



Colac Otway Football Facilities Feasibility Study

Summary Report - May 2026

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

Colac Otway Shire Council proudly acknowledges the Gulidjan and Gadubanud peoples, past, present and emerging, as the traditional custodians of the Colac Otway region.



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1. Introduction

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 (AFC), 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.

Figure 1: Project Process



2. Strategic Review

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

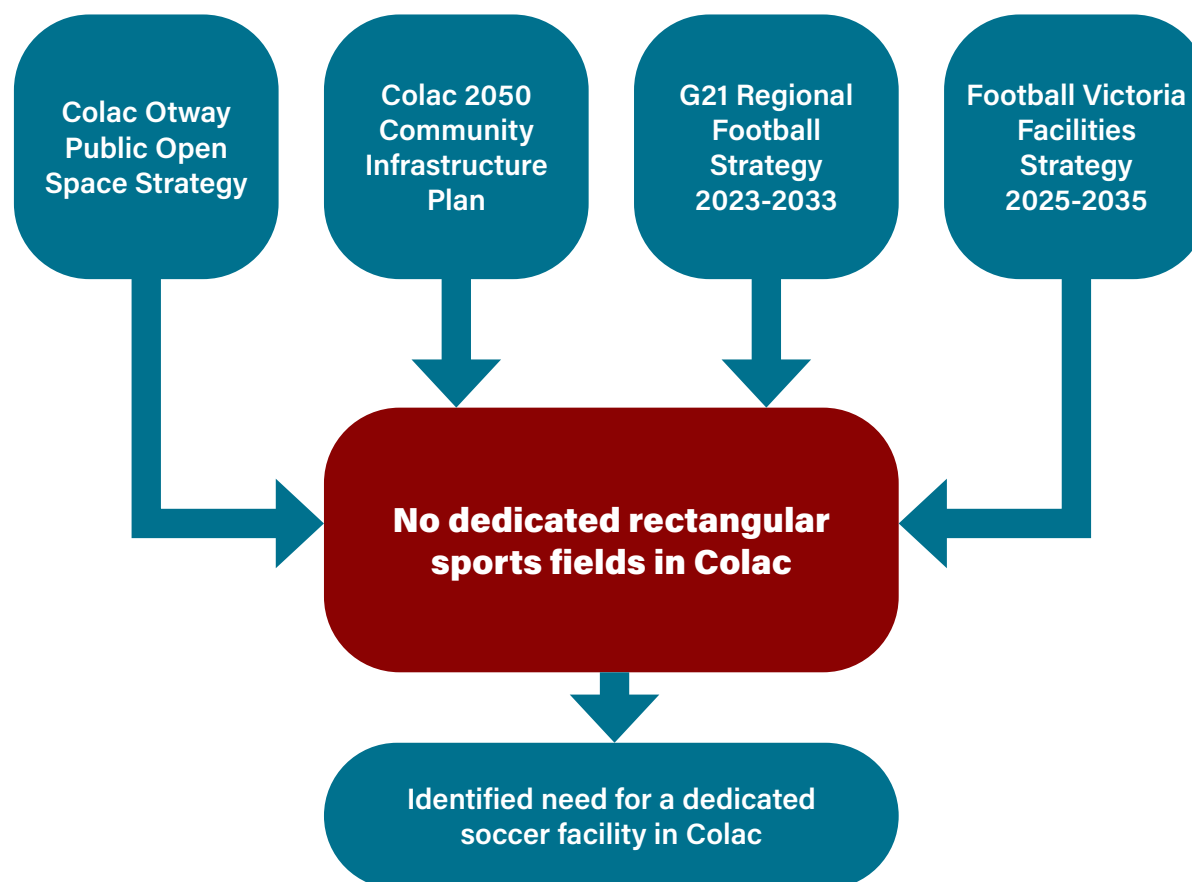
There are no dedicated rectangular sports fields in Colac/Elliminyt, as identified in the Colac Otway Public Open Space Strategy, Colac 2050 Community Infrastructure Plan, G21 Regional Soccer Strategy and Football Victoria Facilities Strategy 2025-2035.

The G21 Regional Football (Soccer) Strategy 2023-2033 identifies the 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 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 2: Strategic Review Key Findings



3. Demand Analysis



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).

 **22,273** residents (2023)  **+1,600** by 2036 (Victoria in Future).

 **42.2% (9,400 people)** of the Colac Otway Shire population who are within the most active years age groups (5 to 49 years).

Participation

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 the Colac Otway Shire.

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 Shire 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 the Colac Otway Shire 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 the Colac Otway Shire

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 could be reduced or potentially ceased. 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 Shire 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 Shire 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 Shire 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.

4. What did we learn?



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 the Colac Otway Shire

Football Victoria supports a new home for football in the Colac Otway Shire 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 supports a Level 2. Local and Community Competition (Senior) facility requirement for the Colac Otway Shire.



5. Supply Analysis



Football receives inequitable allocations to Colac Otway Shire 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:

- Beeac 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 Beeac 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 Recreation 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.

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.



6. What are the 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 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.

6.1. Key Findings

The market research and engagement findings found:



Strategic support exists for a fit-for-purpose soccer facility in the 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 Shire 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.

6.2. Key Challenges

The 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 (rectangular) fields.



Challenge 2 – There is a need to increase the allocation of fields to football (soccer) 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. 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 the Colac Otway Shire

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 could be reduced or potentially ceased.. The current situation limits the potential for growth of football participation and programming in the Colac Otway Shire 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 Shire 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 Shire 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.

6.3. Strategic Approach

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



Vision

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

To achieve this vision, the 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 the long term. This can be provided through multi-sport field layouts.

6.4. Recommendations

Figure 3: Proposed Strategic Approach



First Steps

Advocate for a new Soccer (Football) Hub at Former High School Site (consider joint advocacy with G21 /CoGG and Football Victoria as a regional approach)

Manage existing access for football across existing facilities.

Explore usage agreement with Trinity College to access synthetic field.

Explore access to Central Reserve Main Oval, if capacity allows.

Explore lighting and use of Colac Secondary College.



Interim Actions

Explore short term options for increasing access for football at existing facilities.

The following options include:

If supported consider lighting at Colac Secondary College.

If supported access Trinity College synthetic pitch.

Consider lighting upgrade at Central Reserve Hockey Field to accommodate training and junior match activities.



Strategic Priority

Plan and deliver Stage 1 of the new Soccer (Football) Hub at Former High School Site including:

One synthetic turf field with lighting, one level two turf field and support infrastructure.

Once constructed, shift football (soccer) training and competition to new facility

Plan and deliver Stage 2 of the new Soccer (Football) Hub at Former High School Site



Long Term

Access to new multi-sport field in growth areas, if demand is realised.

Table 1: 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. Beeac Recreation Reserve is a Crown land reserve with a DEECA directly appointed Reserve Committee.
	The Colac Otway Rovers Amateur Football Club advocates to the State Government for financial assistance to maintain the sports field at Beeac Recreation Reserve to a standard that accommodates competitive sporting use.	
	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.

Site Name	Development Options	Discussion
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.
	If possible, consider allocating training and senior matches outside AFL football club use.	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.
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 possible, consider allocating training and junior matches outside school use.	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. 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. There is a cost implication with funding required for new infrastructure to facilitate football use. However, there is no programming conflict or asset condition concerns.
	Install new lighting (100 lux) and improve drainage.	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.
	Provide temporary gender-neutral change rooms.	
	If possible, consider allocating junior and senior training and matches, outside Umpires Association use.	

Site Name	Development Options	Discussion
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. 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. The Colac Secondary College (CSC) supports exploring opportunities to increase community use of its facilities and to provide sports lighting on the school sports field. CSC is willing to work collaboratively with the Council on the proposal, including considerations such as usage agreements, supervision, maintenance, funding, and any implications for school programs and student safety.
	Install new lighting (100 lux) and upgrade surface.	
	If possible, consider allocating training and junior matches.	
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 Government. 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 Government. There are no programming conflict or asset condition concerns. This solution is long term and recommended.

7. Colac Otway Soccer (Football) Hub Master Plan

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.

The Feasibility Study includes a Design Brief with a Functional Design Components Schedule. The Design Brief has been translated into a concept master plan of the site. The master plan has been costed by an independent Quantity Surveyor.

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



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 4: Site Master Plan – Stage 1



Figure 5: Site Master Plan – Stage 2



Figure 6: Site Master Plan – Stage 3



Figure 7: Pavilion Concept Plan – Stage 1 staging plan (Pavilion Half Scheme)



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COLAC FC - MP

PROPOSED FLOOR PLAN

Client COLAC SHIRE COUNCIL
Scale 1:100 @ A1
17/07/2025 MASTER PLAN_DRAFT
email@hbarch.com.au

A05

Figure 8: Pavilion Concept Plan - Stage 2 staging plan (Pavilion Full Scheme)

7.1. 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 a staged development approach, and the table below summarises the estimated total project cost for each stage.

Table 2: Cost Plan – Summary

Staging	Staging Total Project Cost*
Stage 1 – Synthetic Senior Field and Half Scheme Pavilion Refer to Figure 4 and 7	\$18,760,000
Stage 2 – Turf Senior Field and Pavilion Extension Refer to Figure 5 and 8	\$9,726,000
Stage 3 – Junior Fields Refer to Figure 6	\$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.

7.2. 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.



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 3: 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

8. 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:

Engagement Findings Summary

A copy of the Engagement Findings Report has been provided separately. A Summary of Findings is provided below.

Summary of Findings

Community consultation for the Colac Otway Football (Soccer) Facilities Feasibility draft report and summary report was conducted over a six-week period from 2 March 2026 to 12 April 2026.

Colac Otway Rovers Amateur Football Club (AFC) and Football Victoria were consulted during the development of the Colac Otway Football (Soccer) Feasibility Study draft report. Both key stakeholders were further engaged during the public exhibition of the draft report and summary report.

Additionally, other stakeholders impacted by the draft report's recommendations including Western Reserve users, Central Reserve/Hockey field users, Beeac Recreation Reserve committee, Trinity College and Colac Secondary College were directly informed of the Colac Otway Football (Soccer) Facilities Feasibility Study draft report and summary report during the public exhibition period.

A letterbox drop to inform residents within proximity of the recommended football hub location was also undertaken. The letter provided a summary of the football facilities feasibility study project including recommendations, construction of a football hub and how residents could provide feedback/comments to the draft report during the public exhibition period.

To support broad community involvement in the engagement process, a summary report was developed and made available alongside an online feedback form via the 'Have Your Say' page on the Colac Otway Shire Council website. Written submissions were also accepted via email and post to ensure accessibility. Promotion of the public exhibition period for the project's draft report and summary report was provided through print, radio and social media outlets.

Council received thirty-one (31) submissions during the public exhibition period: twenty-two (22) via the online form and nine (9) written submissions. Of these submissions, several submitters requested to speak to their submission at the 12 May 2026 Submissions Committee meeting. After the public exhibition period, one (1) online form submission was withdrawn by the submitter, and four (4) late submissions were received.

No submissions were received from existing user groups of sites identified under interim actions, except for Colac Secondary College.

There was overwhelming support, with all 31 submissions received supporting the Colac Otway Football Feasibility Study findings and recommendations.

The submissions emphasise that:



The Feasibility Study provides strong evidence for the project and future construction of a soccer (football) hub.



Soccer participation in the Colac Otway Shire has outgrown the current facilities, which are insufficient and not fit for purpose.



A dedicated soccer hub in Colac is critical to sustain and grow the sport.



Providing a dedicated soccer hub will deliver equitable, inclusive and community health and wellbeing outcomes for the Colac Otway Shire community.

The alignment across community users (players and parents), local soccer clubs (including the Colac Otway Rovers Amateur Football Club), the peak sporting body (Football Victoria) and the Government Department (Sport and Recreation Victoria) represents a strong mandate for Council to progress the Study's strategic direction and recommendations, and move into the funding advocacy and delivery phases for a dedicated soccer hub in Colac.

The high level of consensus across key stakeholders and community reduces the strategic risk associated with funding and delivering a dedicated soccer hub and site selection. The Council can be confident that advancing the recommendations aligns with community expectations and an expressed need.

Recommended Changes to Draft Report

The following changes to the Draft Report were endorsed by Council:

- **Add a development option action and discussion point relating to Beeac Recreation Reserve – Full project report (p 62) and Summary Report (p. 12)**

Development option action addition: The Colac Otway Rovers Amateur Football Club advocates to the State Government for financial assistance to maintain the sports field at Beeac Recreation Reserve to a standard that accommodates competitive sporting use.

Discussion point addition: Beeac Recreation Reserve is a Crown land reserve with a DEECA directly appointed Reserve Committee.

- **Change statement relating to the Colac Secondary College (Department of Education) – Full project report (p. 63) and Summary Report (p. 14)**

Current: In recent discussions, the school has not supported lighting the sports field and therefore this solution is unlikely.

Proposed: The Colac Secondary College (CSC) supports exploring opportunities to increase community use of its facilities and to provide sports lighting on the school oval. CSC is willing to work collaboratively with the Council on the proposal, including considerations such as usage agreements, supervision, maintenance, funding, and any implications for school programs and student safety.

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