Condition Rating
Current Use									
Beeac Recreation Reserve (DEECA - Crown Land Reserve)	Local	<ul style="list-style-type: none"> Football 	<ul style="list-style-type: none"> Football 	<ul style="list-style-type: none"> Summer – Low Winter – Low 	<ul style="list-style-type: none"> Facility managed by Beeac Community Centre Inc. The facility is used by Colac Otway Rovers AFC in the winter for senior competition every Sunday for 4 hours on Sunday and every second Saturday for U14 girls matches for 2 hours). Colac Cycling Club are also tenants but use the rooms, not the sports field. 	1 Football Pitch 1 AFL Oval; 1 Cricket Oval	Natural Grass	Level 1	Average
Central Reserve Hockey Field	Local	<ul style="list-style-type: none"> Football (training) Dog Obedience Cricket (junior and training) Athletics (field activities) School (AFL, soccer, athletics, cricket) 	<ul style="list-style-type: none"> Football (training) Cricket Dog Obedience Athletics (field activities) School (AFL, soccer, athletics, cricket) 	<ul style="list-style-type: none"> Summer – Low (13.5hrs each week) Winter – Moderate (17.5hrs each week) 	<ul style="list-style-type: none"> Facility managed by Colac Otway Shire Council. The facility is used by Colac Otway Rovers AFC in the winter for training (2.5hrs Monday). The hockey field is also used as a dog off lead area and for the dog obedience club classes. The facility is used by local schools throughout the year for athletics, AFL football, soccer, cricket. 	0.5 Football Pitch (junior) 1 junior cricket oval; Athletics field activities (discuss/javelin cages)	Natural Grass	Level 2	Good
Western Reserve	Local	<ul style="list-style-type: none"> AFL Football Cricket Football (recent usage) 	<ul style="list-style-type: none"> AFL Football Cricket Football (Satellite venue) 	<ul style="list-style-type: none"> Summer – High (27 hours each week) 	<ul style="list-style-type: none"> Facility managed by Colac Otway Shire Council. The facility is used by West Warrion Cricket Club in summer for training and matches, and Colac and District 	1 Football Pitch 1 AFL Oval; 1 Cricket Ova;	Natural Grass	Level 3	Very Good

Site Name	Hierarchy (Proposed)	Current Sports Played	Future Sports Played	Usage Level	Usage Description	Current Sports Field Configuration	Sports Field Surface Type	Current Sports Field Capacity Rating	Sports Field Condition Rating
				<ul style="list-style-type: none"> • Winter – High (35 hours each week) 	<ul style="list-style-type: none"> • Cricket Association for finals matches. • Colac Imperials Football Netball Club use for training and matches during winter. • Colac Otway Rovers AFC use the field for 5 hours on Wednesday for training and 5 hours on Sunday for junior matches. 				
Trinity College Synthetic Field	Local	<ul style="list-style-type: none"> • Football (juniors) • AFL Football • Athletics • School 	<ul style="list-style-type: none"> • Football (juniors) • AFL Football • Athletics • School 	<ul style="list-style-type: none"> • Summer – High • Winter – High 	<ul style="list-style-type: none"> • Facility managed by Trinity College. • The facility is used by Colac Otway Rovers AFC in the winter for junior competition. 	1 Football Pitch 1 AFL Oval; 1 Athletics Track	Synthetic Turf	Level 4	Very Good
Potential Use									
Former High School Site	Proposed: District	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Potential: Football 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • No current users 	None	Natural Grass	Not playable	Not playable
Lake Oval (Colac Cricket Ground)	Local	<ul style="list-style-type: none"> • Cricket • AFL Football Umpires Training 	<ul style="list-style-type: none"> • Cricket • AFL Football Umpires Training • Football (satellite venue) 	<ul style="list-style-type: none"> • Summer – High (38 hours each week) • Winter – Low (2.5 hours each week) 	<ul style="list-style-type: none"> • Facility is managed by Colac Otway Shire Council. • The facility is used by Colac Cricket Club in summer for training and matches, and Colac and District Cricket Association for finals matches. • Colac Football Umpires Association use the sports field for training during winter on Wednesday for 2.5 hours. There is no other organised use of the sports field during winter. 	1 Cricket Oval Potential: 1 Football Pitch	Natural Grass	Level 2	Good
Colac Secondary	Local	<ul style="list-style-type: none"> • Cricket 	<ul style="list-style-type: none"> • Cricket 	<ul style="list-style-type: none"> • Summer – Moderate 	<ul style="list-style-type: none"> • Facility managed by School. 	1 AFL Oval; 1 Cricket Oval	Natural Grass	Level 2	Good

Site Name	Hierarchy (Proposed)	Current Sports Played	Future Sports Played	Usage Level	Usage Description	Current Sports Field Configuration	Sports Field Surface Type	Current Sports Field Capacity Rating	Sports Field Condition Rating
College (Department of Education)		<ul style="list-style-type: none"> AFL Football (overflow ground for Colac Otway FNC for juniors) 	<ul style="list-style-type: none"> AFL Football (overflow ground for Colac Otway FNC for juniors) Potential: Football (satellite venue) 	<ul style="list-style-type: none"> Winter – Moderate 	<ul style="list-style-type: none"> The facility is used by Irrewarra CC in summer and as an overflow ground for Colac Otway FNC for junior competition. There are no lights, so winter training limited. 	Potential: 1 Football Pitch			
Central Reserve Main Oval	Regional (as per Colac Otway Shire Public Open Space Strategy)	<ul style="list-style-type: none"> AFL Football Athletics (track activities) School (football, athletics, cricket) 	<ul style="list-style-type: none"> AFL Football Athletics (track activities) School (football, athletics, cricket) Potential: Football (satellite venue) 	<ul style="list-style-type: none"> Summer – Low (7 hours each week) Winter – Moderate (17.5hrs each week) 	<ul style="list-style-type: none"> Facility is managed by Colac Otway Shire Council. The facility is used by Colac Football Netball Club during winter for training and matches and during summer for pre-season training activities. Colac Little Athletics Club use in summer for training and competition. The Colac and District Football Netball League use the venue during winter for feature matches (interleague) and the finals series. The facility is used by local schools throughout the year for athletics, AFL football, soccer, cricket. 	1 AFL Oval; 1 Athletics Track Potential: 1 Football Pitch	Natural Grass	Level 3	Very Good

Table 22: Facility Assessments- Sports Field Condition Audit

Site Name	Sports Field Condition Assessments										
	Turf Species	Turf Coverage	Turf Health (General)	Weeds	Drainage	Irrigation	Thatch (mm)	Soil Profile	Surface Levels	Playing Field Size Compliance	Estimated Sustainable Usage (Hrs/week)
Current Use											
Beeac Recreation Reserve (DEECA - Crown Land Reserve)	Mixed Species	Average (60-70%)	Average	High weed coverage	Average	Hand irrigated	Poor (60mm<)	Poor	Poor	Length 110m x Width 75m; Can support seniors	Used for matches only - 4 hours every Sunday (seniors) and 2 hours every 2 nd Saturday (total of 9 girls' games).
Central Reserve Hockey Field	Kikuyu	Good (80-90%)	Good	Minimal weed coverage - does get capeweed in Winter	Good	Automated system - moderate (system ageing)	Poor (60mm<)	Moderate	Good to Moderate	Length 90m x Width 50m; Can support MiniRoos U9-11 but undersized for seniors	Winter: 17.5 hours over 4 days Summer: 13.5 hours over 4 days
Western Reserve	Santa Ana Couch	Very Good (90 - 100%)	Very Good	Minimal weed coverage	Very Good	Automated system - very good	Very Good (None-30mm)	Good	Good - drainage lines will need more levelling works	Length 110m x Width 75m; Can support seniors	Winter: 27 hours over 5 days Summer: 35 hours over 7 days
Trinity College	N/A	N/A	N/A	N/A	Very Good	N/A	N/A	N/A	Very Good	Length 110m x Width 75m; Can	54 hours

Site Name	Sports Field Condition Assessments											
	Turf Species	Turf Coverage	Turf Health (General)	Weeds	Drainage	Irrigation	Thatch (mm)	Soil Profile	Surface Levels	Playing Field Size Compliance	Estimated Sustainable Usage (Hrs/week)	
Synthetic Field											support seniors	
Potential Use												
Former High School Site	Little to no turf species	Nil	poor	Majority weeds	Nil	Nil	N/A	N/A	Undulating	Potential: 2 x Length 110m x Width 75m; Could support seniors	Not playable	
Lake Oval (Colac Cricket Ground)	Couch - Legend / Grand Prix	Good (80-90%)	Good	Moderate weed coverage	Average	Automated system - very good	Average (50-60mm)	Average	Good	Potential: Length 110m x Width 75m; Could support seniors	Winter: 2.5 hours over 1 day Summer: 38 hours over 7 days	
Colac Secondary College (Department of Education)	Kikuyu	Good (80-90%)	Good	Moderate weed coverage	Average	Hand irrigated	Average (50-60mm)	Average	Good	Potential: Length 110m x Width 75m; Could support seniors	Winter tenant: football - used as overflow/satellite venue. Summer tenant: cricket venue used 6-7 days per week	

Site Name	Sports Field Condition Assessments										
	Turf Species	Turf Coverage	Turf Health (General)	Weeds	Drainage	Irrigation	Thatch (mm)	Soil Profile	Surface Levels	Playing Field Size Compliance	Estimated Sustainable Usage (Hrs/week)
Central Reserve Main Oval	Santa Ana Couch	Very Good (90-100%)	Very Good	Moderate weed coverage	Good	Automated system - very good	Moderate (40-50mm)	Good	Very Good	Potential: Length 110m x Width 75m; Could support seniors	Winter: 17.5 hours over 5 days Summer: 7 hours over 4 days

Table 23: Facility Assessments- Lighting and Pavilion Condition Audit

Site Name	Lighting Standard	Lighting Condition Rating	Pavilion Condition Rating	Pavilion Fit-For-Purpose Rating
Current Use				
Beeac Recreation Reserve (DEECA - Crown Land Reserve)	None	N/A	Good	Average - Does not fit standards (e.g. Change rooms insufficient and don't meet access or female friendly design requirements)
Central Reserve Hockey Field	2 poles with floodlights	Poor - not compliant	Poor	Poor - Does not meet standards (e.g. Fall short on most pavilion requirements, outside social space. There are no change rooms)
Western Reserve	Competition (100 lux)	Very Good	Average	Average - Does not meet standards (e.g. Change rooms insufficient and don't meet access or female friendly design requirements)
Trinity College Synthetic Field	None - but conduit installed when facility developed	N/A	None	Poor - No pavilion
Potential Use				
Former High School Site	None	N/A	None	N/A
Lake Oval (Colac Cricket Ground)	None	N/A	Average	Poor - Does not meet standards (e.g. Fall short on most pavilion requirements, outside social space. There are no change rooms)
Colac Secondary College (Department of Education)	None – school has previously indicated that they are not supportive of lighting being installed	N/A	Good	Good
Central Reserve Main Oval	Competition (150 lux)	Very Good	Very Good	Very Good - New pavilion that meets standards

6.2 Catchment Analysis

Sport facility trends indicate that most (approximately 75%) of club members live within an approximate 15-minute drive of their local sporting facility/club.

The size of the catchment area is influenced by a number of factors, including the range and quality of facilities. District and regional facilities, providing unique and varied facility components and a larger number of services, will draw users from a much wider catchment than a local facility. Often 30 minutes in a regional/rural area.

The following catchment map shows that most Colac/Elliminyt residents are within a 15-minute drive time of a soccer facility.

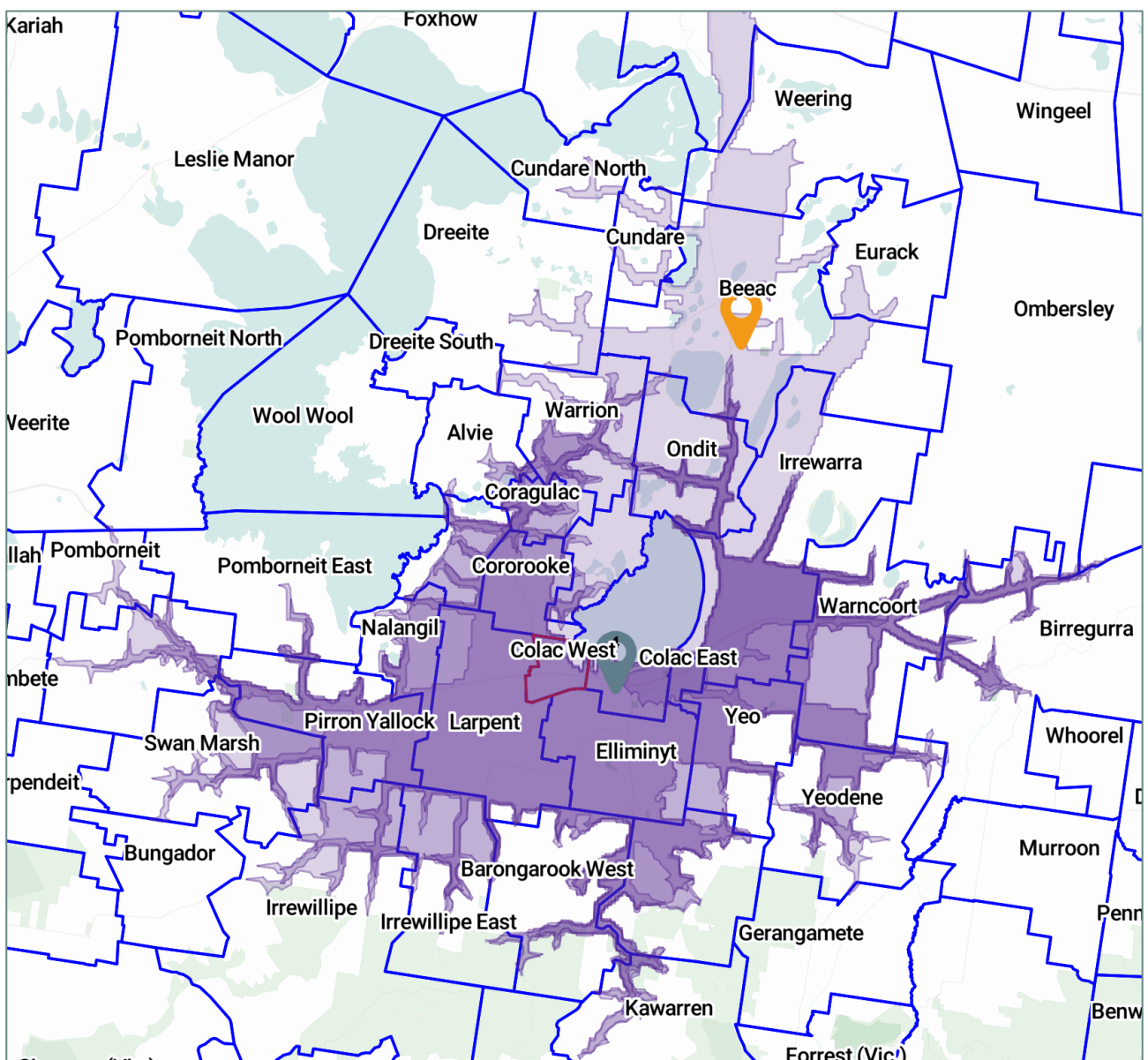


Figure 14: Catchment Map – Current Facilities

The former Colac High School site catchment map below shows this central location providing for 14,982 people (2023).

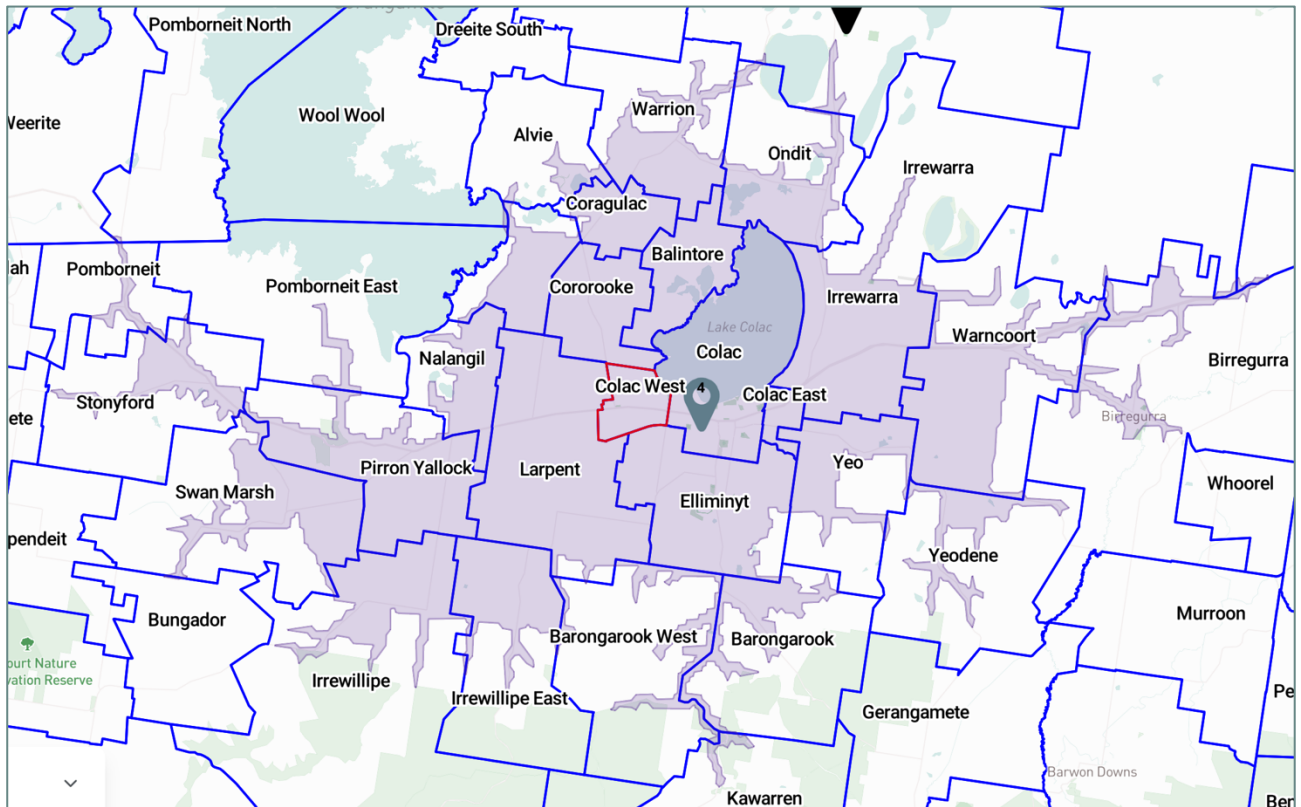


Figure 15: Catchment Map – Former Colac High School Site

6.3 Key Findings

Football receives inequitable allocations to Colac Otway sport fields

There are four sporting reserves in the Colac Otway Shire that are currently supporting football training and competition. These venues provide for **three full-size senior fields and one junior-sized field**.

These venues are:

- Beac Recreation Reserve
- Central Reserve Hockey Pitch
- Trinity College
- Western Reserve.

Of these venues, only one senior and one junior field are dedicated football fields. The remaining fields are shared use, meaning the use of these fields by football is restricted. Also, the dedicated senior field at Beac Recreation Reserve is only a Level 1 standard field with no lighting meaning field capacity is limited. **The current field access across all fields is the equivalent of two fields.**

All residents in the Colac/Elliminyt area are within a 15-minute drive of existing facilities. However, football is a secondary user on these sports fields, with existing tenants (i.e. AFL Football, cricket) use prioritised.

Current facilities do not meet current facility standards

The facilities review found:

- **Sports Fields** – Beeac Reserve (Level 1 senior) is in average condition and can accommodate 15-20 hours, whilst Central Reserve Hockey Field (Level 2 junior) is in good condition and can accommodate 20-25 hours of weekly use. Trinity College’s synthetic field is the highest level, Level 4, and can accommodate over 50 hours of weekly use, if it were lit.
- **Lighting** – Western Reserve is the only facility currently used for football that has quality lighting that meets competition standard (100 LUX). The Beeac Recreation Reserve has no lighting, and the Central Reserve Hockey Field has poor lighting that is non-compliant. The lighting doesn’t provide coverage across the field and doesn’t meet training standards (100 LUX). Trinity College does not have lighting.
- **Buildings** – All buildings are non-compliant with Football Victoria’s minimum (local) preferred facility design guidelines, particularly the change facilities. They are inaccessible and don’t meet universal design principles. The change rooms are insufficient and are unwelcoming for girls and women players and officials and they don’t meet gender neutral (female-friendly) design guidelines. The buildings do not provide first aid/medical rooms, a separate officials change room area, sufficient storage and in some instances kitchen/kiosk. No pavilion/change rooms are provided at Trinity College.

There are potential sites that could provide for football facilities

The former high school site is a greenfield development site that has been earmarked for the potential location of a football facility. It has the potential to provide for two football fields where a Level 3 natural grass field (25-30 hours) and Level 4 synthetic field (54 hours) could support the current to medium-term training and competition needs for junior and senior teams. This central location would provide for 14,982 people (2023) within 15 minutes’ drive time.



Figure 16: Former Colac High School Site

Existing sites including Trinity College, Beeac Recreation Reserve and Central Reserve Hockey Field could have the potential for increase in use if lighting and improved change rooms facilities are provided. Access to Beeac Recreation Reserve should be maintained as a backup competition venue and may require automatic irrigation to maintain competition use.

Several other existing facilities were assessed to understand their potential of supporting football training and competition. These sites include Lake Oval, Colac Secondary College Oval and Central Reserve Main Field.

There are proposed new growth areas in Colac where active open spaces will be set-aside for sports fields that could support football.

7. Strategic Directions

The Colac Otway Shire Football (Soccer) Facilities Feasibility Study is a 10-year strategic plan to support the growth of football in the Colac Otway Shire. The Study includes a road map of prioritised actions for the short, medium, and long term to support soccer in the Shire.

Colac Otway Rovers AFC is currently the sole soccer club within the Shire. In response to recent growth, the club now operates across four separate sports reserves, utilising three senior-sized fields and one junior-sized field. However, access is limited to the equivalent of two fields, as other seasonal tenants also occupy these reserves.

Soccer participation is growing, with Club participation increasing from 50 players in 2020 to 163 in 2025 in the winter season, and 92 players in the indoor Futsal competition run in the summer season (2024/25).

The Club provides for community junior (MiniRoos) and senior level competition. Other clubs in the Greater Geelong region provide a development pathway into State League and National Premier League competition.

7.1 Key Findings

The market research and engagement findings found:

- Strategic support exists for a fit-for-purpose soccer facility in Colac Otway Shire.
- A growing population, greater programming that is encouraging more people to participate and the growth in female football participation are key drivers of demand leading to an increase in football participation.
- Football participants meet the recommended Australian physical activity levels.
- There is a shortfall in fit-for-purpose football fields in the Colac Otway Shire.
- Football receives inequitable allocations to Colac Otway sport fields.
- Current facilities do not meet current facility standards.
- There are potential sites that could provide for football facilities.
- Clarifying the role of Council, Football Victoria, and Clubs is important to Strategy implementation.

7.2 Key Challenges

The Study identifies the following key challenges in managing soccer participation growth:

- **Challenge 1** – Football participation is growing significantly locally in Colac Otway and across the Greater Geelong region. This participation and programming growth will continue to put pressure on existing facilities and drive a need for additional football (rectangular) fields.
- **Challenge 2** – There is a need to increase the allocation of fields to football (soccer) in Colac Otway Shire, in line with other field sports that have similar programming needs i.e. AFL football.
- **Challenge 3**—The current fields supporting football activities are inadequate, don't meet current standards, or have already reached capacity due to existing users. They limit the participation and programming growth of football (soccer).

- **Challenge 4** – Clarity on the role of Colac Otway Shire Council, football (soccer) club/s and Football Victoria.

A facility demand model has been developed to guide the current and future field requirements. The model considers field capacity, participation rates, and usage levels. Other factors, such as a field's capacity to accommodate playing numbers, the current distribution of clubs to fields, and opportunities for clubs to share facilities, have also been considered.

There is a need for a quality, fit for purpose football facilities in Colac Otway

The supply of single-field soccer facilities across shared-use facilities is sufficient to meet the current participation and programming needs (50 hours); however, they don't meet standards, are an inefficient operating model, and are reliant on 'goodwill' usage arrangements with Trinity College and existing club tenants at Western Reserve and Central Reserve. The current field access for football is the equivalent of two fields.

Furthermore, if a wet winter were to occur and field (surface) conditions deteriorate, football use of these fields would cease. The current situation limits the potential for growth of football participation and programming in the Colac Otway region.

There is no home base for the Colac Otway Rovers AFC. A fit-for-purpose district-size football (soccer) facility with two fields (one natural grass and one synthetic turf—equivalent to the capacity of three natural grass fields or 75 hours of use) can accommodate 220 to 350 participants.

The Demand Analysis Model supports this proposed field requirement. The modelling found:

- If the Victorian AusPlay participation rates are realised, six natural grass rectangular fields (150 hours) would be required to meet participation and programming needs.
- If the current Colac Otway participation rate is applied, access to two natural grass rectangular fields (50 hours) would be required to meet participation and programming needs.
- If a midpoint between the current Colac Otway participation rate and Victorian AusPlay participation rate, access to three natural grass rectangular fields (75 hours) would be required to meet participation and programming needs. The midpoint participation rate is similar to that being experienced at the Castlemaine Goldfields Soccer Club, which now boasts 569 players and has current access to two senior natural grass pitches and confirmed demand for a third pitch.
- The field requirements above could be reduced if a Level 4 synthetic field is installed. A synthetic field can accommodate twice the use compared to a natural grass field.

7.3 Strategic Approach

The vision for the **Colac Otway Football (Soccer) Facilities Feasibility Study 2025-2035** is:

To provide equitable access to quality football facilities that support football pathways and participation

To achieve this vision, Colac Otway Shire Council will need to deliver on the following proposed strategic objectives:

- **Objective 1** – Provide high quality and compliant football (soccer) facilities.
- **Objective 2** – Improve access to football (soccer) facilities based on participation numbers.
- **Objective 3** – Deliver well planned, maintained and managed soccer facilities.

A strategic approach is needed to address the facility requirements and support the growth of football (soccer) participation and programming in the Colac Otway Shire:

- Adopt a planning framework to guide the provision and development of football facilities in the Colac Otway Shire.
- **Priority** - Plan and deliver a new home base, a soccer (football) hub with a minimum of two fields (consider one natural grass and one synthetic), supporting infrastructure (lighting, player/official benches, etc) and pavilion (flexible change rooms to cater to the number of fields being provided) at the former High School site in the medium term. The feasibility study has explored the benefits and implications of multi-sport field and dedicated rectangular field layout.
- Whilst planning for a new soccer (football) hub, interim actions that consider a combination of redistributing allocations and increasing capacity of existing fields on shared-use facilities. This will need to consider the current and future requirements of existing tenants. Some of these facilities may require improvements such as installing sports lighting, improving sports fields and provision of temporary gender-neutral change rooms.
- Identify opportunities within active open space set aside in new growth areas Precinct Structure Plans to add to football fields to support football participation in the long term. This can be provided through multi-sport field layouts.

7.4 Recommendations

The proposed strategic approach and site-specific recommendations are outlined below.



Figure 17: Proposed Strategic Approach

Table 24: Proposed Strategic Approach Site-Specific Recommendations

Site Name	Development Options	Discussion
Beeac Recreation Reserve (DEECA - Crown Land Reserve)	Provide advice to the DEECA appointed Reserve Committee and Club on maintenance of fields.	The facility location is too far away from Colac and inappropriate to locate a football hub. The facility can help manage current use to meet programming needs for senior matches. There are no cost implications to providing advice to the Reserve Committee to improve the sports fields.
	Allocate for senior matches.	
Central Reserve Hockey Field	Allocate for training and junior matches.	The facility is too small to support senior training and matches. The characteristics of the sports field limits its potential. The facility can help manage current use to meet programming needs for junior training and matches. There are no cost implications, programming conflict, or asset condition concerns to maintaining access. To accommodate additional training, lighting could be upgraded to provide compliant training standard lighting and additional utilisation.
Western Reserve	Allocate training and senior matches outside AFL football club use.	The sports field with lighting and change rooms can support junior and senior training and matches. The facility is well used by other sports (primary tenants) and therefore football (soccer) programming is limited and dependant on good weather conditions. There are no cost implications, however programming conflict is likely, and it may lead to asset condition concerns through overuse of field. The use of the field is being monitored and is not a long-term solution.
Central Reserve Main Oval	Explore football use, if capacity allows.	The sports field with lighting and change rooms can support junior and senior training and matches. The facility is well used by other sports (primary tenants) and therefore football programming would be limited and dependant on good weather conditions. There are no cost implications, however programming conflict is likely, and it may lead to asset condition concerns through overuse of field. The use of the field would need to be monitored and is not a long-term solution.
	If possible, consider allocating training and senior matches outside AFL football club use.	
Trinity College Synthetic Field	Explore formalised agreement with school to secure community access.	The sports field does not have lighting or change rooms and therefore is limited in its use. The facility could support junior training and matches. Use of the field in previous seasons has been through an arrangement between the club and the school. If lighting and change rooms were installed, use could extend to senior training. However, the Council has no control over its programming and would need to negotiate access with the school through a formal agreement.
	If possible, consider allocating training and junior matches outside school use.	

Site Name	Development Options	Discussion
		Council's preferred option is to invest on Council land where they have management control. The use of the field is not a long-term solution.
Lake Oval (Colac Cricket Ground)	Explore football use of Lake Oval. If possible, invest in facilities to accommodate use.	The sports field has low use in the winter season and could support junior and senior training and matches, if lighting, drainage and change rooms were provided.
	Install new lighting (100 lux) and improve drainage.	There is a cost implication with funding required for new infrastructure to facilitate football use. However, there is no programming conflict or to asset condition concerns.
	Provide temporary gender-neutral change rooms.	There have been neighbourhood concerns with previous proposals to install lighting at the reserve. However, the lighting systems today limit light spill and management restrictions respond to these concerns.
	If possible, consider allocating junior and senior training and matches, outside of the Colac & District Football Umpires Association use.	
Colac Secondary College (Department of Education)	Explore football use of the sports field at Colac Secondary College as part of a JUA. If possible, invest in facilities to accommodate use.	The sports field has low use in the winter season and could support junior and senior training and matches, if lighting and surface improvements were provided.
	Install new lighting (100 lux) and upgrade surface.	There is a cost implication with funding required for new infrastructure to facilitate football use. However, there is limited programming conflict or to asset condition concerns.
	If possible, consider allocating training and junior matches.	In recent discussions, the school has not supported lighting the sports field and therefore this solution is unlikely.
Former High School Site New Colac Otway Soccer (Football) Hub	Plan, design and deliver a new district soccer (football) hub that provides two lit football pitches, one with natural grass and another with synthetic turf, supporting infrastructure and pavilion.	The development of a soccer (football) hub is the strategic priority for providing a quality, fit for purpose football facility that supports football participation and programming needs. There is a cost implication with funding required to deliver the proposed concept, including funding advocacy to State and Federal governments. There are no programming conflict or asset condition concerns. This solution is recommended.
	Allocate senior and junior training and matches.	
New Active Open Space Reserve in Growth Area	Plan, design and deliver a new district sports reserve with multi-sport field that can be configured for two football pitches, with compliant lighting and supporting infrastructure, and buildings/pavilion.	The development of a multi-sports field as part of active open space set aside in the growth area should be designed to support AFL football, cricket and football. If demand is realised, the field will then be able to support junior and senior football training and matches. There is a cost implication with funding required to deliver the proposed concept, including developer contributions and potentially funding advocacy to State and Federal governments. There is no programming conflict or asset condition concerns. This solution is long term and recommended.

8. Colac Otway Soccer (Football) Hub Feasibility Study

The Colac Otway Soccer (Football) Hub has been identified as a key recommendation from the Colac Otway Football (Soccer) Facilities Feasibility Study 2025-2035:

Plan, design and deliver a new district soccer hub at the former High School site that provides two lit football pitches, one with natural grass and another with synthetic turf, supporting infrastructure and pavilion.

This Feasibility Study includes a Design Brief with Functional Design Components Schedule. This Design Brief has been translated into a concept master plan of the site with a supporting pavilion concept plan. The concept plans have been costed by an independent Quantity Surveyor and include design and cost advice from a sports field engineer.

8.1 The Need

The Feasibility Study identifies the following key challenges in managing soccer participation growth:

- **Challenge 1** – Football participation is growing significantly locally in the Colac Otway Shire and across the Greater Geelong region. This participation and programming growth will continue to put pressure on existing facilities and drive a need for additional football fields.
- **Challenge 2** – There is a need to increase the allocation of fields to football in the Colac Otway Shire, in line with other field sports that have similar programming needs i.e. AFL football.
- **Challenge 3**—The current fields supporting football activities are inadequate, don't meet current standards, or have already reached capacity due to existing users.
- **Challenge 4** – Clarity on the role of Colac Otway Shire Council, football club/s and Football Victoria.

The table below applies the current football participation rate in Colac Otway Shire (1.33%) and the AusPlay participation rates (2.8% Adult and 10.2% Child) to the current population and future projected populations of 2031 and 2036. It shows the potential (latent) demand for football in Colac Otway Shire if quality facilities and programs are provided.

Table 25: Football Participation Rate in Colac Otway Shire

Football	Current	2031	2036
Current Participation Rate (1.33%)	297	309	317
AusPlay Participation Rate (2.8% Adult/10.2% Child)	904	909	927

The three full size senior fields and one junior sized field used by football are restricted due to no or poor lighting and compliant gender-neutral change room facilities, fields being shared-use fields with other tenants such as AFL football (this restriction will continue at these fields) and Beeac Reserve being an inappropriate location for a football hub. A review of the occupancy of junior and senior teams for training and matches across Beeac Recreation Reserve, Central Reserve Hockey Pitch, Western Reserve and Trinity College shows football's current field access across these fields to be an equivalent of 50 hours of use or the field capacity for two senior pitches at a Level 3 standards (full drainage, irrigation and warm season grasses).

The current situation limits the potential for growth of football participation and programming in the Colac Otway region.

This project includes a Demand Analysis Model to determine the number of football (rectangular) fields required to meet current and future participation demand. Three scenarios were modelled:

- Scenario 1 – If the Victorian AusPlay participation rate is applied to the current and future population
- Scenario 2 – If the current Colac Otway participation rate is applied to the current and future population
- Scenario 3 – If a midpoint between the Colac Otway and Victorian AusPlay participation rate is applied to the current and future population.

Table 26: Facility Requirements Current – 2036

Sport	Current Fields Used by Sport	Current Field Access*	Current Level 3 Field Access Requirement for Current Participation Demand (2025)#	Current Surplus/ Deficit of Field Access	Future Level 3 Field Access Requirements for Participation Demand (2036)^	Future Surplus/ Deficit of Field Access
Scenario 1 Victorian AusPlay participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	6 (equivalent of 150 hours)	-4	6 (equivalent of 150 hours)	-4
Scenario 2 Colac Otway current participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	2 (equivalent of 50 hours)	0	2 (equivalent of 50 hours)	0
Scenario 3 Midpoint between Colac Otway and Victorian AusPlay participation rate	3 senior and 1 junior fields	2 senior fields (equivalent of 50 hours)	3 (equivalent of 75 hours)	-1	3 (equivalent of 75 hours)	-1

* **Note:** The current field access considers a sport’s access to dedicated fields (100% access) and secondary the proportion of use by that sport for shared multi-sport fields. A field is only counted when it is fully utilised (25hrs based on a Level 3 natural grass field). A review of the occupancy of junior and senior teams for training and matches across fields used by football shows an equivalent of 50 hours of use or the field capacity for two senior pitches.

The field requirement can be reduced if installing a Level 4 synthetic pitch that can accommodate 54hrs of use (twice that of a Level 3 natural grass field).

^ The future 2036 field requirement does increase from current 2025 population, however not to the level that has triggered an additional field.

The model shows a demand for a new home for football (football hub) to serve the Colac Otway Shire.

There is no home base for the Colac Otway Rovers AFC. A fit for purpose district size football hub with two fields (one natural grass and one synthetic turf – equivalent of the capacity of two natural grass fields) can provide for 220 - 350 participants (approximately 30,000 visits per annum).

The football hub should be designed to progressively increase its capacity in line with the growth of soccer participation. We note that the club has 163 participants, and the Shire football participation is 297. This shows that some participants play at clubs and venues outside the municipality (e.g., Surf Coast FC participates at Banyul-Warri Fields in Torquay). However, the club and regional participation growth trend suggests participation will continue to grow to a level that can support a two to three field facility.

8.2 Design Brief

The design brief identifies key facility components that have been translated into a functional design components schedule. It also provides design principles and precedent images of similar facility projects as reference material.

Key Facility Components

The proposed layout needs to be tested with the following key facility components identified:

- A full-size synthetic senior FIFA pitch.
- A full-size natural grass senior FIFA pitch. This pitch should meet local community junior and senior level pitch dimensions as per Football Victoria's preferred facility design guidelines.
- A third field area that can be configured as three to four smaller-sized fields (U6/7 fields and futsal) or as one junior field (U9 – 11 fields).
- Field layouts should provide the required run-off areas and accommodate required technical/player areas (including necessary infrastructure – shelters, seating, etc).
- Senior fields should include low/high fencing and sports lighting to amateur competition standard (100 LUX).
- A community sports pavilion that meets local community junior and senior level pavilion requirements as per Football Victoria's preferred facility design guidelines. The pavilion should include two large change rooms of 50sqm (that can be configured as four small-sized change rooms) with amenities, a referee room of 20sqm with amenities, a first aid room of 10sqm, a social space for 80 people (100m²), kitchen/kiosk with internal and external servery, a bar, public toilets for male, female and disabled, storage and an undercover viewing area of 80sqm.
- The surrounding precinct should include approximately 50-75 car spaces and landscaping that includes a footpath network with shade trees (retaining what is on the site's perimeter) and informal spectating areas with park seating.

Key Design Principles

The key design principles identified are:

- **Accessible and Inclusive:** Facilities and spaces will be universally designed and inclusive, fostering participation in physical activity by all our community, across all life stages, genders and cultures.
- **Diverse and Equitable:** Facilities and spaces will offer a diverse mix of facilities, programs and experiences.
- **Safe and Welcoming:** Facilities and spaces and programs are designed to be visible, open and welcoming to the community, creating a safe place for girls and women to participate.
- **Multi-Use:** Facilities and spaces will be multi-use, offering several activities, programs and experiences for users.
- **Connected:** facilities and spaces connection across our communities and our unique natural environment.

- **Sustainable:** Facilities and spaces will be designed and operated efficiently, whilst being well managed and maintained.

Key Design Requirements

Key design requirements include:

- The master plan must test and include all recommendations.
- The sports facility must meet the agreed area schedules.
- The facility must deliver a contemporary sport facility.
- The reserve should be designed so that they are welcoming and inclusive for all ages, cultures and abilities. Consider ideas that go beyond the standards.
- Consideration of Universal Design Principles.
- Consideration of Female Friendly Design Principles.
- Consideration of sustainable design features (ESD and WSUD).
- Must meet minimum requirements of Football Victoria.
- A green open space area at the north-west corner of the reserve to support social family recreation and play function.
- Consider the future residential development growth proposed to the north and west of the site and proposed road connections around the site.

Functional Relationships

Key functional relationships include:

- Sightlines and access must be in keeping with the purpose of the reserve's key activities.
- The sports facilities proposed must fit with the aesthetics of the park and surrounding landscape, including proposed landscape treatment.
- The sports pavilion must be physically and functionally linked to fields of play. The sports pavilion and location shall accommodate services typical of community facilities. Floor plans shall consider the sports specific requirements including for players, spectators and umpires.
- Consider relationship of green open space area at the north-west corner to informal junior fields area that can act as a kick about space and support the future residential development growth proposed to the north and west of the site.

Functional Design Components Schedule

A Functional Design Components Schedule has been prepared below to help inform:

- A site master plan
- A pavilion concept plan.

It is recognised that a site-specific geotechnical report will be required as part of the next design step.

HBArch were engaged to prepare the site master plan and pavilion concept plan. SportENG were engaged to provide indicative sports field layouts and sports field engineering design advice.

Table 27: Functional Design Components Schedule

Category	Area
Sports Fields	
Full size natural grass senior FIFA pitch	Pitch Size: 1no @ 96-105m x 60-68m Pitch Run Off (Minimum): 3m each end and 5m each side Technical area Level 3 Standard Field – Full irrigation, drainage and warm season grasses
Full size synthetic FIFA pitch with three small sized pitches	Pitch Size: 1no @ 96-105m x 60-68m Pitch Size: 3no @ 30m x 20m Pitch Run Off (Minimum): 3m each end and 5m each side Technical area Level 4 Standard Field – Synthetic Turf
Sports Pavilion	
Players Change Room	2no. @ 50sqm that can be configured as 4no @ 25sqm
Players Amenities	2no. @ 25sqm
Match Officials Room	20sqm
Match Officials Amenities	10sqm Unisex accessible toilet with basin
First Aid	10sqm Locate to enable emergency service vehicle access
Multipurpose/Social Room	100sqm (approx. room for 80 people)
Undercover Viewing Area	80sqm (approx. room for 80 people) Allows for 20sqm circulation around kitchen and bar serveries
Kitchen/Kiosk	30sqm kitchen 10sqm cold and dry storage Internal and external servery
Bar	10sqm bar Internal servery
Public Toilets	20sqm M/F toilets 7sqm Accessible toilet
Cleaners	5sqm
Store	15sqm
Precinct	
Car Parking	50-75 car spaces Entry and exit Provision for disabled car spaces near pavilion
Landscaping	Provision of footpath and seating. Retain perimeter trees. Footpath to meet Australian Standards & IDM (Infrastructure Design Manual) for footpaths

8.3 Site Master Plan

The site master plan has considered the following staged development approach:

Stage 1 - Full site preparation and the construction of a senior football pitch with lighting and supporting infrastructure.

Four development options have been considered for Stage 1. These include:

- Option 1A - Site preparation, site drainage, seniors natural turf field with lighting and supporting infrastructure, interim grass field with basic drainage (for overflow club scheduling/training activities), pavilion half scheme, paths, gravel carparking, basic landscaping.
- Option 1B - Site preparation, site drainage, seniors natural turf field with lighting and supporting infrastructure, interim grass field with basic drainage (for overflow club scheduling/training activities), pavilion full scheme, paths, gravel carparking, basic landscaping.
- Option 1C - Site preparation, site drainage, seniors synthetic field with lighting and supporting infrastructure, interim grass field with basic drainage (for overflow club scheduling/training activities), pavilion half scheme, paths, gravel carparking, basic landscaping.
- Option 1D - Site preparation, site drainage, seniors synthetic field with lighting and supporting infrastructure, interim grass field with basic drainage (for overflow club scheduling/training activities), pavilion full scheme, paths, gravel carparking, basic landscaping.

Recommended Option

Option 1C is recommended as the first stage, given this provides the capacity to accommodate the existing club use (50 hours) with the construction of a single field - synthetic surface. This option would include:

- A senior sized Level 4 synthetic field with lighting and supporting infrastructure.
- An interim grass field with basic drainage (to provide for club overflow scheduling/use).
- A half scheme pavilion including player and officials change rooms/amenities, storeroom, first aid area (this does not include additional player changerooms/amenities, public amenities, club social rooms (kiosk, kitchen, social rooms)).
- Pathways.
- Gravel carparking area.
- Basic landscaping.

Stage 2 – Construction of a second senior turf football pitch with lighting and supporting infrastructure including:

- Construction/full development of the second senior football field as a Level 3 natural turf surface with lighting and supporting infrastructure.
- Extension of the pavilion to provide additional player changerooms/amenities, public amenities, club social rooms (kiosk, kitchen, social rooms).
- Sealing of the carpark area.
- Forecourt landscaping.
- Seating and shelters for spectators.

Stage 3 – Creation of junior fields and support infrastructure including:

- Creation of junior fields (turf or synthetic surface).

- Seating and shelters for spectators.
- Improved site landscaping.
- Playground and green space area.

The playground and green space in the northwest part of the site is likely to be constructed when nearby land is developed for housing. The Stage 3 construction of additional junior fields (synthetic) would only be considered if there is enough football (soccer) participation to justify the need for more junior fields.

The plans on the following pages indicate the proposed development stages.



Figure 18: Site Master Plan – Stage 1



Figure 19: Site Master Plan – Stage 2



Figure 20: Site Master Plan – Stage 3

8.4 Pavilion Concept Plan

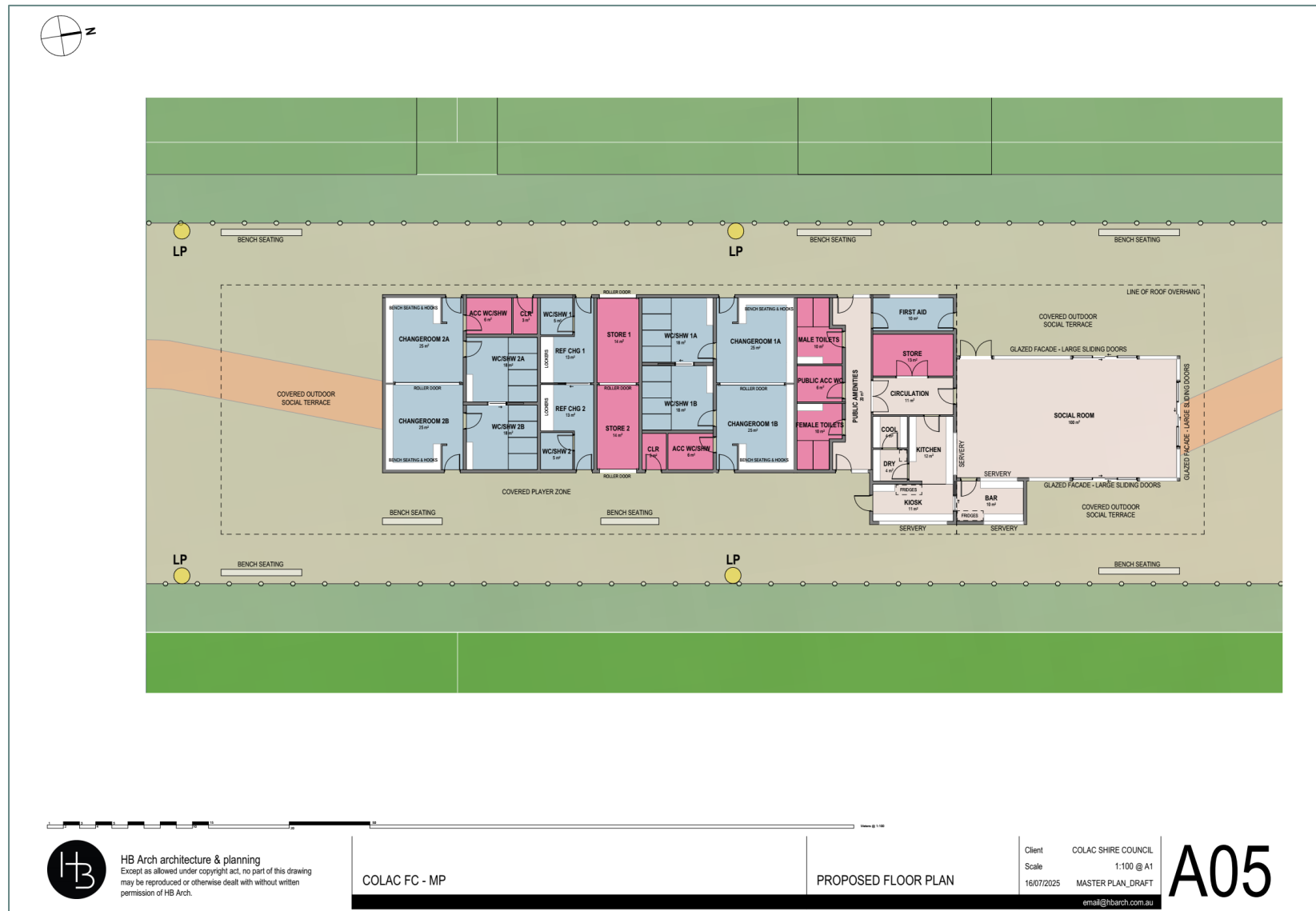


Figure 21: Pavilion Concept Plan (Full Scheme)



Figure 22: Pavilion Concept Plan – Staging Plan (Half Scheme)

8.5 Preliminary Capital Cost Estimate

SportENG has provided sports field engineering design advice and a probable cost estimate for the sports fields design and construction.

Currie and Brown Quantity Surveyors have provided a probable cost estimate for the overall site. This cost plan includes SportENG's probable cost estimates and includes the sports fields, pavilion, lighting, car parking, and landscaping.

The cost plan has considered the staged development approach and associated costs for the identified Stage 1 options.

The table below summarises the estimated total project cost for each stage and option.

Table 28: Cost Plan – Summary

Staging	Total Project Cost*
Stage 1 – Option 1A (Natural Turf Field and Half Scheme Pavilion) Refer to Figure 18 and 22	\$18,172,000
Stage 1 – Option 1B (Natural Turf Field and Full Scheme Pavilion) Refer to Figure 18 and 21	\$20,874,000
Stage 1 – Option 1C (Synthetic Field and Half Scheme Pavilion) Refer to Figure 18 and 22 (Recommended Option)	\$18,760,000
Stage 1 – Option 1D (Synthetic Field Full Scheme Pavilion) Refer to Figure 18 and 21	\$21,360,000
Stage 2^ Refer to Figure 19	\$9,726,000
Stage 3 Refer to Figure 20	\$4,185,000

* Project costs include contingency allowances for preliminaries and margin, ESD allowance, design and construction contingency, estimated construction tender, consultant fees, authority fees and substation allowance.

^ If Option 1B or 1D is completed as stage 1, the second stage of the pavilion is not required in Stage 2.

Table 29: Cost Plan – Stage 1 Options

	Total Project Cost			
	Stage 1 Option 1A	Stage 1 Option 1B	Stage 1 Option 1C	Stage 1 Option 1D
			Recommended Option	
Demolition, Site Works and Drainage	\$947,940	\$947,940	\$947,940	\$947,940
Seniors Level Pitch – Interim Grass Field	\$362,815	\$362,815	\$362,815	\$362,815
Pavilion Half Scheme	\$1,671,583		\$1,671,583	
Pavilion Full Scheme		\$3,390,993		\$3,390,993
Gravel Car Parking	\$212,305	\$212,305	\$212,305	\$212,305
Paths, Forecourt, Paving	\$272,240	\$272,240	\$325,240	\$325,240
External Works, landscaping	\$202,700	\$202,700	\$202,700	\$202,700
Storm Water	\$1,070,000	\$1,070,000	\$1,070,000	\$1,070,000
External Services	\$4,995,000	\$4,995,000	\$4,995,000	\$4,995,000
Building and Site Costs	\$9,734,583	\$11,453,993	\$9,787,583	\$11,506,993
Preliminaries and Margin	\$1,555,417	\$1,832,007	\$1,565,417	\$1,841,007
Net Construction Cost	\$11,290,000	\$13,286,000	\$11,353,000	\$13,348,000
ESD Allowance	\$225,250	\$263,950	\$226,225	\$267,100
Design Contingency	\$846,750	\$996,450	\$851,475	\$1,001,100
Construction Contingency	\$1,129,000	\$1,328,600	\$1,135,300	\$1,334,800
Estimated Construction Tender	\$12,362,000	\$15,875,000	\$13,566,000	\$15,951,000
Consultant Fees	\$986,380	\$1,270,000	\$1,083,964	\$1,274,490
Authority Fees	\$123,620	\$158,000	\$135,035	\$159,510
Substation Allowance	\$700,000	\$700,000	\$700,000	\$700,000
Seniors Level Field	\$2,871,000 (Turf)	\$2,871,000 (Turf)	\$3,275,000 (Synthetic)	\$3,275,000 (Synthetic)
Total Project End Cost	\$18,172,000	\$20,874,000	\$18,760,000	\$21,360,000

Table 30: Cost Plan – Stage 2

Stage 2	Total Project Cost
Demolition	\$55,205
Pavilion Extension*	\$2,230,839
Sealing Car Parking	\$671,171
Paths, Forecourt, Paving, Seating and Shelters	\$1,673,414
Storm Water	\$100,000
External Services	\$91,300
Building and Site Costs	\$4,821,929
Preliminaries and Margin	\$768,072
Net Construction Cost	\$5,590,000
ESD Allowance	\$111,800
Design Contingency	\$419,200
Construction Contingency	\$559,000
Estimated Construction Tender	\$6,680,000
Consultant Fees	\$534,400
Authority Fees	\$66,600
2 nd Seniors Level 3 Field – Natural Turf and Lighting	\$2,445,000
Total Project End Cost	\$9,726,000

*Note: Additional funding if full pavilion scheme not implemented in Stage 1 (Options 1A and 1C). Stage 3 includes site improvements that support the green space and playground and providing a junior fields area (synthetic surface). This would only be considered if the football participation demand requires additional junior fields. Stage 3 is only provided as an order of costs for the project, where Stage 1 and Stage 2 support costs for the Colac Otway Soccer (Football) Hub.

Table 31: Cost Plan – Stage 3

Stage 3	Total Project Cost
Paths, Forecourt, Paving, Seating and Shelters	\$95,000
Green Space and Playground	\$1,047,750
Storm Water	\$390,000
External Services	\$107,800
Sub Total Site and Services Costs	\$1,640,550
Preliminaries and Margin	\$262,450
Net Construction Cost	\$1,903,000
ESD Allowance	\$38,060
Design Contingency	\$142,640
Construction Contingency	\$190,300
Estimated Construction Tender	\$2,274,000
Consultant Fees	\$181,860
Authority Fees	\$22,740
Junior Synthetic Turf Field	\$1,706,400
Total Project End Cost	\$4,185,000

8.6 Preliminary Asset Maintenance and Renewal Costs

The maintenance allowance for a natural grass field is approximately \$55,000 per year. This includes pre-winter fertilising to develop a strong and dense turf cover, post-winter season renovation to restore the turf in the high-traffic areas, and mid-winter aeration to keep the surface as dry as possible.

The maintenance allowance for a synthetic turf field is approximately \$40,000 per year for annual grooming and infill replacement. The costs will increase the more the facility is used; however, SportENG confirms that this allowance is appropriate based on this being a community-level facility.

The full synthetic surface system life cycle is approximately 20 years. However, the surface will need replacement every 10 years, shock pad every 20 years and engineering base 20+ years.

Costs will vary over the next couple of years, particularly with the opening of a synthetic grass recycling plant in Northern Victoria. SportENG expects recycling an old synthetic grass system to cost approximately \$120,000 to \$150,000.

A new system at today's rates is approximately \$60/m². The shock pad can be recycled for \$50,000, and a new shock pad approximately \$20/m².

A sports field lighting system requires renewal every 15-20 years with LED lighting systems having a lifespan of between 15,000 to 50,000 hours, meaning less frequent replacements and reduced maintenance costs when compared to halogen bulbs that last around 1,000 to 2,000 hours. An annual maintenance budget is required to replace lamps and light fittings. Regular assessments/audits of the condition of existing poles and electrical infrastructure, and lighting levels will ensure lighting standards meet standards for safe operation and play.

An asset maintenance allowance of two to three per cent of the proposed building cost is considered a benchmark rate for sports pavilions.

8.7 Benefit Cost Analysis

The **Otium Analytics Benefits Assessment Model** provides a “high level” analysis of the economic benefits for a proposed project and converts social and health benefits to an economic value. The assumptions and economic outputs are updated and calibrated for each project to reflect any new work on benefits calculation and the local economic conditions of the project being modelled. For a more detailed assessment of the economic and social benefits it is recommended that an economist report be commissioned.

Otium’s Social and Economic Benefits Model provides an assessment of projects to identify:

- Direct economic benefits in terms of:
 - Capital spends
 - Revenue generated
 - Recurrent spend (operating expenditure)
 - Jobs created in construction and operation.
- Indirect economic (flow-on) benefits in terms of:
 - Additional economic activity
 - Additional jobs.
- Social and Health benefits in terms of:
 - Direct and indirect health benefit
 - Social value benefits including human capital benefit and productivity benefit.
- Net Present Value and BCR (benefit to cost ratios) using a range of discount rates.

The model considers a range of inputs and estimated economic outputs to derive the above, including:

- Regional economic and industry data.
- Proposed capital cost.
- Estimated recurrent/operating expenses and revenues.
- FTE jobs associated with construction and operation (usually based on industry figures for the region).
- Industry/activity specific economic multipliers.
- Likely per visit expenditure.
- Economic benefit of deferring or avoiding health costs.
- Assumptions on 20-year operating periods.
- Assumptions on management and operational models.

The model is informed by recent social and economic benefit models prepared for the sport industry including:

- Boston Consulting Group/Sports Australia – Intergenerational Review of Australian Sport.
- KPMG/Sport Australia – The Value of Community Sport Infrastructure.

- Sport West – Social Return on Investment of Structured Sports Participation in Western Australia.
- Sport and Recreation Victoria - The Value of Community Sport Infrastructure in Victoria.

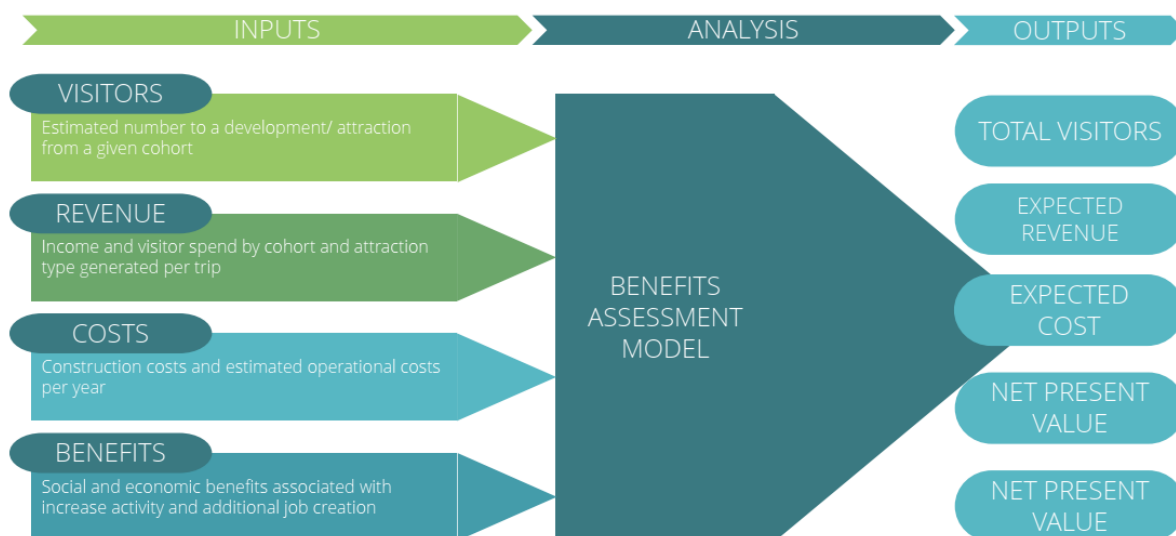


Figure 23: Otium Analytics Benefits Assessment Model

Benefits Assessment Model Assumptions

The following assumptions have informed the social and economic benefit model.

- Total capital cost of the project for Stages 1 and 2 is \$27,898,000.
- Football visitations grow annually from 30,000 visits in year 1 and increase to 39,143 in year 10.
- Other sports visitation grows annually from 6,000 visits in year 1 to 7,829 visits in year 10.
- A lease/license fee of \$15,000 (15% of maintenance cost) in year 1 that will grow to \$17,926 in year 10.
- An asset maintenance allowance of \$165,000.
- The facility will provide for five FTE operational jobs annually (volunteer committee, coaches and a part-time paid groundskeeper).
- The new facility and continued population expansions will increase program participation and employment.
- Colac Otway Shire economy.id profile has been used to inform the model assumptions. Specifically:
 - The construction industry provides for 985 construction jobs and an estimated annual output of \$615.508 million.
 - The manufacturing industry provides for 1,783 manufacturing jobs and an estimated annual output of \$1,388.495 million.
- ABS Labour Force Survey 2025 Full Time has been used to inform the model assumptions. Specifically:
 - Average weekly construction job wage is \$1,957.60.
 - Average weekly manufacturing job wage is \$1,788.70.
 - Average weekly retail job wage is \$1,504.40.

- A multiplier effect of 1.5 has been assumed that recognises the flow on effect from initial construction, regular users and from participants and spectators outside Colac Otway region (regional travel) attending programs and events and spending within the Colac Otway region.
- The 20-year building residual cost for the facility is estimated at \$12,732,283. This is factored in the net present value.

Benefits Assessment Model Outputs

The social and economic cost-benefit analysis found that for every dollar invested, there is \$1.02 (4%) of benefits to the community.

Social Benefit

The project will provide direct social benefits including supporting 916,209 visits over 20 years.

There are flow-on social benefits to Colac Otway region with additional community programs being run and participants playing football and other rectangular field sports.

Economic Benefit

The modelling shows an increase in activity and employment generated by the project of that will provide a boost to regional income.

The table below shows the Total Primary Benefits (Health and Economic), Net Present Value and Benefit Cost Ratio for the proposed facility.

Table 32: Cost Benefit Analysis

Category	Base Case Option 1A Internal Management Model
Total Visits over 20-years	916,209 visits
Total Construction Jobs Created	47 Direct and Indirect FTE
Total Manufacturing Jobs Created	12 Direct and Indirect FTE
Total Operational Jobs Created	5 FTE relating to facility operations and volunteers
Total Primary Benefits over 20-years	\$20,142,674
Base Case Net Present Value (4%)	\$28,537,443
Base Case Benefit Cost Ratio (4%)	\$1.02

9. Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group Pty Ltd (Otium) has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium's advice does not extend to, or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary, to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability, as it is impossible to substantiate assumptions based on future events.

Base level functional layout sketches including, renders and animated fly throughs are for indicative purposes only (not for design, construction or detailed costing purposes).

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium nor any member or employee of Otium undertakes responsibility arising in any way whatsoever to any persons other than the client in respect to this report for any errors or omissions herein arising through negligence or otherwise caused.

Appendix 1: Strategic Document Review

The summary and strategic alignment for all the reviewed documents has been presented in the below table:

Table 33: Background Document Review

Document Name (Year)	Summary and Strategic Alignment
National	
<p><u>Sport 2030 (2018)</u></p> <p>Sport Australia</p>	<p>The Australian Government has a clear and bold vision for sport in Australia — to ensure we are the world’s most active and healthy nation, known for our integrity and sporting success. The four overarching strategic priorities of this report are:</p> <ul style="list-style-type: none"> • Building a more active Australia • Achieving sporting excellence • Safeguarding the integrity of sport • Strengthening Australia’s sport industry. <p>Increased opportunities for participation within Colac Otway in football clearly supports building a more active Australia.</p>
<p><u>The Future of Australian Sport (2022)</u></p> <p>Australian Sports Commission and CSIRO</p>	<p>The Future of Australian Sport identifies the six megatrends that will shape Australian sport over the coming decades. These are:</p> <ul style="list-style-type: none"> • Escalate the exercise – new pathways to sport. • New horizons – science and technology changing the game. • The next arena – the rise of entertainment sports. • Mind the gap – bringing Australia together across generational and societal divides. • Our best sporting side – safe, sustainable and inclusive for all. • The perfect pivot – adopting in an uncertain world. <p>Alignment to the Football Facilities Study can be seen under ‘The Perfect Pivot’, where “Sporting organisations and local governments will continue to transform or rebuild sporting facilities, so they are more accessible and fit for purpose for a new generation of sports participants. Accessibility, energy efficiency and sustainability, technology integration, and multipurpose community use will be at the centre of these designs.”</p>
<p>The Value of Community Sport Infrastructure in Australia 2018</p>	<p>In 2018, the Australian Sports Commission and KPMG published a report titled: The Value of Community Sport Infrastructure: Investigating the value of community sports facilities in Australia. The headline finding of the report was that annually, community sports infrastructure is estimated to generate more than \$16.2 billion for Australia.</p> <p>This is made up of \$4.4 billion personal health benefits, \$0.5 billion health system benefits, 4.9 billion health value of community sport infrastructure, 4.2 billion human capital uplift, \$0.8 billion green space benefits, 5.1 billion social value of community sport infrastructure, \$6.3 billion economic value of community sport infrastructure, \$5.5 billion increased economic activity and \$0.8 billion increased productivity.</p>
State	
<p><u>Sport and Recreation Victoria Design for Everyone Guide (2024)</u></p>	<p>Universal design is the concept of simplifying life by making the built environment more usable for as many users as possible: “Universal design is the process of designing products and environments to be used by everyone, to the greatest extent possible, without the need for adaptation or specialised design. Universal design is a process, not an outcome. Universal design assists everyone, not just people with a disability.”</p> <p>This guide provides general and technical information on Universal Design to assist:</p> <ul style="list-style-type: none"> • Facility designers.

Document Name (Year)	Summary and Strategic Alignment
	<ul style="list-style-type: none"> • Professionals within the building and allied industries. • Designers and planners within local Government. • Managers, staff and committee of recreation facilities. • Personnel involved in maintenance. • Public and private sector practitioners specialising in meeting the needs of people with a disability, the elderly, and families. <p>While the guide goes into detail for each facility component, the below summarises the 7 principles of Universal Design:</p> <ol style="list-style-type: none"> 1. Equitable Use 2. Flexibility in Use 3. Simple and intuitive use 4. Perceptible information 5. Tolerance for error 6. Low physical effort 7. Size and space for approach and use.
Football Victoria State Football Facilities Strategy to 2026	<p>Football is the largest club-based participation sport in Australia. Football plays an important role within the Victorian community, delivering better health outcomes, and promoting inclusion and diversity.</p> <p>This report considers the strategic future and provides regional based projections and requirements to match the demand. Colac Otway were projected to have 86 members by 2026 based on 2% growth, but 5% growth (115 members) would require an additional pitch.</p>
<u>Active Victoria 2022-2026 (2022)</u> Sport Victoria	<p>Active Victoria is a renewed strategic direction working towards a shared vision in Victoria: To build a thriving, inclusive, and connected sport and active recreation sector that benefits all Victorians. There are three objectives, each with two outcomes and 12 key directions that guides this strategy. Alignment to the project is seen through the following key directions:</p> <ol style="list-style-type: none"> 1. Improve community sport and active recreation infrastructure coordination to better meet demand, with a focus on areas and populations who need it most. 2. Deliver inclusive, multi-use and sustainable community sport and active recreation infrastructure.
Regional	
<u>State of Play Football (Soccer) in the G21 Region (2013)</u> Inside Edge	<p>This infographic displays the annual growth of football clubs within the G21 (Greater Geelong) region, dated 2012/13. The regions participants grew by 4% in the year. Colac Otway had 23 total members, +3 (16% growth) from 2011/12. There had been two recent infrastructure projects completed in the Shire:</p> <ul style="list-style-type: none"> • Colac Secondary College Community Sports Field: \$500,000 • Central Reserve ground redevelopment: \$750,000
G21 Regional Football (Soccer) Strategy 2023-2033	<p>This report covers the LGAs within the Greater Geelong (G21) area and follows from the 2013 report which achieved great success for facility investment and participation growth. The regions strategic priorities include:</p> <ul style="list-style-type: none"> • Club Development • Facilities and Infrastructure • Game Development • Engagement and Promotion • Partnerships and Collaboration. <p>LGA specific recommendations within Colac Otway include:</p> <ul style="list-style-type: none"> • 1.8 Support the activation of additional and/or existing football facilities in the Surf Coast Shire, Colac Otway Shire and Golden Plains Shire to drive participation growth. • 2.6 Support the delivery of multi-use football facilities to meet current and future demand for training and competition in Colac Otway Shire.

Document Name (Year)	Summary and Strategic Alignment
	<ul style="list-style-type: none"> 2.9 Trial futsal within suitable indoor facilities within Surf Coast Shire, Colac Otway Shire and Golden Plains Shire. These facilities may include Bluewater, Wurdi Baierr Stadium and Bannockburn YMCA.
G21 Regional Football Soccer Strategy – Councillor Briefing of draft and final reports.	<p>The Colac Otway specific content and issues within the draft G21 Regional Football Soccer Strategy were identified as a Councillor Briefing Note:</p> <p>The draft Strategy considered a range of regional and local issues specific to the Colac Otway Shire, with many factors influencing the draft Strategy that require a coordinated response with key stakeholders including Football Victoria, G21 LGA's, Geelong Region Football Committee, Leisure Networks, the Victoria Government and G21 football clubs and community. The key themes of the draft Strategy include:</p> <ul style="list-style-type: none"> Participation growth. Population changes. Diversity and inclusion. Club and game sustainability. Facility provision and delivery. Advocacy, legacy and promotion. <p>Furthermore, the final report was also briefed to Councillors, with the following recommended actions listed:</p> <p>That Council:</p> <ol style="list-style-type: none"> Receives and notes the outcomes of the consultation process for the G21 Regional Football (Soccer) Strategy 2023-2033 (Attachments 2 and 3), and thanks submitters for contributing to the strategy's development. Notes that minor amendments were made to the G21 Regional Football (Soccer) Strategy 2023-2033 as a result of the consultation process. Endorses the final G21 Regional Football (Soccer) Strategy 2023-2033 (Attachment 1).
G21 Regional Football Soccer Strategy – Public Exhibition Feedback Summary	<p>The feedback from the Draft G21 Football Strategy 2023-2033 occurred from 31/07/2023 – 10/09/2023. 20 submissions and 5+ social media posts were achieved.</p> <p>The key themes and their respective number of comments are:</p> <ul style="list-style-type: none"> Sub regional and regional facility development, 3 comments. Greater support for Geelong Galaxy, 4 comments. Creation of more football pitches, 4 comments. Improve pitch quality, 4 comments. Provision of infrastructure in Golden Plains, 1 comment. Facilities in Colac Otway, 2 comments. Club culture and welcoming environments, 2 comments. Player, coach and referee development, 2 comments. New club development, 2 comments. Futsal and futsal development, 3 comments.
G21 Regional Football Soccer Strategy – Update – Public Exhibition Feedback	<p>This document lists the 20 comment submissions made on the G21 Regional Football Soccer Strategy that informed the final version.</p> <p>18 of which were comments that did not require an update. The two comments with actionable feedback include:</p> <ul style="list-style-type: none"> Futsal opportunities in the region. Questions regarding accuracy of data from operators. The report was changed through wording that supports other futsal providers to become affiliated, no change to data. Updated the error in number of key principles to impact football participation.

Document Name (Year)	Summary and Strategic Alignment
Local	
Colac Otway Shire Community Vision 2050 (2024)	<p>The vision statement: “By 2050, Colac Otway Shire will be a destination where people come to appreciate our unique and diverse environment and friendly communities. We value the wisdom of this land’s first caretakers, the Gulidjan and Gadabanud peoples, and recognise all those who have cared for the land since. We work to preserve what makes our place special. We focus on environmental sustainability to protect our precious natural assets. We are a proud and resilient community that values our welcoming spirit. We embrace new people, new business, new ideas. Our region is a great place to learn, live, work and play”.</p> <p>The Vision shares some key demographic information about the Shire and is guided by its four themes:</p> <ul style="list-style-type: none"> • Strong and Resilient Economy • Valuing The Natural and Built Environment • Healthy and Inclusive Community • Strong Leadership and Management.
Colac 2050 Growth Plan (2019) Colac Otway Shire	<p>The Colac 2050 Growth Plan responds to the aspirational growth target of 20,000 people by 2050 established by the RGP, a population increase of around 8,000 from 2018 figures.</p> <p>The Growth Plan sets the strategic framework to guide future development. This target reinforces the importance of Colac in the region.</p> <p>Objectives within this Plan that align to the Football Facilities Study are:</p> <ul style="list-style-type: none"> • Upgrade aging recreation infrastructure at existing reserves to meet future demand and comply with modern facility design standards, including upgrading sports lighting, playing surface improvements, and meeting the needs of female players and umpires.
<u>Council Plan 2025-2029</u> (2025) Colac Otway Shire	<p>Council Plan is a document developed to guide Council direction in the next five years. Council’s vision is “Colac Otway is a thriving regional hub where residents prosper, businesses find opportunity and visitors stay longer.”</p> <p>The Vision is built on three themes - Place, People and Prosperity - and is supported by a set of objectives. The Plan also identifies strategies to support each objective, and measures of success.</p> <p>Objectives and strategies relevant to this project include:</p> <p>1.2 Enhance our community and social spaces and collaborate with communities to deliver healthy environments.</p> <p>2.2 Build greater community connection through social, cultural and recreational opportunities.</p> <p>2.4 Promote and enable healthy behaviours.</p> <p>4.3 Build economic opportunities from local arts, culture, sports, science and technology.</p>
<u>Colac Otway Shire Annual Plan 2025-2026</u> Colac Otway Shire	<p>The Annual Plan 2025-26 is an operational plan that outlines how Council will work towards achieving the outcomes of the Council Plan 2025-2029 in the first financial year.</p> <p>There are no specific Year 1 Actions that apply to the Football Facilities Study, however general alignment to sport and recreation include:</p> <p>2.2 Build greater community connection through social, cultural, and recreational opportunities. Prepare designs for the potential redevelopment of Colac’s Lake Oval Clubrooms.</p> <p>3.3 Build and maintain effective working relationships with all levels of government.</p>

Document Name (Year)	Summary and Strategic Alignment
	Review Advocacy Strategy and determine Council's priority projects.
Colac 2050 Project – Colac Community Infrastructure Plan Colac Otway Shire	<p>The Colac Area is growing in population. Forecasts predict that the Area's population will increase from 12,000 in 2015 to 14,470 in 2036. The G21 Regional Growth Plan projects that Colac's population could rise to as high as 20,000 by 2050. Population growth of this magnitude could have significant community infrastructure implications. Existing infrastructure may need to be redeveloped, and new infrastructure provided to cater for the additional demand generated by Colac's growing community.</p> <p>The Colac 2050 – Community Infrastructure Plan makes the following observations about:</p> <p>Active Recreation Facilities:</p> <ul style="list-style-type: none"> • Colac has no soccer fields. Council is currently undertaking a staged redevelopment of Central Reserve, Colac which involves the reconstruction of the playing field (completed in 2013) and improvements to the off-field facilities including upgrade of the existing grandstand and a new pavilion. Council's focus in the future will be on updating its other active reserves and enhancing their physical capacity to carry more load and cater for more demand. • The following works (relating to playing fields and supporting infrastructure) have been planned or are being considered by Council: <ul style="list-style-type: none"> – Western Oval – upgrade of playing field. – Colac Cricket Ground – upgrade of clubrooms. – Elliminyt Recreation Reserve – upgrade of playing field, upgrade of pavilion/change rooms. <p>Council is also seeking funding to construct toilets and changerooms to service the playing field at Colac Secondary College. This would be a joint development with the College. Toilets and changerooms are also required for the Trinity College playing field.</p> <p>The quantitative assessment of recreation facilities has indicated that 4 soccer fields will be required to meet 2050 demand.</p> <p>The provision of passive open space in Colac:</p> <ul style="list-style-type: none"> • The amount of open space in Colac is easily sufficient to meet current and future demands. • There are some gaps in open space provision from a distribution perspective in the residential areas of Colac. These gaps could be addressed if some neighbourhood parkland facilities were developed on sports reserves and the old Colac High School was converted to open space. • Many of the neighbourhood parks in Colac are small and their quality is relatively poor. • There are no rectangular sports fields, and the existing active reserves lack facilities for non-active and passive recreation. <p>The key findings and conclusions provided two key points in regard to the football facilities study:</p> <ul style="list-style-type: none"> • For some infrastructure types, there is not sufficient or appropriate facilities to cater for existing and future demand and modified, expanded or new facilities will be required - soccer facilities, active reserve for low profile sports, additional seating capacity at COPACC, more community centre/meeting space, additional parkland, larger neighbourhood house, larger PAG centre etc. • Some facilities do not comply with accepted design standards – netball courts, lights over netball courts and playing fields etc. Some facilities do not meet contemporary design trends or promote service integration – e.g. single use, standalone M&CH

Document Name (Year)	Summary and Strategic Alignment
	centre and kindergartens. Some items are underutilised because of declining demand – e.g. tennis courts.
<p data-bbox="164 338 395 432"><u>Colac Otway Public Open Space Strategy 2011</u></p> <p data-bbox="164 501 363 528">Colac Otway Shire</p>	<p data-bbox="448 338 1406 465">The Colac Otway Public Open Space Strategy has been prepared to provide a strategic framework for the planning and provision of open space within the municipality. It aims to guide Council in meeting the diverse open space needs of the community in both the short and long term.</p> <p data-bbox="448 501 1417 562">Section 7.8, Developing and Managing Open Space, noticeably excludes the special or layout requirements for open space in regional and township / district areas of the Shire.</p> <p data-bbox="448 598 1094 627">The recommendations towards planning of existing spaces:</p> <ul data-bbox="448 631 1426 1055" style="list-style-type: none"> • Prepare strategic or master plans to outline long term development proposals for all regional open spaces. • Prepare concept design plans (or where plans exist, review) for all district sports open spaces and all neighbourhood open spaces where key issues need to be addressed and/or significant upgrading is proposed. • Ensure that the range of facilities planned for each open space area be in accordance with the standard for facilities provision (see Section 7.8 Developing and Managing Open Space). • Ensure that all open spaces are planned to maximise user safety through good design of facilities and planting programs and the protection of sight lines. • Involve the community in the preparation of all plans developed for open spaces, particularly taking into account that the needs of the coastal and more remote rural communities may differ from the needs of urban communities. <p data-bbox="448 1093 975 1122">Recommendations within the Urban Colac area:</p> <ul data-bbox="448 1126 1382 1218" style="list-style-type: none"> • Explore opportunities to provide rectangular playing fields on the existing ovals to cater for sports such as soccer that are increasing in popularity according to participation trends.
<p data-bbox="164 1256 389 1350">Former Colac Otway High School Site – Layout Plan</p> <p data-bbox="164 1386 225 1413">2017</p>	<p data-bbox="448 1256 1406 1384">ACLA Consultants developed two functional layout plan options for a proposed sporting reserve on 413 Murray Street, Colac. The site formerly held the high school. The layout plans developed require additional land to that which has been sold to Council from the Department of Education.</p> <p data-bbox="448 1420 1366 1480">Option 1 features 2x car parks, passive open space, dual football fields with a cricket wicket in between, and a south facing baseball diamond.</p> <p data-bbox="448 1516 1406 1576">Option 2 features the dual football fields with a centre cricket wicket on the north-most area of the site, with a larger car park and south-west facing baseball diamond below.</p>
<p data-bbox="164 1615 416 1709">Colac Otway Football Soccer Investigation – Draft – Internal Review</p> <p data-bbox="164 1744 225 1771">2017</p>	<p data-bbox="448 1615 1422 1778">The Colac Otway Football (Soccer) Facilities Investigation was a preliminary internal review of the participation trends and facility needs to cater for the increasing popularity and importance of football (soccer) within the municipality. There is a demonstrated need to adequately cater for current and projected growth in the sport to facilitate participation across age groups and gender at a local level.</p> <p data-bbox="448 1814 1139 1843">In 2017, the demand for football (soccer) within Colac includes:</p> <ul data-bbox="448 1848 1406 2067" style="list-style-type: none"> • 2 junior boys and 1 senior men’s team with a population of 20,347 in the shire. • Comparable localities within the G21 (Bannockburn and Torquay) feature similar population numbers yet host 6 and 27 teams respectively. • By 2050, Colac should expect between 24 and 60 new registered junior players, and approximately 12 new senior players. • Based on 2016 average players per pitch, Colac is expected to have two pitches but should plan for three.

Document Name (Year)	Summary and Strategic Alignment
	<ul style="list-style-type: none"> • Comparisons in facility availability outlines Colac’s severe limitations compared to Golden Plains and Torquay. <p>Site Options to facilitate new venues within the Shire were reviewed:</p> <ul style="list-style-type: none"> • The Former Colac High School Site has capacity to accommodate required pitches, additional open space area, and future opportunity to develop surrounding open space and local networks. However, it would need to be fully required and additional costs to develop the site. • The Central Reserve and Colac Secondary College sites can provide benefits across two nearby properties. Strengths include existing open space and public land, cost effectiveness, central location, and short to long term implementation. Weaknesses include their separation, inability to expand to a recommended third field, and potential for conflict with the existing user groups of the site. • Trinity College has a suitable field but would need amenities. The site is privately owned with no long-term security. • Bruce Street is currently owned and could be developed in the short to medium term. The development of a third pitch would not be possible. The site, at the time, was due for a contamination examination. <p>Colac Turf Club and West of Wyuna Estate areas are considered as part of the Colac 2050 project as district level sporting venues.</p> <ul style="list-style-type: none"> • The West of Wyuna option does have the space to develop all three pitches and will be adjacent to residential areas, however, is privately owned, outside of Colac township, and likely to be a long-term option. • The turf club option is publicly owned, co-located with other facilities, and can accommodate the three recommended pitches. The site is isolated and requires one entrance to enter. • Deans Creek Area can also accommodate all three pitches and be part of a future open space network. The site is privately owned, outside of the township, high expected costs, residential zoning, and is a long-term option.
Colac West Open Space – Former Colac High School Site Spatial Assessment	<p>Three concept layout options were developed within the former Colac High School site, for the land which Council received/acquired from the Department of Education.</p> <ul style="list-style-type: none"> • Option 1 features two football pitches, one baseball diamond, a car park, and passive open space. Highlights the challenges and incompatible use between the sports. • Option 2 features a dual football pitch layout with a centre wicket, pavilion, carpark, passive open space, and turf cricket nets. Sports would be unable to use the facility at the same time. • Option 3 features the same elements of option 2, but with the field layout (vertical) of option 1. A pavilion, cricket practice nets and wicket are provided adjacent to the two fields. Shows an overlap of pitches, which would mean that sports could not use the facility at the same time.
Colac Soccer Club – Councillor Briefing 2021	<p>The Councillor briefing note informs Colac Otway Shire Councillors with an update on the Colac Rovers AFC and their future requirements. The club has no full-size pitch to access in Colac and trains at unsuitable venues. The G21 Regional Soccer Strategy and Colac 2050 Social Infrastructure Report identified the need and demand for dedicated soccer facilities within the Colac/Elliminyt township.</p> <p>The club would like to find a permanent home base in Colac, which will encourage more use and allow the club to grow in members and programs. The club have been following Councils purchase of additional land at the former Colac High School Site and would like this to be considered as the main tenant for dedicated soccer facilities to be constructed. They would require 2x full-sized playing fields and clubrooms, changerooms, and amenities on site.</p>

Document Name (Year)	Summary and Strategic Alignment
Colac Otway Shire Sport and Recreation Survey – Response 1 from Colac Otway Rovers 2024	<p>Submission from David Coventry, Colac Otway Rovers AFC Secretary.</p> <p>Main venue:</p> <ul style="list-style-type: none"> • Central Reserve Hockey Fields. Facilities used on-site are oval, lights, umpire change rooms, and toilets. • Monday 5-7pm Women’s Soccer • Wednesday 4-8pm Training • Use of venue 30 weeks per year. • During pre-season • Thursday 4-7pm Junior Training, Sunday 4-6pm Senior Training. <p>Venue 2:</p> <ul style="list-style-type: none"> • Trinity College Oval • Use of oval and toilets. • Used 9am-12 pm on Sundays for junior competitions. • Used 13 weeks per year. <p>Club Participants:</p> <ul style="list-style-type: none"> • 205 playing participants. • 350 non-playing participants. • 25 officials, volunteers, coaches. • 100 male, 35 female, and 0 gender diverse junior (0-17 years) participants. • 45 male, 25 female, and 0 gender diverse senior (18+) participants. • 5 male coaches, 2 male team managers, and 7 male committee/board members. • 0 female coaches, 3 female team managers, and 3 female committee/board members. • 0 gender diverse coaches, team managers, or committee/board members. • 0 members living with a disability. • 50 members who do not have English as a first language. <p>Council can provide support to the club through the development of a purpose-built facility to cater for the interest and participation in the sport.</p> <p>Female participation has never been higher. The club was awarded a 1 Star Accreditation by Football Australia for its work in 2023-24 in developing female participation.</p> <p>The top 10 challenges faced by the club:</p> <ol style="list-style-type: none"> 1. Infrastructure 2. Governance management 3. Child safeguarding 4. Strategic Planning 5. Volunteer management/attracting and retaining volunteers 6. Innovation and participation 7. Equity and inclusion 8. Disability inclusion/coaching 9. Grand writing 10. Marketing and brand management. <p>The club does not have a home base for all its members to regularly meet. They are looking to engage in a strategic planning project to produce a roadmap up to 10 years in the future.</p> <p>Council can help through Feasibility Study’s into the former school site, and keep the club involved in the process.</p>

Document Name (Year)	Summary and Strategic Alignment
Colac Otway Shire Sport and Recreation Survey – Response 2 from Colac Otway Rovers 2024	<p>Submission from Shantelle, Colac Otway Rovers AFC Committee Member.</p> <p>Main Venue: Colac Hockey Field</p> <ul style="list-style-type: none"> • Oval, lights and toilets are the facilities used. • Used Monday 4-7pm for training, Wednesday 3:30-8pm for training and junior matches. • Used 40 weeks per year. <p>Venue 2: Beeac Recreation Reserve</p> <ul style="list-style-type: none"> • Use of oval, male change rooms, female change rooms, umpire change rooms, social rooms, canteen/kitchen, and toilets. • Used Sunday 9am-4pm. • Used 18 weeks per year. <p>Pre-season information not provided.</p> <p>Finals use:</p> <ul style="list-style-type: none"> • Beeac Recreation Reserve – Oval, male change rooms, female change rooms, umpire change rooms, social rooms, canteen/kitchen, bar, toilets. • Monday 5-7pm, training; Wednesday 5-7pm, training, Saturday 1-5pm, matches. • 3 weeks of use during finals. <p>Participation (approximate):</p> <ul style="list-style-type: none"> • 150 playing participants. • 50 non-playing participants. • 20 officials, volunteers, or coaches. • 100 male, 10 female, and 0 gender diverse junior (0-17 years) members. • 40 male, 10 female, and 0 gender diverse senior (18+ years) members. • 6 male coaches, 3 male team managers and 10 male committee/board members. • 1 female coach, 5 female administrators, and 4 female committee/board members. • 0 members living with a disability. • 20 members who don't speak English as their first language. <p>Council can support the club with a suitable home ground with male and female changerooms.</p> <p>The club is promoting equitable access with women's and girls' teams and programs that promote female members.</p> <p>The top 10 challenges the club faces are:</p> <ol style="list-style-type: none"> 1. Infrastructure 2. Strategic Planning 3. Volunteer management/attracting and retaining volunteers. 4. Grant writing 5. Innovation and participation 6. Marketing and board management 7. Disability inclusion/coaching 8. Governance management 9. Equity and inclusion 10. Child safeguarding. <p>The main challenge is the lack of a home ground.</p>

Appendix 2: Technical Advice on Surface Options

There are three major field of play surface options currently available. This section reviews the different playing surfaces and profiles, which heavily influence the characteristics, performance of a sports field and hours of usage.

The options are:

- Natural Turf (Grass)
- Synthetic Turf
- Hybrid Turf.

Natural Turf

A typical natural turf playing surface profile consists of the chosen natural turf, rootzone sand profile (growing medium) and in-ground supporting infrastructure (drainage and irrigation).

Hours of Use: 25 – 30 hours per week.

Advantages:

- Lower capital costs than other options at approximately \$60 + per m² (grass and sand profile only, no surrounding infrastructure).
- High infiltration rates.
- Not susceptible to compaction.
- Cooler surface temperatures during warm months compared to synthetic turf.
- Eliminates environmental risks associated with synthetic grass microplastics.
- The typical surface life cycle is 10 years.

Disadvantages:

- Higher ongoing maintenance costs at approximately \$55,000 per year.
- Requires irrigation (ongoing water cost).
- Lower expected usage hours compared to other options at 25 – 30 hours per week.
- May require amendments to improve moisture retention.
- Stability can be an issue with some natural sands.
- Irrigation Annual Demand 8022kL/year per hectare.

Synthetic Turf

There is a range of synthetic grass or synthetic turf surface systems on the market, and the profile consists of the synthetic grass fibres, infill, backing system and shock-pad. There are variations in the following:

- Synthetic grass fibres (monofilament, fibrillated tape).
- Infill (recycled rubber, virgin rubber, organic).
- Backing systems.

- Shock-pad.

Hours of Use: > 40 hours per week.

Advantages:

- Considered an all-weather surface.
- Lower ongoing maintenance cost at approximately \$40,000 per year. The maintenance of synthetic surfaces requires a specialist contractor to groom the surface. Grooming twice a year is recommended to maintain surface quality.
- Irrigation not required. This depends on the infill material. For some material irrigation is recommended.
- Higher expected usage hours than other options at >40 hours per week.
- High quality and consistent surface.

Disadvantages:

- High capital cost.
- Heat retention in the surface, particularly during the summer months.
- A potential source of microplastics (e.g., infill material and “turf” fibres).
- Disposal of large areas of synthetic carpet and infill material required at end of design life.
- High disposal cost.
- The more the surface is used, the more maintenance it requires.
- The full synthetic surface system life cycle is approximately 20 years.

Hybrid Turf

There is a range of synthetic grass or synthetic turf surface systems on the market, the profile consists of the synthetic grass fibres, infill, backing system and shock-pad.

Hybrid turf involves a combination of both natural turf and a synthetic turf fibre product. There are three (3) ways in which a hybrid turf profile can be established:

- In-situ grown mat laid system.
- In-situ stitched system.
- “Ready-to-play” hybrid turf rolls.

Hours of Use: 30 – 40 hours per week.

Advantages:

- More durable and higher usage hours than natural turf surface at 30 – 40 hours per week.
- Improved playing surface stability and load-bearing capacity compared to natural turf.
- Increased wear tolerance compared to natural turf.
- Hybrid surfaces have been applied to good use in high-wear areas like goal squares.
- Can be utilised as a ‘ready-to-play’ turf product.

- Generally unnoticed by the user.
- High infiltration rates.
- Cooler surface temperatures during warm months compared to synthetic turf.
- Contributes to carbon capture.

Disadvantages:

- Higher ongoing maintenance costs than a synthetic surface at approximately \$55,000 per year.
- The maintenance requirements are similar to that of a natural grass surface. The grass should be regularly mowed to maintain an appropriate height, a combination of fertilisers and liquid feeds are recommended, sand-based constructions require fungicide and pesticide treatment to prevent or treat specific pest problems, the field should be regularly irrigated and aerated and the surface levelled, and sand dressed for seasonal preparation. Hybrid surfaces require a specialised machinery and 7-day program to facilitate a seasonal preparation process. Following this, a further 7 to 8 weeks are required to re-establish the sward prior to bringing the pitch into play for the season.
- High capital cost at approximately \$160+ per m2 (grass, synthetic and sand profile only excluding inground services or surrounding infrastructure).
- Requires irrigation (ongoing water cost).
- Mostly used for stadiums and elite facilities.
- A potential source of microplastics (e.g., “turf” fibres).
- The profile can feel ‘harder’ than a natural turf surface.
- May limit maintenance works options.
- Irrigation Annual Demand 9625kL/year per hectare.
- Hybrid turf works ideally for use with cool season natural turf (i.e., rye grass). In Australia, we use warm season turf which is a horizontally growing grass which effectively covers the hybrid fibres rendering them useless. It will still aid profile stabilisation, but not durability.

Appendix 3: Synthetic Turf Research

Synthetic Turf Study in Public Open Space 2021

The NSW Department of Planning, Industry and Environment completed and released the Synthetic Turf Study in Public Open Space in 2021.

The aims of the study were: to provide the NSW Department of Planning, Industry and Environment with a better understanding of the potential social, environmental, and economic impacts, benefits and limitations of using synthetic turf as a replacement for natural grass in public open space across NSW, and to identify areas for further investigation and consideration.

The study recognised the use of synthetic turf as a replacement for natural grass was attracting a high level of interest from a wide range of stakeholder and community groups. Concerns raised included the impacts on the local environment, loss of open space and impacts on the amenity of the local community. Conversely, sports groups see the value of synthetic surfaces in meeting growing sporting needs and offering more consistent surfaces to play on.

The Synthetic Turf Guidelines were updated in 2025.

A summary of the study key findings relating to the application of synthetic turf as an alternative to natural turf is provided below.

Table 34: Synthetic Turf Study in Public Open Space Key Research Findings

Theme	Issues
Best practice natural turf management can improve field capacity	<ul style="list-style-type: none"> Best practice natural turf design and maintenance has the potential to improve the capacity of existing natural turf fields to support increased sporting use. Lack of available information on best practice construction and maintenance of natural turf fields influences and constrains council decision making. Information about recent innovations and best practice for natural turf are not well known or commonly used. Advances in technology are enabling more targeted maintenance and management of natural turf to reduce energy consumption and costs and maintain capacity.
Partial/hybrid use of synthetic grass can increase durability	<ul style="list-style-type: none"> Hybrid turf combines blades of synthetic grass with natural grass to increase durability use of synthetic of fields while reducing use of synthetic materials. Synthetic materials can be incorporated in the root zone to reinforce the soil profile. Synthetic turf can be used selectively in high wear areas of a sports field such as the goal area.
Synthetic turf design is evolving	<ul style="list-style-type: none"> Recent technological advances in synthetic design address some of the environmental impacts associated with earlier generations of synthetic turf. Replacing rubber infill with cork granules is an environmentally friendly option however it is more costly and deteriorates faster.
Innovative management practices can support greater use	<ul style="list-style-type: none"> Strategic lighting to encourage evening use of particular areas of fields and shifting line markings are an effective way to distribute usage across a playing field surface. New technologies and approaches are offering facility owners improved data on the status and usage of sports fields, enabling councils to better target maintenance, manage peak use and quiet periods, scheduling, and planning for use.
Sports field planning and siting	<ul style="list-style-type: none"> Siting considerations exist for both natural and synthetic turf. For example, many issues that constrain optimal utilisation of natural turf fields are intensified when they are located in poor drainage or flood prone areas, ex landfill sites, or where they have a dual purpose as stormwater retention basins.

Theme	Issues
	<ul style="list-style-type: none"> Where synthetic or natural turf fields are located in areas prone to flooding, or subject to overland flows during extreme weather, there can also be issues related to pollution of local waterways or bushland with infill materials or pesticides. Further discussion of potential pollution arising from both natural and turf fields, and the contamination of the surrounding local environment, is discussed below. Better consideration of siting and planning for the whole open space network can alleviate some pressure on the network, including sharing of facilities (across LGA boundaries and with different land uses such as schools), purpose-built facilities and siting synthetic fields in non-environmentally sensitive areas.
Constrained supply of sports fields	<ul style="list-style-type: none"> The existing network of sporting facilities is perceived by some stakeholders as unable to meet growing demand and some clubs turn away potential participants due to a lack of capacity. Existing fields in densely populated areas, with high levels of sporting participation may not have the capacity to meet very high levels of demand, regardless of the quality of the field. It can be challenging to acquire new land for sports fields due to development pressure and lack of available space (particularly in inner city areas). Some councils therefore choose to increase local capacity by converting natural turf sports fields to synthetic turf.
Poor quality of existing sporting facilities	<ul style="list-style-type: none"> Poorly maintained and constructed natural turf sports fields can struggle to support high levels of use due to poor condition and inadequate drainage, which limits their available hours of use for sport. Many natural turf fields are perceived to be in poor condition with inadequate drainage, poor construction and maintenance regimes resulting in low field capacity. Well-engineered natural fields maintained in good condition can provide significantly higher levels of utilisation than poor condition ones.
Sporting facility demand, supply and capacity is complex and contextual	<ul style="list-style-type: none"> Natural turf fields cater for more diverse uses that includes organised sporting activities and passive recreation activities such as picnicking, walking, jogging, dog walking and more. The carrying capacity (calculated as hours of organised sports use per week) of synthetic surfaces is higher than natural turf and as such field operators can allocate more users to a synthetic field for organised sport training and competition. The use of sports field can be concentrated to specific days and certain times of day for training and competition. Implementation of synthetic turf surfaces can offer higher levels of participation during peak periods. Actual demand for sports use is not always modelled or well understood by authorities when considering converting surfaces to synthetic. The theoretical capacity provided by a synthetic surface may not be required to support actual demand for sports participation. Synthetic turf can improve the reliability and surface quality for sport use during wet and winter weather compared to natural turf. However, during summer, matches on synthetic turf sports fields may need to be cancelled due to heat more frequently than natural surface fields. Hybrid surfaces are an emerging response to improving field capacity and combining the advantages and limiting the disadvantages of both pure natural and synthetic.
Amenity and enjoyment for informal users of public open space	<ul style="list-style-type: none"> Synthetic fields are generally subject to higher ambient temperatures than natural turf on hot days. The aesthetic of synthetic turf is very different to and perceived as much less attractive to natural turf. Synthetic turf does not provide the same benefits of connection to nature compared to natural turf open spaces. Natural surfaces provide greater levels of noise abatement, glare reduction and UV reflectivity.

Theme	Issues
	<ul style="list-style-type: none"> Fenced synthetic fields reduce informal use of open spaces while prioritising sporting use.
Impacts from the increased utilisation enabled by the use of synthetic surfaces	<ul style="list-style-type: none"> Due to having an increased carrying capacity, synthetic fields can have: <ul style="list-style-type: none"> Increased impact on surrounding residents from duration of field lighting at night. Congestion and pressure on parking and increases to local traffic. Increased impact and duration of noise due to greater intensity of use. Elevated synthetic fields can impact on perceived privacy for adjacent residents.
Concerns associated with environmental impacts	<ul style="list-style-type: none"> Pollution: Air and water pollution caused by synthetic turf materials (i.e., rubber crumb) is well documented in academic research. Pollution, particularly of waterways and bushland, was a key concern raised by community representatives. Chemical use: Pesticides and fertilisers are typically used for natural turf fields, while pesticides and fungicides are typically required for synthetic fields. Waste: Environmental and financial challenge of disposing synthetic turf at the end of its 8–10-year life cycle. Heat: Heat impacts to the surrounding environment caused by synthetic turf absorbing heat rather than reflection. Carbon emissions: Synthetic fields contribute to heightened CO2 emissions due to lack of carbon absorption associated with natural turf. Soil sterilisation: Sterilisation of soil beneath the synthetic turf has an impact on ecosystems. Synthetic surfaces inhibit living systems. Water Usage: Water consumption and irrigation requirements are lower for synthetic turf making it generally more suitable for drought and dry conditions (due to reduced water requirements). Variability: Environmental impacts of synthetic fields vary substantially depending on what type they are. Older synthetic fields (generation 2 and 3) are associated with significantly higher radiant heat and environmental pollution. Wildlife: While natural turf sports fields have limited biodiversity value, they do provide some habitat for local flora and fauna that synthetic turf does not. It is noted that design of synthetic surfaces is technologically advancing in response to some of the impacts created by synthetic turf, e.g., microplastic pollution.
Potential human health impacts	<ul style="list-style-type: none"> Heat stress and the impact on player and user comfort associated with playing on synthetic fields in hot weather. Some generations of synthetic turf (typically 1st, 2nd and 3rd) have a greater risk of abrasiveness on skin and higher injury rates. Research has suggested that biological pathogens, toxic chemicals, and microplastic ingestion are all risks to human health that are associated with synthetic materials.
Cost and economic factors are not transparent	<ul style="list-style-type: none"> High initial capital cost of synthetic turf can be perceived as a barrier to installation. Synthetic playing fields have traditionally been perceived as requiring lower maintenance and hence lower operating costs compared to natural turf. However, synthetic surfaces have a prescriptive maintenance regime, and there is indication from recent studies in other jurisdictions, including New Zealand and Western Australia, that in practice synthetic turf can have reoccurring maintenance costs for repairs and cleaning of surfaces that can be comparable to that of natural turf. Long term maintenance of natural turf surfaces is often underfunded which can result in deteriorating condition facilities and limited capacity. Renewal costs associated with the disposal and replacement of synthetic fields at the end of their life cycle is not always adequately considered. Best practice natural turf has ongoing maintenance requirements to maintain high levels of performance for all users, such as mowing, “resting”, and re-surfacing the field.

Appendix 4: Potential Sites Review

The following table explores the benefits and implications of potential site-specific development options.

Table 35: Potential Site-Specific Development Options

Site Name	Development Options	Potential Timeframe	Benefits	Implications
Beeac Recreation Reserve (DEECA - Crown Land Reserve)	Provide advice to the DEECA appointed Reserve Committee and Club on maintenance of fields.	Short	Facility plays a short-term role in supporting senior matches; and in long term as a satellite facility when participation demand requires additional pitches.	<ul style="list-style-type: none"> • Too far away to be a home for football. • Facility falls short of pitch and facility standards, but serviceable in short term. • Facility maintenance and improvements is out of the Council control.
	Allocate for senior matches.	Short		
Central Reserve Hockey Field	Install compliant training standard lighting (100 lux).	Short	Facility plays a short-term role in supporting junior training and matches; and in long term as a satellite facility when participation demand requires additional pitches.	<ul style="list-style-type: none"> • Facility falls short of pitch and facility standards, but serviceable in short term. • Use of field is restricted because of existing winter tenants (dog obedience use Tuesday from 6pm and Sunday 10am-12pm) use and capacity of field. • Lighting of field may impact residents on the boundary. A design is required to comply with AS4282 for obtrusive lighting and minimise light spill. • Probable cost of \$200-250K.
	Allocate for training and junior matches.	Short		
Western Reserve	Upgrade change rooms.	Medium	Change room upgrade would support several users including football, AFL football and cricket. Surface and lighting already meet competition standards.	<ul style="list-style-type: none"> • Use of field is limited because of existing winter tenants (AFL football) use and capacity of field. • Probable cost of \$4-5million.
	Allocate training and senior matches outside AFL football club use.	Short		

Site Name	Development Options	Potential Timeframe	Benefits	Implications
			Change room upgrade already supported in master plan.	
Trinity College Synthetic Field	Install new lighting Provide temporary change rooms.	Short	Surface already meets competition standards and can accommodate 54 hours of community use (if available).	<ul style="list-style-type: none"> • Facility allocations are out of the Council control, and the school could cease community use, unless a JUA is secured. • Facility maintenance and improvements is out of the Council control. • Probable cost of \$450-550K (lighting \$300-350K; temporary change rooms \$150-200K). • Council is not supportive of installing lighting and providing temporary change rooms on private school land.
	JUA with school to secure community access.	Short	Lighting and portable change rooms could open additional use by school and other sports.	
	Allocate training and junior matches outside school use.	Short		
Former High School Site	Plan, design and deliver a new district soccer hub that provides two lit football pitches, one with natural grass and another with synthetic turf, supporting infrastructure and pavilion.	Planning and Design – Short	Greenfield development site which Council owns and is earmarked for a new sports facility.	<ul style="list-style-type: none"> • There is no funding set-aside. This study will provide the business case for supporting funding advocacy. • Long delivery timeframe and high cost. • Probable cost is \$20 million for Stage 1.
	Allocate training and senior/junior matches.	Construction – Medium	No existing tenants and therefore primary use of the facility could support football.	
		Medium		
Lake Oval (Colac Cricket Ground)	Install new lighting (100 lux). Improve drainage. Provide temporary gender-neutral change rooms.	Short	The field is low use in the winter time and therefore no impact on existing users.	<ul style="list-style-type: none"> • Lighting of field may impact residents on the boundary. However, a setback is possible from residential boundary and new lighting designs will manage impact. A design is required to comply with AS4282 for obtrusive lighting and minimise light spill. • Probable cost of \$500,000-550,000 (lighting \$350,000; temporary change rooms \$150,000-200,000).
	Allocate training and junior/senior competition use outside Umpires Association use.	Short	Change room upgrade would support several users including AFL umpires and cricket. Surface already meets competition standards, however upgrade to drainage will be required to	

Site Name	Development Options	Potential Timeframe	Benefits	Implications
			<p>support additional use (already an issue for the umpires' use).</p> <p>Change room upgrade already supported in master plan.</p> <p>Improving Lake Oval and providing access to football would alleviate over-use of Western Reserve.</p>	
Colac Secondary College (Department of Education)	<p>Install new lighting</p> <p>Allocate training and junior matches outside AFL football club use.</p>	<p>Medium</p> <p>Short</p>	<p>Facility is well located for junior training and matches being adjacent Central Reserve; and in long term as a satellite facility when participation demand requires additional pitches.</p>	<ul style="list-style-type: none"> • Use of field is limited because of existing winter tenants (AFL football) use and capacity of field. • Lighting designs received - Probable cost of \$250,000-\$300,000. • The school has previously indicated that they are not supportive of lighting being installed.
Central Reserve Main Field	<p>Allocate senior matches outside AFL football club use.</p>	<p>Short</p>	<p>Surface, lighting and change rooms already meet competition standards.</p> <p>No cost implication.</p>	<ul style="list-style-type: none"> • Use of field is limited because of existing winter tenants (AFL football) use and capacity of field.
New Active Open Space Reserve in Growth Area	<p>Plan, design and deliver a new district sports reserve with multi-sport field that can be configured for two football pitches, with compliant lighting and supporting infrastructure, and buildings/pavilion).</p>	<p>Planning and Design – Long</p> <p>Construction – Long</p>	<p>A new multi-sport field facility would support future football participation demand whilst servicing other sports including cricket, AFL football.</p>	<ul style="list-style-type: none"> • Long delivery timeframe and high cost. • Probable cost is \$10-15 million.

Appendix 5: Occupancy Schedules for Potential Sites on Council Reserves

Table 36: Lake Oval Occupancy Schedule

Lake Oval					
Table includes regular usage - does not include ad hoc (casual and school) bookings					
Winter					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday					
Tuesday					
Wednesday	5pm - 10.30pm	2.5	5.5	AFL football umpires	5pm-7.30pm training, 7.30pm - 10.30pm social
Thursday					
Friday					
Saturday	5pm - 10.30pm		5.5	AFL football umpires	social gathering following matches
Sunday					
	Total	2.5	11		Winter total oval use: 2.5 hours over 1 day
Summer					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday	4pm - 8pm	4	4	Colac Cricket Club	Big Bash competition (November and December)
Tuesday	4pm - 8pm	4	4	Colac Cricket Club	Mix of training and scheduled matches
Wednesday	4pm - 8pm	4	4	Colac Cricket Club	Mix of training and scheduled matches
Thursday	4pm - 11pm	4	7	Colac Cricket Club	Mix of training and scheduled matches
Friday	4pm - 11pm	4	7	Colac Cricket Club	Mix of training and scheduled matches
Saturday	10am - 11pm	10	13	Colac Cricket Club	Mix of training and scheduled matches
Sunday	10am - 6pm	8	8	Colac Cricket Club	Scheduled matches
	Total	38	47		Summer total oval use: 38 hours over 7 days

Table 37: Western Reserve Occupancy Schedule

Western Reserve Table includes regular usage - does not include ad hoc (casual and school) bookings					
Winter					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday					
Tuesday	4pm - 7.30pm	3.5	3.5	Colac Imperials FNC	Training
Wednesday	4pm - 9pm	5	5	Colac Otway Rovers AFC	Training
Thursday	4pm - 7.30pm	3.5	3.5	Colac Imperials FNC	Training
Friday					
Saturday	8am - 6pm	10	10	Colac Imperials FNC	Scheduled home games
Sunday	8am - 1pm	5	5	Colac Otway Rovers AFC	Junior competition
	Total	27	27		Winter total oval use: 27 hours over 5 days
Summer					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday	4pm - 7.30pm	3.5	3.5	Colac Imperials FNC	Pre-season training (November - March)
Tuesday	4pm - 8pm	4	4	West Warrion Cricket Club	Scheduled West Warrion CC U17 home games
Wednesday	4pm - 7.30pm	3.5	3.5	Colac Imperials FNC	Pre-season training (November - March)
Thursday	4.30pm - 7pm	2.5	2.5	West Warrion Cricket Club	Training
Friday	4pm - 8pm	4	4	West Warrion Cricket Club	West Warrion CC U14 scheduled home games
Saturday	10am - 7pm	9	9	West Warrion Cricket Club	West Warrion CC scheduled home games
Sunday	9.30am - 6pm	8.5	8.5	West Warrion Cricket Club	West Warrion CC scheduled home games
	Total	35	35		Summer total oval use: 35 hours over 7 days

Table 38: Central Oval Occupancy Schedule

Central - Main Oval		Table includes regular usage - does not include ad hoc (casual and school) bookings			
Winter					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday					
Tuesday	5.30pm - 7.30pm	2	2	Colac FNC	Training
Wednesday					
Thursday	4pm - 7.30pm	3.5	3.5	Colac FNC	Training
Friday	5pm - 6pm	1		CDFNL	Colac Otway Under 10s
Saturday	8am - 6pm	10	10	Colac FNC	Scheduled home games
Sunday	9am - 10am	1	1	CDFNL	Auskick (occasionally Colac FNC U14 home games are on from 10am to 12.30pm)
	Total	17.5	16.5		Winter total oval use: 17.5 hours over 5 days
Summer					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday	6.30pm - 7.30pm	1	1	Colac FNC	Pre-season training (November - March)
Tuesday	5.30pm - 6.30pm	1		Little Athletics	Training
Wednesday	5.30pm - 7.30pm	2	2	Colac FNC	Pre-season training (November - March)
Thursday					
Friday					
Saturday	8am - 11am	3		Little Athletics	Competition
Sunday					
	Total	7	3		Summer total oval use: 7 hours over 4 days

Table 39: Central Hockey Field Occupancy Schedule

Central - Hockey Fields		Table includes regular usage - does not include ad hoc (casual and school) bookings			
Winter					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday	5.30pm - 8pm	2.5	2.5	Colac Otway Rovers AFC	Training
Tuesday	5.30pm - 8.30pm	3	3	Dog Obedience Club	
Wednesday					
Thursday					
Friday					
Saturday	8am - 6pm	10		Colac FNC	Warm up area for scheduled home games
Sunday	10am - 12pm	2	2	Dog Obedience Club	
	Total	17.5	7.5		Winter total oval use: 17.5 hours over 4 days
Summer					
Day	Time	Oval hours	Clubroom hours	Use	Notes
Monday					
Tuesday	5.30pm - 8.30pm	3	3	Dog Obedience Club	
Wednesday					
Thursday					
Friday	4pm - 8pm	4	4	Irrewarra Cricket Club	U17 girls
Saturday	8am - 12.30pm	4.5		Little Athletics	
Sunday	10am - 12pm	2	2	Dog Obedience Club	
	Total	13.5	9		Summer total oval use: 13.5 hours over 4 days