



DON WALLACE RECREATION RESERVE TEESDALE MASTERPLAN 2022

ACKNOWLEDGEMENT OF COUNTRY

Golden Plains Shire spans the Traditional lands of the Wadawurrung and Eastern Maar Peoples. Council acknowledges them as the Traditional Owners and Custodians and pays its respects to both Wadawurrung and Eastern Maar Elders past, present and emerging. Council extends that respect to all Aboriginal and Torres Strait Islander People who are part of Golden Plains Shire.



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TEESDALE (DON WALLACE) RECREATION RESERVE MASTER PLAN UPDATE 2021

PREPARED FOR:

Golden Plains Shire Council

PREPARED BY PROJECT CONSULTANTS:

Master Plan Update 2021 - TRUE Resource Group

Original Draft Master Plan 2016 - ASR Research Pty Ltd Leisure Planners

ACKNOWLEDGEMENTS:

A special thank you to the community groups, committees of management, key stakeholders and Council officers for their commitment and valuable contributions to the Master Plan update process. This plan has an important unified and local focus and has been driven by evidence of need and stakeholder insights.

DISCLAIMER:

This report has been prepared in good faith and in conjunction with Golden Plains Shire and the user groups of the Teesdale (Don Wallace) Recreation Reserve, as an update to a pre-existing plan. It is reflective of a higher-level direction for the Reserve and is intended to facilitate an understanding of the proposed concepts and recommendations.

The information contained in this document has been provided and relied upon from the original master plan documentation, stakeholder consultation and anecdotal evidence, research and contributions from existing Golden Plains Shire related plans and strategies. Information contained in the Report is current as at the relevant dates stated in the Report and may not reflect any event or circumstances which occur after the stated date.

The report along with all illustrative plans, perspectives and imagery contained within are indicative impressions to illustrate conceptual ideas only and all recommendations will be subject to further planning, consultation, detailed design, cost planning and approvals.

The document is solely for the use of Golden Plains Shire and is not intended to, and should not be used or relied upon, by anyone else. Neither TRUE Resource Group, nor its servants, consultants, agents or staff accept any duty of care or shall be responsible in any way whatsoever to any person in respect to the report, including errors or omission therein.



Introduction and Site Context

Introduction

In 2016, a Draft Redevelopment Master Plan was developed for the Teesdale (Don Wallace) Recreation Reserve to guide the future development and improvement of the reserve. Golden Plains Shire has sought to refresh and update the proposed Plan to ensure it reflects and responds to the changing needs of the user groups and broader community.

The update considers the issues and opportunities as they relate to the development and improvement of the Reserve. It brings together the key findings captured throughout the development process and provides the necessary context to better understand the justification behind the recommendations, proposed design response and prioritisation.

The Master Plan Update aligns with Council's vision for sport and active recreation and ensures that the long-term development aspirations of the tenant clubs, community groups and residents are taken into consideration.

The plan addresses functional issues with the existing landscape (such as drainage, connections and safe pedestrian and vehicle movement) with a strong focus on multi-use and fit-for-purpose recreation areas to encourage greater participation and community use of the reserve.

The scope of the master plan update was confined to the active recreation components of the Reserve and does not provide specific advice on the improvement of the Teesdale Grassy Woodlands or associated trails.

Objectives of the Master Plan Update are to:

- Consult with key stakeholders to understand current experiences, needs and aspirations.
- Assess the demand and needs for sporting and other recreational facilities.
- Review the condition and functionality of the facilities (e.g. buildings, playing field, courts, lights, carpark, site access, roads, fencing and other supporting infrastructure).
- Test the existing plan and identify future capital and strategic development opportunities to support greater access and participation.
- Produce an updated plan which lists the recommended works at the Reserve and indicates the priorities, and
- Produce a visual site plan showing the indicative location of the recommendations.

The Master Plan Update has been informed by and tested with tenant clubs and will be made available for community feedback, before producing a final report.

In order to achieve the project objectives, the following project stages were undertaken including:

- ① Stage 1 – Project Inception + Site Visits
- ② Stage 2 – Background Review, Research + Renew
- ③ Stage 3 – Stakeholder Consultation (Internal + External)
- ④ Stage 4 – Draft Master Plan + Concept Design
- ⑤ Stage 5 – Final Master Plan + Concept Design



This document is the
Final Master Plan
Update Report.

Site Context

Teesdale and District is a predominantly rural area that is bounded by Surf Coast Shire to the South and Bannockburn to the East, and includes the small townships of Inverleigh, Shelford and Teesdale.

Teesdale (Don Wallace) Recreation Reserve is a 26-hectare passive and active recreation reserve centrally located in the Teesdale township, set back on 1164 Shelford-Bannockburn Road in Teesdale, Victoria.

It is one of seven significant open space parcels in and around the main township and it, along with the Leighdale Equestrian Centre, are considered the only active recreation reserves in the area (refer Table 01).

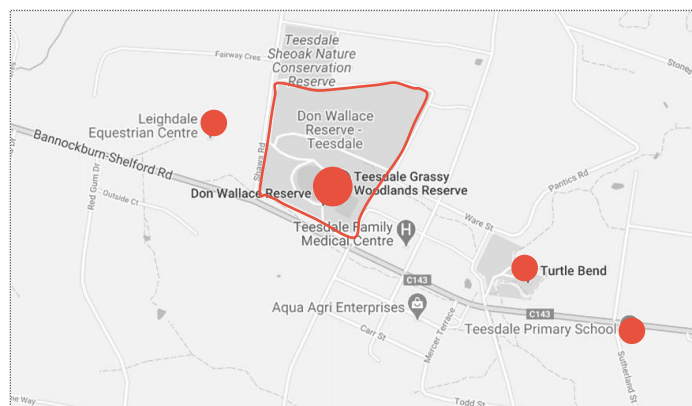
The passive component of the Reserve comprises a large woodland area providing a series of trails to the north of the playing field. The active component comprises a large football / cricket oval with a synthetic wicket, 2 cricket practice nets and 2 tennis enclosures - one with 4 dedicated tennis courts (non-cushioned hard courts) and the other with 2 asphalt tennis courts, a two-storey pavilion with social rooms and basic change areas, a playground, scoreboard, storage shed and public toilet block.

The reserve is home to a range of community groups and clubs, including Teesdale Cricket Club, Teesdale Junior Football Club and Teesdale Tennis Club, all of which collectively represent the Teesdale Recreation Reserve Committee of Management. The Teesdale Primary School is a regular user of the site for some school sports and events.

Although this area is predominantly used for local level community sport, it is also used by local Teesdale residents for informal play, community and social events and passive activities like walking for pleasure.

TEESDALE (DON WALLACE) RECREATION RESERVE

Location



Site





TABLE 01 – Teesdale Open Space Provision

No.	Parcel Name	Owner	Area ha	Catchment / Significance	Main function
1	Walls Lagoon	Crown land	2.3 ha	Township	Conservation-environment
2	Turtle Bend Reserve	Crown land	3 ha	Township	Informal play/family social
3	Teesdale (Don Wallace) Recreation Reserve / Grassy Woodlands	Crown land	26 ha	Township	Active recreation / conservation-environmental
4	Leighdale Equestrian Centre	Council land	14 ha	Sub-regional	Active recreation
5	Chinaman's Lagoon	Crown land	8 ha	Township	Conservation - environmental and historic
6	Native Hut Creek Reserve	Crown land	2.5 ha	Township	Linear reserve
7	Teesdale Timber Reserve	Crown land	20 ha	Township	Conservation-environmental

Property Details



PROPERTY

ADDRESS: 1164 Bannockburn-Shelford Road, Teesdale, Victoria 3328
CROWN DESCRIPTION: Allotment 1 Section B Township of Teesdale
STANDARD PARCEL IDENTIFIER (SPI): 1-B\PP5774
LOCAL GOVERNMENT AREA: Golden Plains Shire
COUNCIL PROPERTY NUMBER: 51200246
PLANNING SCHEME: Golden Plains
DIRECTORY REFERENCE: Vicroads 523 P4

UTILITIES

RURAL WATER CORPORATION: Southern Rural Water
URBAN WATER CORPORATION: Barwon Water
MELBOURNE WATER: Outside drainage boundary
POWER DISTRIBUTOR: Powercor

STATE ELECTORATES

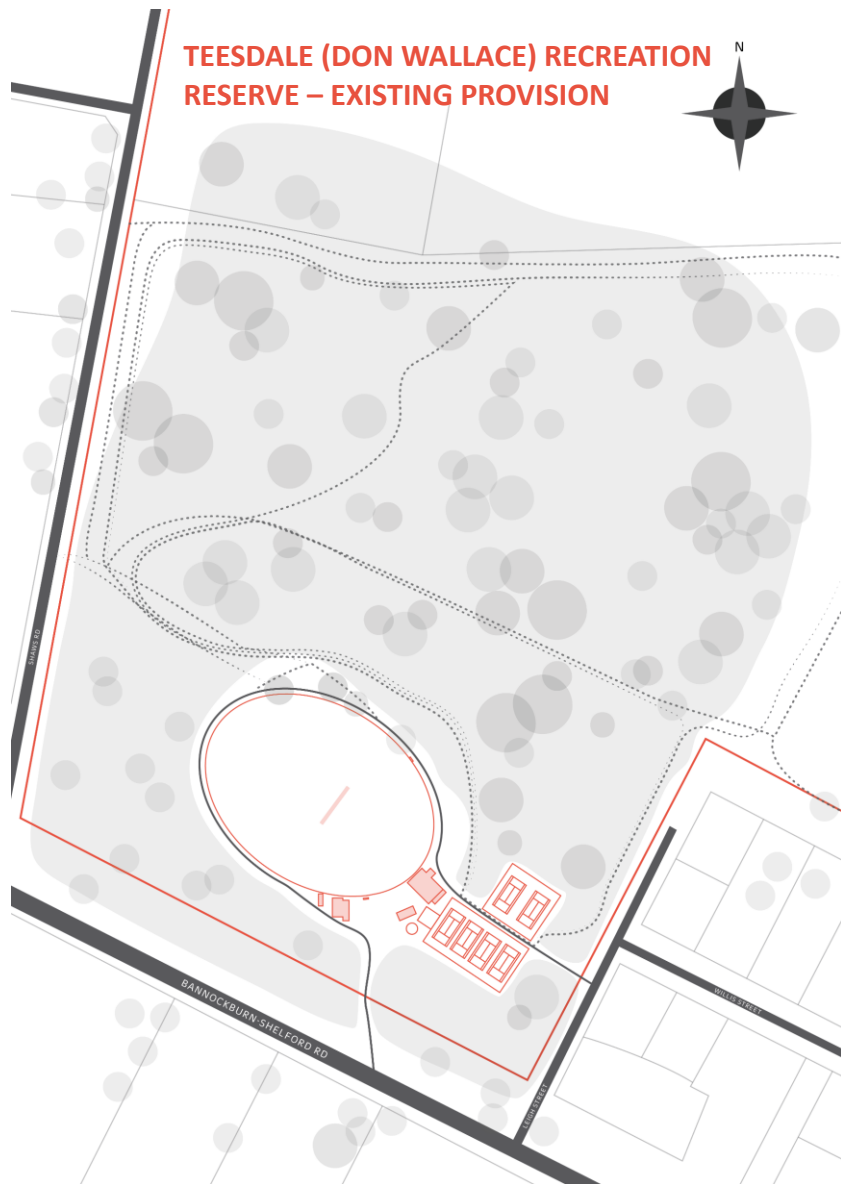
LEGISLATIVE COUNCIL: Western Victoria
LEGISLATIVE ASSEMBLY: Polwarth
REGISTERED ABORIGINAL PARTY: Wadawurrung Traditional Owners Corporation

PLANNING ZONES

PLANNING ZONE: Public Park and Recreation Zone (PPRZ)
PLANNING OVERLAYS: Bushfire Management Overlay (BMO)

BUILDING CLASSIFICATION

NATIONAL CONSTRUCTION CODE BUILDING CLASS: 9b. Class 9b buildings are assembly buildings in which people may gather for social, theatrical, political, religious or civil purposes including sporting facilities.



State of Play

The following provides a summary of the existing conditions, attributes and deficiencies at the Teesdale (Don Wallace) Recreation Reserve for consideration:

SITE LAYOUT



The Reserve is located in an attractive and unique setting with playing fields, courts and facilities surrounded by woodland.



The reserve is bounded by a large open reserve with significant and protected woodland (the Teesdale Grassy Woodlands) and trails network.



The Teesdale Grassy Woodlands has significant values within the community and landscape.



Expansion opportunities are limited (encroaching into woodland is not supported). Some potential expansion to tennis courts to the west of the bank of four courts.



Reserve is not visually prominent from the main road and directional signage to Reserve is inadequate (see Street View).



The interface areas between the various spaces is undefined, visually unappealing and in poor condition in most parts.



This creates a barrier to easy pedestrian movement and visual connection between the playing areas and the main clubrooms (e.g. creating a disconnect between the pavilion and courts, toilets, playing field and trails access).

ACCESS AND PARKING



The Reserve has only one entry/exit point with very little street presence. The access road to the Reserve is narrow (single carriageway), steep and the bend in the road causes visibility and safety issues.



The carpark area is reasonably small. It is undefined, unsealed and unmarked, and is dusty in summer and muddy in winter. Car parking and access around the oval is informal and unsealed. The surface of these areas is uneven and subject to ponding during rain events.



There are no traffic management devices within the reserve, meaning that vehicle movement and parking is largely uncontrolled, allowing vehicles to park in a haphazard fashion in almost any area of the reserve.

CIRCULATION AND MOVEMENT



There is no formal pedestrian or vehicle circulation system and there is a need to enhance pedestrian safety and amenity throughout the Reserve. Emergency and fire access is also constrained.

FACILITIES AND INFRASTRUCTURE



Multi-use shared facility which is currently being used for three sports and a range of informal recreation opportunities.



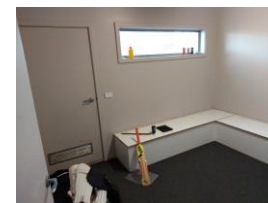
Pavilion/clubhouse well located – west facing and located between the playing field and tennis courts.



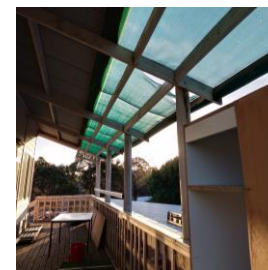
Spectator shelter provided off the clubroom is also well positioned, however line of sight from the upper level to the playing areas below could be better optimised.



The pavilion / clubrooms have recently been freshly painted however; lacks proper change rooms, kiosk, scorers and timekeepers' facilities. The kitchen is basic and not generally fit-for-purpose.



The facility lacks any lockable internal storage for user groups and the facility is subject to vandalism and break-ins. There is an opportunity for better security such as shutters on the main entrance and windows.



The second story social area has recently been renovated and is of good condition, however there is no DDA compliant access to the upper level and the outdoor deck and stairs finishes are in poor condition.



FACILITIES AND INFRASTRUCTURE (CONT.)



The public toilet block is of poor condition and the asset has reached the end of its useful life. It lacks functional and security lighting that may lead to concerns about personal safety.



The Reserve lacks spectator seating and has no bike racks or picnic facilities.

Playground is located close to other amenity, but in its current location it creates a barrier between spaces and is at the end of its useful life. Play value could be improved in a new contemporary design of a similar scale and consideration of a better location in the reserve.



The site boasts a large playing field, in particular very long - 170m X 130m (the upper limit of AFL guidelines).



Centre cricket wicket and winter cover is in good condition. However, the grass cover over the playing field is inconsistent and the playing surface is uneven / undulating in sections. Evidence of rabbit holes in parts. There is also a slope evident in the Elevation Profile from west to east.



The playing field does not have training lights and lacks an effective irrigation system (current manual system is also a burden on volunteers).



The pipe fence around the playing field is leaning in some areas.

There are no permanent and/or functional coaches' boxes / player shelters.



Cricket nets are in reasonable condition, however the run-up approach and supporting infrastructure is not-fit-for purpose.



Has run-ups extending onto the oval (not in accordance with Cricket Australia guidelines), leading to wearing of the playing surface and the new storage shed has no power supply to support the bowling machine.



Overall, cricket do not use the full length or width of the existing field of play demonstrating an opportunity to reduce the overall size of the field to meet minimum standards for AFL and Cricket community competition.

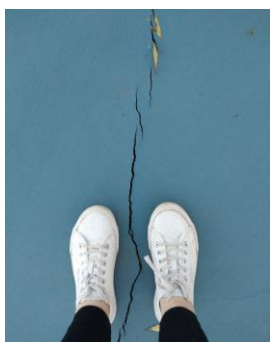
FACILITIES AND INFRASTRUCTURE (CONT.)



The six tennis courts have compliant run-offs and dimensions however, the recently resurfaced playing surface of the bank of four courts is of poor quality.



The court surface is cracking and subject to inundation in parts. Some evidence of instability in the subsurface at the eastern end of the bank with the corners being most compromised.



Nets and winders are showing signs of wear and will likely require replacing.



The bank of two asphalt courts are disconnected from the other courts and are in a state of disrepair, requiring complete redevelopment to be retained.



Supporting infrastructure such as umpires' seats, nets, posts and winders will also require replacement.



Signs of encroachment from the surrounding woodland is also present. If allowed to continue it could compromise other infrastructure as well. Creating and maintaining an adequate fire break separating the woodland and other build infrastructure in the reserve should be considered a priority.



The fences around the tennis courts do not have any top or bottom rails.

The fence wire is curling at the bottom and sagging at the top. Fences will require upgrading.





Planning and Policy Context

Planning and Policy Context

An assessment of the policy, planning and other site-specific context was undertaken to understand the policies, planning controls and preferences impacting on the area, and to better understand the physical, environmental and cultural characteristics of the Reserve.

The following documents were reviewed, and where appropriate, used to inform the development of the Master Plan Update:

- Sport and Active Recreation Strategy (2020-2030)
- GPS Council Plan 2021-2025 Draft (incorporating the Municipal Public Health and Wellbeing Plan)
- GPS Access and Inclusion Plan 2013-2016
- GPS Open Space Strategy 2013-2017
- Golden Plains Paths and Trails Strategy 2013-2017
- GPS Asset Management Improvement Strategy 2010-2030
- Golden Plains Shire – Water Supply Management Study (2015)
- Teesdale Grassy Woodlands Reserve Management Plan (2018 – 2023)
- Teesdale (Don Wallace) Recreation Reserve – Structural Adequacy of the Pavilion/Clubrooms (2016)
- Golden Plains Shire: Playing field assessments (2015)
- Site and Facility Audit Report – Teesdale (Don Wallace) Recreation Reserve (2015)
- Teesdale Tennis Courts Facility Audit (2013)
- Golden Plains Tennis Facilities Review (2015)
- Teesdale Recreation Reserve: Playground Assessment (2016)
- G21 Regional Tennis Strategy (2015)
- G21 and Cricket Victoria Barwon Region Cricket Strategy (2019)
- G21 and AFL Barwon Regional Towards 2030 Strategy (2021)
- AFL Preferred Facility Guidelines - State, Regional, Local, School and Remote Facilities (2019)
- Cricket Australia Community Cricket Facility Guidelines (2016)
- Tennis Australia: Tennis Infrastructure Planning, Design and Delivery Resource (2018)
- Golden Plains Shire Council Planning Scheme.
- Victorian Population Health Survey (2017)
- VicHealth and Sport and Recreation Victoria's 5th year, joint research project into organised community sport participation in Victoria in 2019.



The following section provides a summary of key findings and implications relevant to the Teesdale Recreation Reserve Master Plan Update 2021.

KEY POLICY AND PLANNING FINDINGS

The following provides a summary of key findings and implications of the document review as they relate to the improvement of the Teesdale (Don Wallace) Recreation Reserve.

STRATEGIC APPROACH TO SPORT AND ACTIVE RECREATION IN GOLDEN PLAINS

In 2020, Golden Plains Shire developed the Sport and Active Recreation Strategy (2020-2030) with the aim to positively contribute to the health and wellbeing of the community, promote liveability and foster community connectedness by ensuring that there is a diversity of fit-for-purpose, affordable and accessible, formal and informal, recreation opportunities (programs, services and facilities) that encourage participants, local residents and visitors to be physically active.

The endorsed vision for sport and active recreation ensures that the focus of planning and investment remains on three core pillars: Activity, Connectedness and Liveability which are unpinned by planning and policy.

Sport and Active Recreation Strategy (2020-2030) sets the key outcomes that Council wishes to achieve and the principles to be applied in relation to sport and recreation planning.

Ten (10) planning principles have been developed to support the strategies vision and these principles will form the strategic framework for over the next 10 years.

- Everything that Golden Plains Shire does in relation to sport and active recreation will be aligned with and assessed against these principles, as depicted in the following Figure 01.
- A strong focus on planning and investment remains on three core focus areas: Active and Healthy, Connectedness and Liveability, unpinned by planning and policy.
- Any sport and active recreation programs, services or facilities instigated by Golden Plains Shire will be assessed against the strategic planning principles.
- Council has a clear mandate to positively contribute to the health and wellbeing of the community, promote liveability and foster community connectedness by ensuring that there is a diversity of fit-for-purpose, affordable and accessible, formal and informal, recreation opportunities (programs, services and facilities) that encourage participants, local residents and visitors to be physically active.
- The master plan update should aim to ensure that quality recreational facilities are well utilised; designed to adapt to future trends and needs and made accessible to people of all abilities, ages, genders and cultural backgrounds. It also aims to provide multi-purpose places and spaces that are welcoming, safe, connected, functional and sustainably designed, well maintained and cost effective to develop and operate.

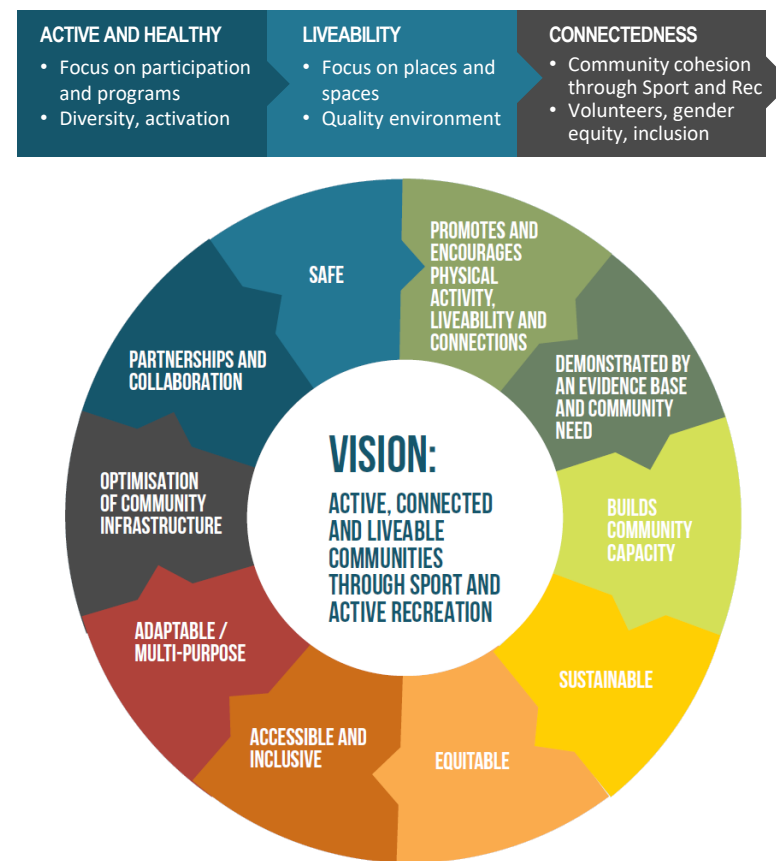


FIGURE 01: Golden Plains Shire Active Recreation Pillars and Principles

COUNCIL'S VISION AND PLAN

The master plan update should aim to achieve Council's 2040 Vision of, *'A healthy, safe, vibrant, prosperous and sustainable community supported by strong leadership, transparent governance and community partnerships'*, and mission outlined in the Council Plan (2021-2025), through:

- Demonstrating good governance and involving the community in decision-making.
- Working and advocating in partnership with our community to address social, economic and environmental challenges.
- Promoting gender equality and equity and inclusion for all.
- Sustaining a focus on long-term outcomes and delivering increased public value through good decision-making and strategic spending, and
- Building awareness and strategic alliances with government, regional groups and the community.

It will be important to ensure that the master plan update is based on an understanding of how residents, clubs and groups use and interact in the Reserve.

Relevant issues and priorities identified by the community, through the Council Plan engagement in 2021, should also be considered including a focus on:

- Safety
- Community events and activities to encourage health and wellbeing
- Supporting and connecting community and community groups.

- Access to active and passive recreation, footpaths, walking and bike tracks, and community buildings / facilities that support health and wellbeing, and
- Environment and bushland management including the protection of native vegetation, cultural heritage and eco systems.

MUNICIPAL HEALTH AND WELLBEING

The master plan update should aim to implement the key strategies of the Public Health and Well-being Plan (2021-2025), with a commitment to work in a collaborative and coordinated way to create supportive, inclusive and empowering environments that enable all of community to achieve optimal health and wellbeing outcomes.

Acknowledging the broader Victorian and regional context for community health and wellbeing planning, Golden Plains will take the following approaches to improving health and wellbeing outcomes for all residents including, place-based approaches and local solutions, sustainable progress, and increasing access.

Priority areas of focus include:

- Improving mental wellbeing
- Increasing active living
- Preventing family violence and advancing gender equity
- Increasing healthy eating, and
- Tackling climate change and its impact on health.

The master plan update should recognise how the places where people live, learn, work and play have an important role in shaping community health and wellbeing, social connectedness and in delivering local solutions to local challenges.

Facilitating increased and equitable access to local places and spaces and increasing recreation participation opportunities at the Reserve, particularly for older adults, children, youth and women will be important.

There is also an opportunity to improve the physical accessibility and a sense of safety of all facilities and areas of the Reserve that are used by the public.

OPEN SPACE STRATEGY ALIGNMENT

The master plan update should be consistent with the principles and directions outlined in the various Recreation, Open Space, and Paths and Trails strategies, and aim to achieve their objectives and recommendations. This means:

- A greater focus on high quality open space,
- Adequate resources allocated for the maintenance of open space areas,
- More shade and shelter in open space areas,
- Optimal use of open space areas,
- New and larger change facilities, and
- Improved lighting and improved connections between areas.

ASSET MANAGEMENT AND MAINTENANCE

The site and facility audit report from 2015 along with a review of water supply options for the Reserve was reviewed in the context of a visual inspection of the site in 2021. The recommendations of the condition audits relating to the playing field, pavilion, tennis courts, toilet block and playground at the Reserve were also reviewed and tested.

While many of the issues identified in 2015 remained relevant in 2021 some improvements had been made at the Reserve, notably; the upper level of the social facilities had undergone some beautification works including the flooring and the exterior of the pavilion had been painted. Aesthetically this made an improvement to the building.

Some drainage works had been completed near the water tank and towards the spectator area towards the tennis courts and the four tennis courts in the bank of 4 courts had been repainted less than 2 years prior but already show signs of failure in the surface.

Despite these improvements the facilities overall condition, functionality and appearance is still not fit-for-purpose. The master plan update should take into consideration the findings and recommendations of the various condition audits and the 2021 site inspection findings – See Section 1 for Site Analysis Summary.

A review of asset maintenance programs suggest that interventions can be ad-hoc and reactive in nature. Council's current approach to asset management and maintenance requires greater clarity and could benefit from a long-term strategic plan to support the provision, development, management, use and subsidy of sporting facilities, open space and paths and trails.

The master plan update should consider some 'soft infrastructure' recommendations to support the delivery and outcomes of the 'hard infrastructure' recommendations. For example, include an asset management plan be developed for Teesdale Recreation Reserve in line with the Golden Plains Asset Management Improvement Strategy 2010-2030 and other related facility provision and service standards.

CURRENT USAGE, MANAGEMENT AND OCCUPANCY ARRANGEMENTS

The playing fields, outdoor courts, pavilion and change areas at the Reserve are used by the Teesdale Junior Football Club, Teesdale Cricket Club, Teesdale Tennis Club and the Teesdale Primary School.

The Reserve is managed by a Committee of Management (COM) appointed by Council under Section 86 of the Local Government Act and are delegated to directly manage the facility on behalf of Council. The COM has approximately 8-10 members represented by the various user clubs. The role, powers and functions of the COM are outlined in an Instrument of Delegation (IOD).

The COM and Council share maintenance responsibilities for the Reserve. At present, the COM manages all aspects of the development and operation of the Reserve, except for some maintenance and capital development functions. The COM is responsible for approving the use of the Reserve, setting and collecting fees, and liaising with the user clubs and Council.

Council's responsibilities include major structural building maintenance; fire prevention mowing; fire services; carpark and access road maintenance, playground maintenance; mowing of the oval; seasonal oval renovations; stormwater drain maintenance and waste management collection.

At present the Teesdale Recreation Reserve COM are a high functioning committee with excellent alignment between representatives. However, it is important to note that the composition of the Committee of Management and the roles and responsibilities of the committee and Council can vary from time to time and Council is planning a review into the management of, and maintenance arrangements for its recreation facilities. This review may have recommendations relating to the way the Teesdale Recreation Reserve is managed into the future.

Where appropriate, Council should continue to collaborate on options for shared access of under-utilised venues including Teesdale Recreation Reserve, that could support increased oval and court demands (this includes across municipal boundaries).

The Teesdale Grassy Woodlands to the north of the primary master plan area has significant values within the community and the landscape provides a refuge for native plants and animals although, it is not subject to a Significant Landscape Overlay (SLO). A Teesdale Grassy Woodland Management Plan is in place to guide the management and protection of the woodlands. The woodlands are the responsibility of Council. The master plan update should ensure the protection of the Woodlands in its recommendations.

FOOTBALL

The G21 and AFL Barwon Towards 2030 Strategy (2021) aims to provide a roadmap to the continued enhancement of facility provision and participation, as well as an updated strategic framework that guides all project partners in collaboration.

The following six strategic objectives have been identified in the strategy by regional partners and stakeholders.

1. Continue to enhance the relationship between football and netball, government and community partners in the planning and investment of facilities.
2. Increase the quality, functionality, capacity and sustainability of existing facilities.
3. Ensure facilities cater for the diversity of participants playing across the G21 Region.
4. Support the capacity building and education of clubs and people.
5. Plan and develop facilities in growth and priority areas across the G21 Region.
6. Identify the location, role and function of regional level facilities and a secure a long-term plan for the Regional Administration Centre.

The regional strategy identifies the Teesdale Recreation Reserve as a local facility and rated the infrastructure provided as 'poor' in the 2019 facility audit.

The overall facility scored a 14 out of a potential 46 in the facility audit, identifying areas for improvement in the main pavilion, change facilities, the provision of gender-neutral facilities, umpire facilities and oval surface condition.

The provision and improvement of oval lighting across the network will create better access, programmability and capacity of venues, including Teesdale Recreation Reserve, in the long term.

Continuing to provide gender neutral amenities and increasing the capacity of existing facilities to cater for participation growth and future demand is critical. At present the Teesdale Recreation Reserve does not provide female friendly or gender-neutral facilities and the current change facilities are impacting the club's ability to grow and function.

The master plan update should consider the Victorian Government Female Friendly Sports Infrastructure Guidelines (2017), as it provides guidance on making sports facilities female friendly and suitable for use by all.

The AFL Preferred Facility Guidelines (2019) were developed after the completion of the initial G21 Strategy and revisited in 2019, the AFL Preferred Facility Guidelines outline the preferred facility requirements for venues which are utilised for AFL training and competition.

The guidelines are to be used as a key tool during the planning phase of a project to identify the spatial requirements for facilities to support male and female teams, umpires, officials and the broader AFL community. The guidelines also provide recommendations for the specification of supporting infrastructure such as floodlights and spectator amenities.

The master plan update should consider the AFL's Preferred Facility Guidelines (2019) commensurate with a local level facility.

CRICKET

The G21 and Cricket Victoria Barwon Regional Cricket Strategy (2019) will guide the development of cricket across the Barwon Region to 2028.

The Strategy focuses on both the built 'on-field' element of the game (facilities and infrastructure) as well as the equally important 'off-field' factors including sport development, increasing participation levels, policy and planning, partnerships and the overarching governance and management of cricket across the Region.

Since the strategy's development, a Season Determination Agreement regarding ground share arrangements between cricket and AFL also applies to help with the delineation of seasons and avoid seasonal creep. Pre-pandemic, AFL generally runs from 1 April and 30 September and cricket 1 October and 30 May each year.

CRICKET Continued.

The following five strategic objectives have been identified in the strategy by regional partners and stakeholders.

1. Governance and Cricket activity Management - Develop an aligned and collaborative structure to manage cricket.
2. Participation Growth - Grow cricket, its range of activities, club capacity and profile across the Barwon region
3. Facility Provision, Capacity and Renewal - Maximise the capacity and activation of existing sites and align new facilities with future need and demand
4. Regional Cricket and Community Centre - Deliver and activate a Regional Cricket and Community Centre at Kardinia Park
5. Resourcing and Partnerships - Secure stakeholder support for strategy implementation

The strategy classifies the Teesdale Recreation Reserve as a local club level facility and the master plan update should be guided by Cricket Australia's Facility Guidelines (2016).

The Strategy identified some critical priorities including; supporting cricket clubs to develop individual facility renewal and improvement programs and prioritising facility upgrades at those venues not currently meeting recommended provision levels, or at sites with identified and potential female participation growth, and those that deliver diversity and inclusion outcomes.

Replacing existing synthetic wickets in accordance with new guidelines (now 25m+ x 2.4m+), is considered a high priority.

The strategy also encourages collaboration and joint opportunities for cricket and winter sports to improve inclusive off-field player, umpire and spectator amenities, and working collectively to increase provision levels of unisex change room areas, supporting amenities and more inclusive social spaces.

The Victorian Cricket Infrastructure Strategy (2018) outlines a number of key facility challenges that have been identified as having the greatest impact on cricket infrastructure over the next 10 years, notably; Female friendly and inclusive facility design, Training net design, renewal and condition, On and off-field facility and Supporting infrastructure quality and condition (e.g. change rooms and playing surface), Synthetic centre pitch dimensions, Travel accessibility, Population and participation challenges, Seasonal creep, and Matching facilities with club needs. The master plan update should consider these challenges for the Reserve.

TENNIS

A commitment to an ongoing capital renewal program will be essential to support the sustainability and growth of tennis in Teesdale and all infrastructure improvements should be in line with the Tennis Australia – Tennis Infrastructure Planning, Design and Delivery Resource (2018) and other relevant tennis facility technical standards and guidelines.

The G21 Regional Tennis Strategy (2015) was developed to provide guidance on the development of tennis across the G21 region. The strategy focuses on supporting clubs, increasing opportunities for participation and improving facilities.

The following five strategic objectives have been adopted by regional partners and stakeholders:

1. Develop an aligned and collaborative structure to deliver tennis.
2. Grow tennis, its range of activities and its year-round appeal.
3. Reposition the tennis facility mix to align with future need and demand.
4. Support clubs and venues to grow their capacity and improvement management and operations, and
5. Promote tennis and provide resources (human and financial) to support change.

The regional strategy recognises the Teesdale Recreation Reserve as a Local Level tennis facility now and into the future. A standard local level facility generally serves an individual township (5km or up to 15 minutes travel) and has an estimated capacity of 100-200 active participants.

The desired number of tennis courts for a local facility is 4 (preferred surface type is acrylic hard court or synthetic grass), supported by a clubhouse with toilets, kiosk and a minimum of 50% of courts floodlit.

The strategy identified the need for some infrastructure renewal works including the repair of the surface on the bank of four courts and recommended that these courts are to be retained for club use and public access with consideration of increasing floodlighting provision by 2025.

OPEN SPACE VALUES AND SIGNIFICANCE

Within the township of Teesdale there are five small nature reserves, Chinamans lagoon (8 ha), Native Hut Creek & Turtle Bend (7 ha), Walls Lagoon (2 ha) and Teesdale Grassy Woodlands Reserve (25 ha) and the adjoining Sheoak Nature Reserve (4 ha). A few kilometres to the west on the Shelford Road there is also a now a new 4 ha reserve called Bakers Lane Reserve.

Teesdale Grassy Woodlands is the largest reserve and is located just behind the Teesdale (Don Wallace) Recreation Reserve in the heart of the town and it is both a woodland and a grassland. It is a woodland because there are native grasslands with widely spaced tall trees, small trees and shrubs creating an open park-like setting.

The Crown Land Reserve has significant values within the community and landscape but is not subject to a Significant Landscape Overlay (SLO).

Apart from its visual amenity, it contains formal recreational facilities for active sports as well as passive recreation opportunities including walking and nature study. It also provides a refuge for native plants and animals.

The Land Conservation Council recommended that the land be permanently set aside under Section 4 of the Crown Land (Reserves) Act 1978 as a 'Recreation Reserve' for the purposes of organised sports and passive recreation (LCC 1982). Public interest in the land saw the construction of a sporting oval, pavilion and tennis courts.

The natural values of the Crown Land Reserve were first noted in the 1970's when it was suggested that areas of the land should be set aside for the protection of native flora and fauna. While this protection never eventuated, the Reserve has progressively naturally regenerated to the vegetated state seen today.

The Reserve, which is located in the Victorian Volcanic Plains bioregion, has regenerated to a Grassy Woodland vegetation community which is considered endangered. Clover Glycine (*Glycine latrobeana*) and Hairy Tails (*Ptilotus erubescens*) which are both listed under the Flora and Fauna Guarantee Act 1988 have been found in the Reserve.

In the grassland areas the most common grass is Kangaroo Grass which grows through the summer giving the Reserve a green tinge even in hot dry periods. Across the Reserve there are also Spear grasses, Wallaby grasses, Plume Grass, Weeping Grass and a variety of tussock grasses. There is less than 1% left of the original native grasslands in Victoria so these remnants are considered very rare and precious.

The walk around the reserve takes less than twenty minutes following the Boundary track which has mostly gentle slopes and one steep slope.

All native vegetation is protected in Victoria. A Planning Permit is generally required if there is a need to remove or lop any native vegetation. There are some limited exemptions from the requirement to obtain a Planning Permit.



FIGURE 2: Teesdale Recreation Reserve Management Zones as outlined in the Teesdale Grassy Woodlands Reserve Management Plan 2018-2023.

ZONING AND PERMITTED USES

Teesdale Recreation Reserve and associated Teesdale Grassy Woodlands are subject to the requirements of the Golden Plains Shire Planning Scheme.

The purpose of the Planning Scheme is to implement the Municipal Planning Strategy and the Planning Policy Framework. The Planning Scheme also outlines the zones and associated controls for each parcel of land.

The Teesdale Recreation Reserve is zoned PPRZ (Public Park and Recreation Zone), Clause 36.02 within the Golden Plains Planning Scheme. This means that the land is designated as public recreation and open space and encourages enhancement of the subject land in support of appropriate recreational activities. It also seeks to protect and conserve areas of significance and provide opportunities for commercial areas where appropriate.

Clause 36.02 Section 1 of the Planning Scheme outlines the Table of Uses for the Reserve that do not require a permit.

- Informal outdoor recreation
- Open Sports Grounds – must be conducted by or on behalf of the public land manager
- Any use listed under Clause 62.01 Buildings and Works
- Contractors' depot – must be one of the following, Helicopter, Office, Retail premises, Store or any other use not identified in Section 3 – prohibited uses. Must be conducted by or on behalf of the public land manager.

Clause 36.02 Section 3 outlines the prohibited uses including, a brothel, cinema based entertained facility, display home centre, funeral parlour, industry, saleyard, transport terminal (other than helicopter), veterinary centre or warehouse (other than store).

All other uses require a permit.

PERMIT REQUIREMENTS

A permit is required to:

Construct a building or construct or carry out works. This does not apply to the following:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground equipment or sporting equipment, provided these facility to not occupy more than 10 square meters of parkland.
- Navigational beacons and aids
- Planting and landscaping
- Fencing that is 1 meter or less in height above ground level.
- A building or works shown in an Incorporated plan which applies to the land.
- A building or works carried out by or on behalf of the land manager, Parks Victoria or related authority.
- Subdivide the land.

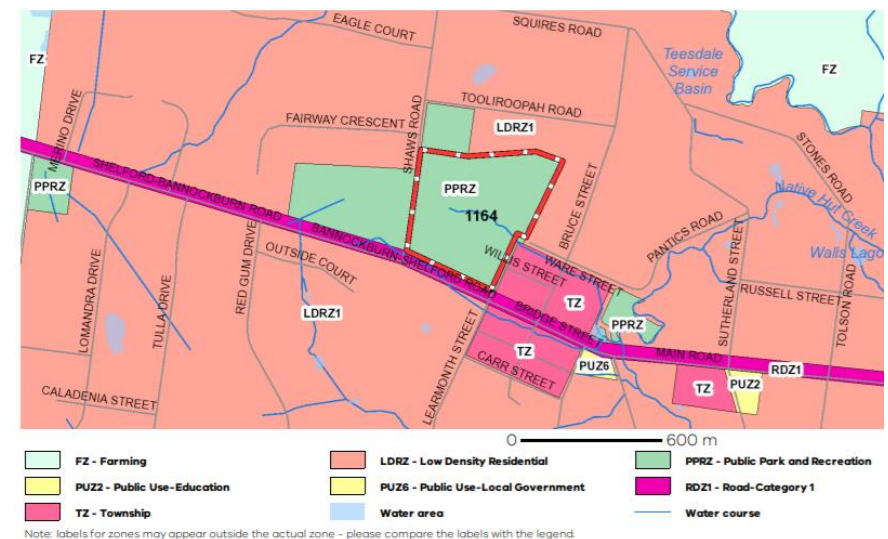


FIGURE 03: Golden Plains Shire Planning Scheme – Teesdale Recreation Reserve (Public Park and Recreation Zone)

PLANNING OVERLAYS

The Teesdale Recreation Reserve (the Reserve) is subject to a Bushfire Management Overlay (BMO) (refer Figure 04) and is in a designated bushfire prone area. Special bushfire construction requirements and protection standards apply through the Building Code of Australia, and planning provisions will likely be required to obtain a planning permit to complete the desired improvements at the Reserve.

The purpose of the Bush Fire Management Overlay is to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire, to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented, and to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

According to Clause 44.06 Section 2 a permit is required to subdivide the land and for building works related to the building or construction or carry out of works associated with a range of uses including, those relevant to the Teesdale Recreation Reserve being for leisure and recreation, an office and/or a place of assembly.

This does not apply to the following, relevant to Teesdale Recreation Reserve; An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building or a building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.

The Reserve may also be subject to planning considerations around native vegetation. Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Native Vegetation Clause 52.17 of the local planning scheme.

The purpose of the Clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017), including avoiding any impacts, minimising impacts if it cannot be avoided and providing offsets to compensate for the impacts if a permit is granted.

Other overlays in the vicinity not directly affecting this land are:

- Design and Development Overlay (DDO)
- Development Plan Overlay (DPO)
- Environmental Significance Overlay (ESO)
- Floodway Overlay (FO)
- Heritage Overlay (HO)
- Land Subject to Inundation Overlay (LSIO)
- Significant Landscape Overlay (SLO)

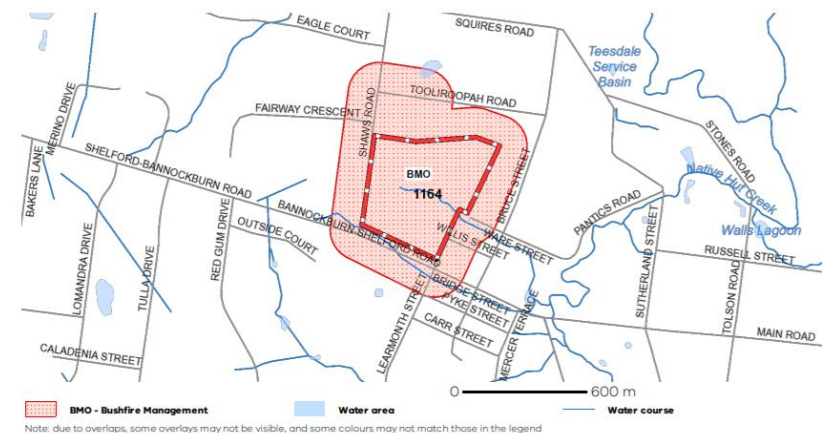


FIGURE 04: Bushfire Management Overlay (BMO)

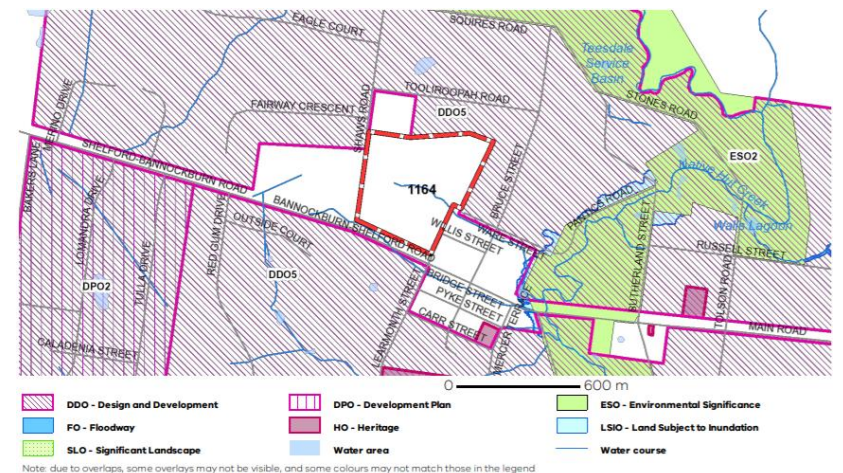


FIGURE 05: Other surrounding Overlays – Not impacting on the site



Participation + Demand Context

Leisure and Recreation Trends

PARTICIPATION IN ACTIVE SPORT AND RECREATION

Participation in sport and recreation is changing and the way in which people are choosing activities, the time they spend being active and the various life stages also play a part in local participation trends. In addition, the impact and recovery from the Covid-19 global pandemic, has changed the way we look at sport and recreation and has emphasised the importance of outdoor sport and physical activity to the community.

Data contained within the Victorian Population Health Survey (2017) states that Golden Plains Shire Council is currently the 4th most active municipality in the state, with 58.6% of adults meeting the Australian Physical Activity Guidelines (compared with only 50.9%) of Victorians.

One third of the community (33.7%) did not undertake sufficient physical activity levels to achieve health benefits (compared with 44.1% of Victorians).

The following summarises the key findings and insights from the 5th year of the VicHealth and Sport and Recreation Victoria's joint research project into organised community sport participation in Victoria in 2019.

The report covers 10 popular sports and provides comparison in participation across age, sex and region in 2019 compared to 2015.

In 2019, the research found that:

- There is considerable variation in overall participation rates in these sports across local government areas.

- Within the regional LGAs, there was generally a higher participation in the north-west and south-west compared to the eastern regions of Victoria.
- Over half of all sport participants are aged between 4–14 years. Sport participation is highest among children and adolescents aged 10–14 years (64%) and drops significantly during late adolescence, 10–19 years (32%).
- Sport participation is higher for males (17%) than females (10%).
- Sport participation rates are higher in regional Victoria (17%) compared to metropolitan Melbourne (12%). Regional-growth areas (16%) have slightly lower sport participation compared to other regional areas (18%). Golden Plains Shire recorded (17%) by comparison.
- Between 2015 and 2019 participation in sport increased by more than 119,000 participants in Victoria (0.8% increase in the participation rate). The participation increase was over twice as high for females (1.1% increase) than males (0.5% increase).
- The largest growth in participation rates 2015–2019 were within the 4-year-old age group (4%) followed by the 15–19-year age group (3%). The growth in participation was largely due to an increase in female participation rates.
- Female participation rates grew across all age groups, however male participation rates declined for those aged 5–14 years. For females, the largest growth was for 4-year-olds (7%), followed by 5–9-year-olds (5%), and 10–14-year-olds (4%).

- For males, the largest growth was for 15–19-year-olds (3%), followed by 35–39-year-olds (2%), and 25–29-year-olds (1%). Male participation declined for 5–9-year-olds (-4%) and 10–14-year-olds (-1%).

In a community survey undertaken as part of the Active Sport and Recreation Strategy in 2019, Golden Plains Shire respondents showed a similar pattern to Victorian trend data in relation to having an increased likelihood of engaging in informal and individual physical activities as opposed to organised sporting activities. This trend highlights the need to consider both active recreation activities alongside structured sporting opportunities in the master plan update.

Children's (5 – 14 years) survey responses were opposite to those received from adult (15+ years) survey respondents. Whilst the emphasis for adults is predominantly on individual non-structured activities, children tended to be more interested in playing organised sports and taking part in other active recreation activities such as dance (noting that the children's survey specifically focussed on organised sport outside of school hours, so it is not possible to ascertain the popularity of unstructured activities for this age group).

Refer to Table 02 and Table 03 on the following page for the Top 10 Sport and Recreation Activities for Adults (15+ years) and Children (0-14 years), related to Golden Plains Shire compared with Victorian participation rates and rankings (2019).

PHYSICAL ACTIVITY AND RECREATION PARTICIPATION RATES

Golden Plains Shire identified the following 10 most popular activities for adults and children through the community survey undertaken as part of the Active Sport and Recreation Strategy (2019), (note that the survey respondents may not be a representative sample of the community as their participation in the survey was voluntary with 286 adult respondents and 65 young people in primary schools).

For context the data and relative ranking has been compared to Victorian physical activity participation rates for adults and children using Ausplay data, the top 10 participation activities for adults and the top 10 participation activities for children in Victoria in between July 2018 and June 2019.

GPS RANKED HIGHER THAN VIC

GPS RANKED LOWER THAN VIC

TABLE 02 | ADULT PARTICIPATION (15+ YEARS) – TOP 10 ACTIVITIES

	Golden Plains Shire Council Survey (2019) n=286	Rate (%)		Victoria Ausplay (2019)	Rate (%)
①	Gardening	68%	①	Walking (Recreational)	45.0%
②	Walking	66%	②	Fitness / Gym	37.5%
③	Bushwalking / hiking	49%	③	Athletics, track and field (includes jogging and running)	16.4%
④	Swimming / diving	46%	④	Swimming	14.5%
⑤	Aerobics / exercise class	45%	⑤	Cycling	13.2%
⑥	Cycling - on-road / rail trails / shared paths	41%	⑥	Basketball	5.9%
⑦	Gym / personal trainer	43%	⑦	Yoga	5.4%
⑧	Running / jogging	36%	⑧	Golf	5.2%
⑨	Fishing	27%	⑨	Bushwalking	5.1%
⑩	Yoga / Pilates	27%	⑩	Australian Rules Football	4.7%

TABLE 03 | CHILDREN PARTICIPATION (0 - 14 YEARS) – TOP 10 ACTIVITIES

	Golden Plains Shire Council Survey (2019) n=65	Rate (%)		Victoria Ausplay (2019)	Rate (%)
①	Australian Rules Football	29%	①	Swimming	42.0%
②	Swimming	25%	②	Australian Rules Football	16.0%
③	Cricket	12%	③	Gymnastics	11.9%
④	Netball	12%	④	Basketball	11.8%
⑤	Athletics	11%	⑤	Dancing (Recreational)	11.3%
⑥	Dance	11%	⑥	Football / Soccer	11.2%
⑦	Basketball	9%	⑦	Tennis	8.10%
⑧	Tennis	9%	⑧	Cricket	6.5%
⑨	Boxing	6%	⑨	Netball	5.9%
⑩	Football / Soccer	6%	⑩	Karate	4.2%

LOCAL TRENDS AND CONSIDERATIONS

The master plan update should consider the following leisure and recreation trends and considerations as they relate to the future development and use of the Teesdale Recreation Reserve.

- More people are choosing to recreate in informal and unstructured ways. As a consequence, activities such as recreational walking, hiking, cycling and jogging in parks for exercise and pleasure are becoming more prevalent.
- The popularity of activities that families can participate in together such as bushwalking, trail walking, picnicking and similar outdoor activities continues to grow and an intergenerational approach to facility design and development will be required.
- Generally, adults are remaining healthier and more physically active until later in life. This is leading to increased participation in adult and veteran’s sports and more frequent use of open space areas by older adults and ‘active agers’, for walking, relaxation and other social activities.
- The continued focus on increasing female participation in sport and recreation has seen and significant growth in numbers of women and girls, however accommodating the growth in female participation has challenged some local governments and clubs in relation to capacity of infrastructure and volunteers.
- The impact of the global pandemic in 2020 through to 2021 and beyond, has emphasised the importance of outdoor sport and recreation opportunities and the criticality of public parks and active sporting reserves.
- While the impact of the Covid-19 global pandemic on organised sport is yet to be fully understood, anecdotally, the competitions, clubs and their members are beginning to return in healthy numbers.
- Cricket participation is diversifying and the market for participants is changing. The Barwon Cricket Region is not currently keeping pace with this change and greater focus is required on maintaining, growing and implementing new junior formats to slow recent declines and providing an increased focus on female cricket overall. While some clubs have shown recent growth, an equal amount have experienced a decline in participants. Coordinated efforts in growing player, umpire and coaching numbers is also required, as is the sustained and continued focus on growing participation through the school network. This is particularly important in the Region’s new growth areas.
- Like many sports, the majority of AFL and Cricket Victoria’s club and community participant base is aged between 10-24 years .This trend is consistent across the Barwon Region.
- Pre-pandemic, participation in Australian Rules Football across Victoria and the region was increasing, particularly in junior levels. Female teams, Auskick and AFL 9s are the fastest growing forms of the game. In 2019, AFL Barwon reported 824 players in Golden Plains a 43% increase from 2015 (576 players). 14% were female. *Numbers do not include clubs playing in AFL Goldfields competition.
- Teesdale Cricket Club expects approximately 321 participants, with 78% male and 22% female players in 2021/22 and Teesdale Junior Football Club indicated a promising recovery with more than 45 Auskick participants and growing.
- In general, senior weekend competition tennis has declined in popularity. Junior weekend tennis is still strong along with casual and night competition tennis on weekdays, with increased interest. Tennis remains a key participation opportunity across the various life-stages and the Teesdale club has maintained a healthy participant base with 55 players (16% male and 84% female).



TEESDALE TENNIS CLUB:
55 PARTICIPANTS (M: 16% | F: 84%)



TEESDALE JUNIOR FOOTBALL CLUB:
45+ PARTICIPANTS (GENDER UNKNOWN)



TEESDALE CRICKET CLUB:
321 PARTICIPANTS (M: 78% | F: 22%)

POPULATION AND PROVISION

TEESDALE AND DISTRICT

For the purpose of this assessment, the catchment area served by the Teesdale Recreation Reserve is the Teesdale and District statistical small area.

Teesdale and District is a predominantly rural area that is bounded by Surf Coast Shire to the South and Bannockburn to the East, and includes the small townships of Inverleigh, Shelford and Teesdale.

The Census usual resident population of Teesdale and District in 2016 was 3,458, living in 1,288 dwellings with an average household size of 2.78 people (compare with 2.36 in Regional VIC).

There were 18 people over the age of 85 living in Teesdale and District in 2016, with the largest age group being 40 – 59-year-olds (30.6%) followed by 0- to 19-year-olds (29.4%).

In 2016, 10.0% people in Teesdale and District were born overseas, compared with 11.0% in Regional VIC.

In 2016, 14% of households in Teesdale and District contained only one person, compared with 29.0% in Regional VIC, while 43.3% of households were made up of couples with children, compared with 25.3% in Regional VIC.

In Teesdale and District, there was a larger proportion of high-income households with 21.1% earning a high income of \$2500 or more per week and a lower proportion of low-income households with 11.5% earning less than \$650 per week, compared with 12.5% and 22.9% respectively for Regional VIC.

GROWTH DRIVING DEMAND AND PROVISION

By 2041, the population of Teesdale and District area is expected to reach 4,933 people, an increase of 41%. The addition of almost 1,500 new residents will likely require an increased level of standard provision to support the population.

Infrastructure, participant and population provision ratios provide a general guide to the average number of facilities required within a specific geographic area. While ratios can be influenced by a range of factors (including planning policies, facility quality, supporting amenities and user activities) they do provide a general comparative guide to provision and usage levels, and highlight potential areas for more detailed investigation.

There are currently 14 tennis courts and 4 sports ovals servicing the Teesdale and District area (Teesdale with 6 courts and 1 oval, Inverleigh with 4 courts and 2 ovals and Shelford with 4 courts and 1 oval).

Using tennis industry benchmark provision ratios of 1 tennis court to 1,500 head-of-population, the Teesdale and District area is well catered for with 1 tennis court for every 247 people. By 2041, the ratio will reach 1 tennis court to 352 people, still significantly below the standard.

Most courts are reported to be in average to reasonable condition however, Teesdale is the exception where the tennis courts are in need of immediate repair.

The master plan update should consider the ongoing need for the surplus bank of 2 asphalt tennis courts to the north of the site given their state of disrepair and look at improving the quality and carrying capacity of the remaining 4 courts through the provision of sports lighting and the potential provision of a 5th tennis court in the long term.

The industry benchmark provision ratios for sports ovals (AFL and Cricket) is 1 sports oval to 3,500 head-of-population, meaning that the population is well catered for in relation to the number of ovals provided with 1 sports oval for every 865 people.

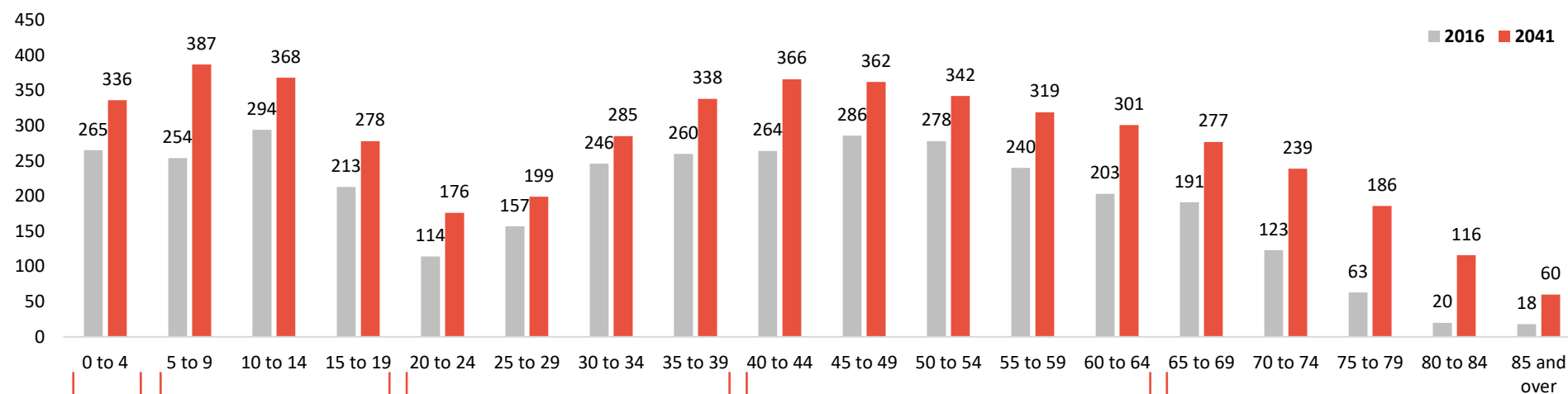
By 2041, the ratio will reach 1 sports oval to 1,233 people, still well under the standard.

Despite the number of ovals provided for the area their condition and carrying capacity could be significantly improved. The master plan update should consider improving ground cover, providing irrigation and sports lighting where possible.

The lack of provision for other outdoor sports and activities such as netball, basketball and/or multiuse sports courts, should also be considered in the master plan update.

**Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions), July 2020.*

TABLE 04 | POPULATION FORECAST (2016 – 2040) – TEESDALE AND DISTRICT



The young children (0-4) age cohort will increase by between 27% (+71) 2041. Maintaining access to quality play spaces as they grow will be important.

The population size of the sub-junior sport (5-9) and junior competitive sport (10-19) age cohorts will increase by between 52% (+133) and 27% (+138) respectively by 2041. This is likely to translate into an increase in demand for active sport and recreation facilities and activities, in addition to a variety of age-appropriate play spaces / informal recreation spaces.

The population size of the senior competitive sport (20 - 39) age cohort will increase by between 29% (+222) by 2041. This is likely to translate into an increase in demand for active sport and recreation facilities and activities.

The population size of the middle to late adult (40 - 64) age cohort will increase by 29% (+222) by 2041. This is likely to translate into an increase in demand general informal passive and active outdoor recreation activities including trails, walking tracks and some social sports.

The population size of the older adult and active ager cohorts will increase by 111% (+461) by 2041. This is likely to increase demand for passive recreational spaces and activities, including picnic spaces, walking paths and seats in active recreation reserves.

PROXIMITY TO BANNOCKBURN AND NETWORK OVERFLOW

Teesdale is approximately 12 kilometres from the municipality's primary population centre, Bannockburn. It is projected that by 2041 the population of Bannockburn (North) will grow by 6,510 people and Bannockburn (South) by 8,493 people, collectively that equates to a 293% increase.

In townships that grow so quickly, it is typical that some existing local sports clubs increase to a size where they cannot take on new players and/or during periods while key infrastructure is being delivered to cater for the increased participation. This may occur in Bannockburn and may result in Bannockburn residents seeking to join sporting clubs in nearby towns like Teesdale, Inverleigh and Lethbridge.

Increasing the functionality and carrying capacity of strategic overflow facilities such as the Teesdale Recreation Reserve will be important to supporting the overall network as the municipality experiences its rapid growth.

Population growth and the participation trends for the sports played at the Reserve (cricket, junior football, and tennis) suggests that demand for the facilities at the Reserve will remain stable and potentially increase over the next 20 years. The criticality of the facility as the only sport and recreation reserve serving the Teesdale community, means that quality and carrying capacity should be improved to cater for existing and future demand.

The ageing of the local community and the growing popularity of activities such as walking for exercise and strolling could increase demand for the passive recreation facilities in Recreation Reserve. This will heighten the need for improvements to the passive areas of the Reserve through the improvement of paths and connections and the provision of park furniture, more shade and amenities such as public toilets.

An understanding of how participation rates differ can inform local planning for facilities, programs and an overall approach to increasing physical activity.

The master plan update will need to consider opportunities to encourage people to become more physically active so that the community can improve their overall health and wellbeing.

Providing diverse opportunities that engage the all people across the various life stages, specifically activities for teens and young adults, will be important to improving participation rates and health outcomes.

It is critical to develop clear policy to guide standard provisions, levels of service, subsidy models and strategic investments. This will also be important when considering and planning for future capital works.

A continued focus on increasing female participation and providing more opportunities for people from low socioeconomic and diverse backgrounds to play sport, should be a key consideration. This includes accommodating growth in participation in terms of club capacity of infrastructure and volunteers.

The master plan update will need to reflect the criticality of the Teesdale Recreation Reserve as the only recreation precinct servicing the Teesdale community.

The master plan update will benefit from creating spaces that help to increase playing opportunities in a range of different formats including competition and other recreational or social activities to support the various life-stages.

Providing quality, fit-for-purpose and accessible infrastructure is a critical success factor in improving the health and wellbeing of the community.



Stakeholder Needs + Preferences

Stakeholder Needs and Preferences

The Teesdale Recreation Reserve is home to a range of community groups and clubs, including, Teesdale Cricket Club, Teesdale Junior Football Club and Teesdale Tennis Club, all of which collectively represent the Teesdale Recreation Reserve Committee of Management.

The Committee of Management are the custodians of the facility and are responsible for its operation and general upkeep. The representative group work incredibly well together and have a good understanding of their shared and collective priorities for the Reserve.

The following section outlines the needs, preferences and aspirations for the Teesdale Recreation Reserve based on community and stakeholder consultation.

Committee of Management (COM)

Identified needs, preferences and aspirations as they relate to the Committee of Management:

- Safety and access in, and throughout, the Reserve was a high priority. Consider relocating and widening the access road and removing the dangerous bend on entry.
- Improve the directional signage to the Reserve.
- Grade and gravel the carpark (to also help with safety).
- Redevelop the pavilion / clubhouse to provide larger changerooms and more contemporary gender-neutral amenities for players and umpires.
- Better manage and address increasing encroachment from surrounding woodland and increasing fire risk.

- Improve the look and functionality of the social areas including an improved kitchen, kiosk area and improved interface between indoor-outdoor activity spaces.
- Upgrade the public toilets or include externally accessible public toilets and a possibility to integrate into the redevelopment of the pavilion.
- Improve the grass cover on the playing field and install an automatic irrigation system.
- Erect lighting over the playing field.
- There was an aspiration to provide a second playing field at the Reserve in the original master plan, however there is also an understanding of the site constraints given the grassy woodland, meaning that further expansion may not be possible. Instead, a focus on improving the functionality and capacity of the Reserve is the preference.
- Resurface the 2 asphalt tennis courts in Enclosure 1 (bank of two tennis courts) with synthetic grass..
- Re-sheet the tennis courts in Enclosure 2 (bank of 4 tennis courts).
- Erect lighting over the tennis courts and repair the fences of Enclosures 1 and 2.
- Erect coaches' boxes.
- Replace the existing playground.
- Provide more seating around the Reserve.
- Improve the cricket training nets.
- Provide power supply to cricket shed / nets to run lights and equipment (e.g. bowling machine).

Representatives from the user clubs were asked to provide information about the following (where relevant):

- History and background of the club.
- Participant and participation trends.
- The activities they undertake at Teesdale (Don Wallace) Recreation Reserve.
- Expectations about future participant / group numbers.
- The general viability of the club and impacts of the global pandemic.
- The club's facility and infrastructure needs, and
- How the Reserve and its facilities could be improved.

A summary of the respective responses are outlined in the following section.

TEESDALE JUNIOR FOOTBALL CLUB

Identified needs, preferences and aspirations as they relate to the Teesdale Junior Football Club:

- The club has been operating for around 35 years. Prior to the global pandemic, the club had 2 lower age junior teams (U10s and U12s – approximately 44 players) and an Auskick program (approximately 30 participants). It competes in the Geelong District Football League.
- The club is confident it will continue to field lower age junior teams in the short to medium term, and the Auskick program is recovering very well after the global pandemic impacted all local sports participation.
- The club hopes to field older age junior teams at some time in the future (U14s and U16s). However, the club has identified some challenges in attracting this age cohort locally, due to:
 - Children in these age groups tend to play where they attend school and/or where their friends live (mostly located in Geelong and Bannockburn), and
 - The poor standard of the facilities provided at the Teesdale Recreation Reserve (e.g. poor grass cover, omission of lights, small changerooms and limited amenities).
- The club committee is committed and has a future focus is on sustainability and creating a thriving hub for junior football.

- The Club's identified facility priorities are:
 - Improved male / female changerooms and amenities
 - Provision of umpire change rooms and amenities
 - Improved ground surface and lighting for training (minimum)
 - Improved kitchen / kiosk
 - Larger social rooms and indoor viewing area
 - Lockable internal storage for each user group
 - Accessible (Disabled) car parking and formalised car parking area
 - Room for growth in indoor and social areas, and
 - Opportunity to reduce the overall size of the ground.

TEESDALE CRICKET CLUB

Identified needs, preferences and aspirations as they relate to the Teesdale Cricket Club:

- The club is 125 years old. It originally played in Shelford, then at Turtle Bend and then in 1980 shifted to Teesdale Recreation Reserve.
- The club competes in the Geelong Cricket Association.

- At its peak, the club had 4 senior and 4 junior teams. It now has 2 senior teams (approximately 35 senior members) and is poised to recover well from the global pandemic with increasing junior members and approximately 15-20 Milo cricket participants.
- The club is considered small but is viable and has a hardworking committee. It is confident it will remain viable into the future.
- The Club's identified facility priorities are:
 - Upgrading the oval playing surface and improving the irrigation system
 - Providing new clubrooms. If not possible, extending the existing clubrooms to provide large changerooms and improved amenities
 - Upgrading the scoreboard
 - Upgrading the cricket nets, dividers and top net to protect from errant balls. Improve the ground condition of the approach to the nets
 - Erecting lights over the cricket nets and providing a power supply to the cricket shed to serve the bowling machine
 - Opportunity to reduce the overall size of the ground
 - Improving the carpark
 - Upgrading the playground,
 - Remove / replace the toilet block.

TEESDALE TENNIS CLUB

Identified needs, preferences and aspirations as they relate to the Teesdale Tennis Club:

- The club has been operating for approximately 80 years. It was originally located at Turtle Bend but shifted to Teesdale Recreation Reserve around 1980 when its courts at Turtle Bend were flooded and the clubrooms burnt down.
- 4 asphalt courts were built at Teesdale Reserve around 1980 followed by the clubrooms in 1983. The 2 additional asphalt courts were constructed by the Council in 2002. 2 courts were resurfaced with synthetic grass and floodlit around 2000. These works were funded by the club.
- At its peak, (around 1993), the club had 3 senior teams and 13 junior teams. Currently, the club has approximately 12 senior players and 30 junior players with an additional 12 people participating in private coaching programs. The club participates in the Geelong Tennis Association.
- The club is supported by a dedicated committee and its future aim is to grow its junior program. The Club is reasonably confident that its player numbers will increase in the future following the global pandemic disruptions.

- The Club's identified facility priorities are:
 - Repair the sub-surface of the non-cushioned hard courts (bank of four tennis courts) and resurface. Fix pooling of water on courts.
 - Retain and convert the remaining asphalt courts (bank of two tennis courts) to synthetic grass and provide lighting the courts.
 - Instal retractable net fences to divide courts.
 - Provide outdoor storage for items such as rain soakers located close to courts.
 - Larger change facilities with 'proper' amenities.
 - Improved kitchen in the main social room.
 - Playground upgrade.
 - Improved carparking and entrance (not considered safe at present).
 - Improve access and spectator viewing of tennis courts (outdoor areas).
 - Upgrade of the pavilion to provide social facilities, suitable change facilities and adequate storage, and
 - Reactivate the social room on the second floor – new kitchenette, better access and improved view lines to the courts below.

TEESDALE PRIMARY SCHOOL

Identified needs, preferences and aspirations as they relate to the Teesdale Primary School:

- Teesdale Primary School is located about 1.2kms from the Reserve. In 2021, the school has grown to 222 students and the school anticipates that enrolment numbers will increase slightly in the medium term.
- Currently, the school uses the Reserve for an annual cross-country event and some other outdoor activities from time to time. The cross-country event starts on the oval and then proceeds through the bushland with other local schools attending to take part. The school does not use the Teesdale Recreation Reserve for any other school or inter-school sports currently. These activities are held at facilities in Bannockburn as they provide the required supporting amenities and car parking. This arrangement is likely to continue in the short to medium term.
- The school describes the Teesdale Recreation Reserve as an 'ideal setting' for the annual cross-country event. The school's primary concern is the poor condition of the public toilets at the Reserve which get heavy use during the event.

SPORTS ASSOCIATIONS

The Sports Associations that run the competitions that the Teesdale junior football, tennis and cricket clubs compete in were asked to comment on the on-and-off-field strength of the clubs and the identified improvements that are needed at Teesdale (Don Wallace) Recreation Reserve to support participation.

In addition to their respective G21 Regional Strategies, the associations provided the following insights:

Geelong Cricket Association

- Teesdale Cricket Club is a good club and is well run.
- The facilities at Teesdale Recreation Reserve are mixed in terms of quality. The oval is a good size, but the surface is poor, and the social rooms and change rooms are considered as basic facilities.
- Facility priorities for the Reserve are improving the oval surface and updating the pavilion.

AFL Barwon, Geelong District Football/Netball League

- Teesdale Junior Football Club is a well administered club.
- The pavilion at Teesdale Recreation Reserve lacks player and umpire changerooms and amenities. However, as the venue is only used for lower junior age, AFL Barwon does not expect these facilities to be provided. They would be needed, however, if the facility was used for higher age juniors.

- The minimum requirements for a lower age junior venue are an even and safe playing surface and access to sufficient, good quality toilet facilities. Female friendly facilities are also a key focus for all new or upgraded facilities.

Tennis Geelong Inc

- Teesdale Tennis Club is a well-run club.
- The courts (referring to the bank of four tennis courts) are in poor condition in parts, following recent resurfacing / painting of the courts.
- The asphalt courts (referring to the bank of two tennis courts) is unusable in its current state and requires significant repair.
- The pavilion and social rooms are adequate. Providing access to the second floor of the pavilion during the summer season will help with capacity challenges during the peak summer usage months.
- Flood lighting of the courts could help to increase their capacity. If floodlights are considered, minimum standards to allow for local night competition should apply.
- Continue to provide Council's hardcourt maintenance and upgrade program and consider a better alignment to minimum infrastructure standards.

COUNCIL UNITS

The Council Units involved in the planning, management, development and maintenance of Teesdale Recreation Reserve and liaison with the Reserve's users were asked to comment on the condition, functionality, maintenance and suitability of the various facilities in the Reserve and indicate the improvements/changes they thought were needed and how they could be improved.

The officers agreed with the COM and user clubs that the following improvement works were required at the Reserve:

- Improving directional signage
- Improving the carpark surface and making the access road safe: improve visibility and other traffic management responses.
- Installing an automatic irrigation system and improving the grass cover over the playing field – potentially changing to Santa Ana grass type.
- Updating the kitchen and social areas of and improving the toilet facilities in the pavilion, in addition to upgrading the toilet block.
- Council shares maintenance responsibilities with the Committee of Management. Both Council and the COM have limited funds for the upgrade and maintenance of the Reserve and must prioritise these resources for the most critical works. External funding will be required for all major works.



Master Plan Update

Teesdale (Don Wallace) Recreation Reserve Master Plan Update

The Teesdale (Don Wallace) Recreation Reserve Master Plan Update 2021 guides the future development and improvement priorities of the Reserve and ensures that the character, functionality and capacity of the Reserve is enhanced.

The updated plan aims to ensure the Reserve provides quality recreational facilities that are well utilised, designed to adapt to future trends and needs and made accessible to people of all abilities, ages, genders and backgrounds. It also aims to provide multi-purpose places and spaces that are welcoming, safe, connected, functional and sustainably designed, well maintained and cost effective to develop and operate.

The vision for the Teesdale (Don Wallace) Recreation Reserve builds on the existing uses of the reserve and recognises the criticality of the facility to the Teesdale community and its important role as the 'Home of leisure and recreation in Teesdale' for all residents.

The driving principles have been developed to holistically respond to the issues, opportunities and considerations identified. The principles underpin this master plan update (Figure 06) and were used to guide the recommendations and identify priorities for future investment.

The updated plan responds to stakeholder needs and preferences while also addressing functional issues within the existing landscape (such as drainage, connections and safe pedestrian and vehicle movement). It has a strong focus on multi-use, shared and fit-for-purpose facilities with enhanced capacity to encourage greater participation and community use of the reserve.

The following section provides:

- High-level visual concept plan illustrating the proposed recommendations and development works identified.
- Prioritised summary of recommendations with stakeholder responsibility and indicative cost, and
- Important implementation and deliverability considerations.

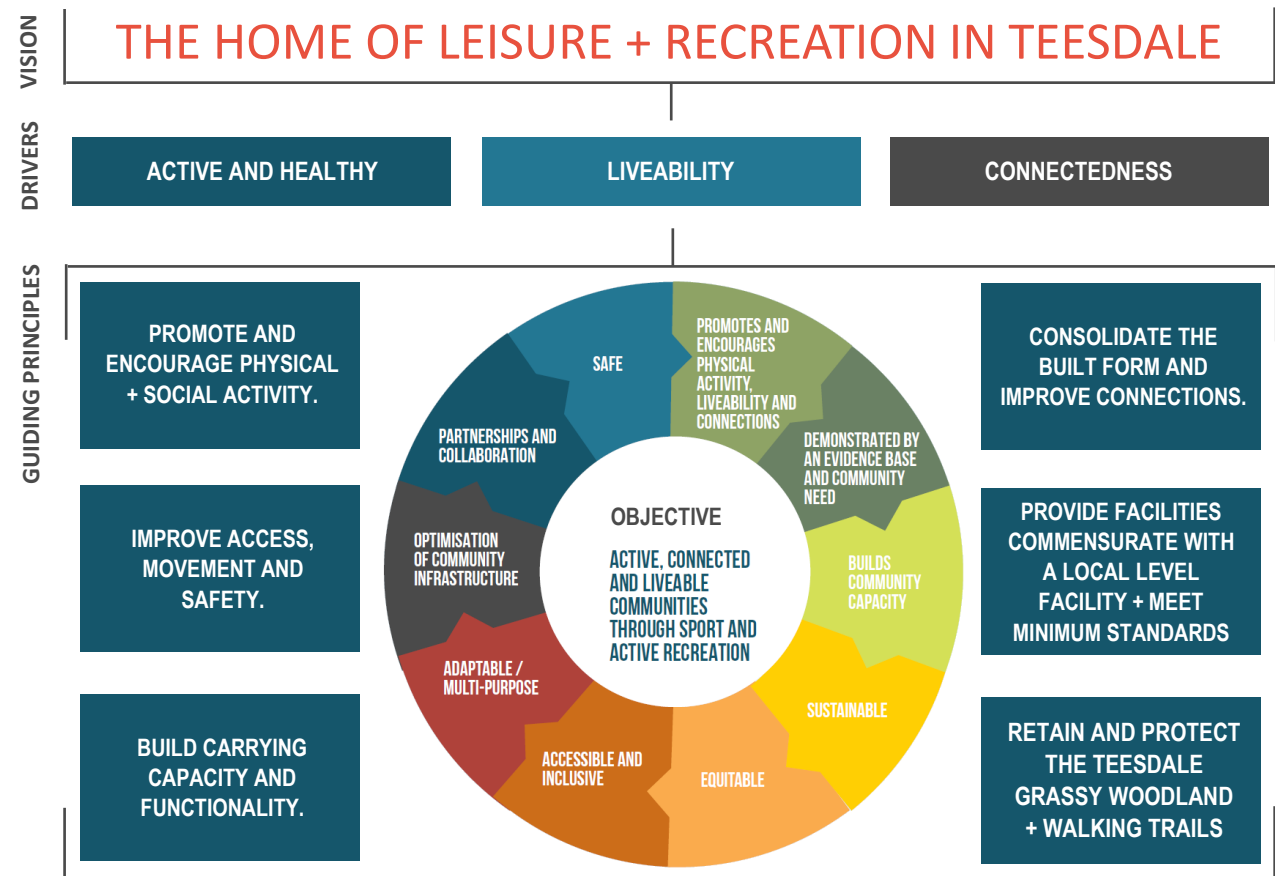


FIGURE 06: Teesdale Recreation Reserve Master Plan Update – Strategic Framework

TEESDALE (DON WALLACE) MASTER PLAN UPDATE

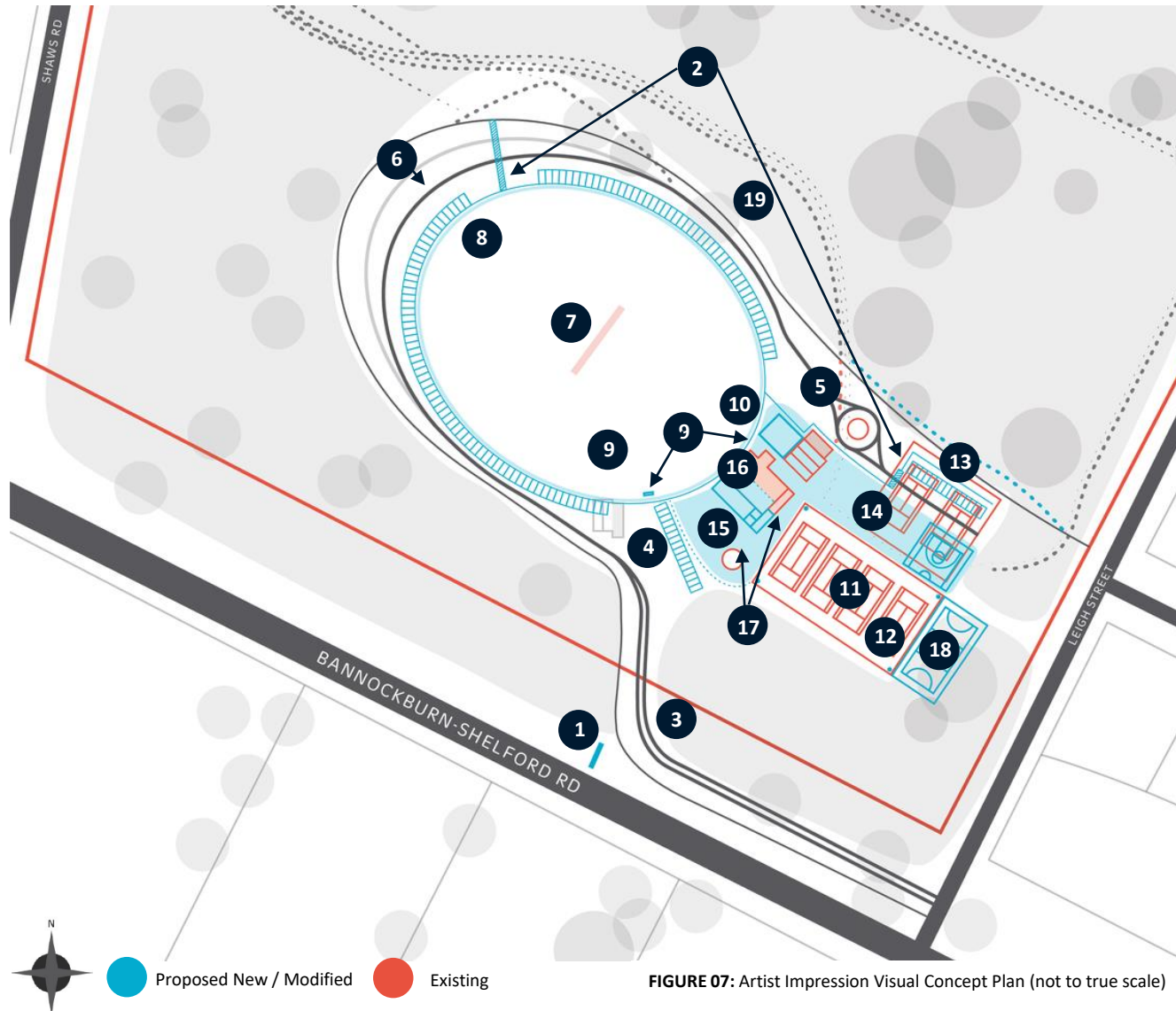


FIGURE 07: Artist Impression Visual Concept Plan (not to true scale)

- 1 Improve directional and wayfinding signage to and throughout the reserve.
- 2 Provide traffic calming and safe pedestrian crossing points (2 x Wombat Crossings).
- 3 Redevelop and formalise reserve Entry and Exit to include two-way capability.
- 4 Formalise carpark and internal roads to improve vehicle movement and circulation. At a minimum spray seal and define carpark via line marking.
- 5 Provide turn around opportunity north-east via a roundabout.
- 6 Widened road to the west to allow suitable turnaround space / improved traffic movement.
- 7 Complete full ground renovation including automatic irrigation system.
- 8 Reduce overall playing field size to minimum standards and allow for a concrete perimeter walking path integrated with drainage infrastructure to improve pedestrian circulation. Replace the pipe fence, allow for additional car park cut outs and allow room for potential future floodlight provision.
- 9 Replace and relocate 2 x interchange / 'coaches' boxes and standard score board.
- 10 Develop new cricket practice nets and reinforce the bowler approach. Relocated and supply power to the cricket storage shed to provide a light and the ability to run equipment.
- 11 Hardcourt upgrade and resurface tennis courts, address areas of cracking and instability and improve overall profile. Replace enclosure fencing, nets and winders.
- 12 Floodlight tennis courts 250 lux for competition (Power upgrade completed).
- 13 Replace defunct asphalt courts (bank of 2 courts) to allow for access road and additional car parking with associated pathways.
- 14 Create new combined spectator and youth multi-use space including a play space, basketball half court, hit-up wall. To be fenced / separated from road.
- 15 Remove defunct public toilet block. Cricket nets and playground.
- 16 Redevelop and extend existing pavilion to provide suitable change facilities integrated with external facing public amenities, improved internal storage and security shutters. Update and re-fit social areas and kitchen / kiosk. Ensure DDA access to upper-level and repair spectator viewing area (upper deck).
- 17 Improve and integrate the interface areas between the pavilion and playing amenities (e.g. playing field at the front, tennis courts at the back, and spectator / play space areas), through improved decking / paving, spectator seating, picnic tables and landscaping to connect the spaces. Define and formalise pedestrian only zones.
- 18 Potential expansion to create an additional multipurpose sports court for tennis and netball.
- 19 Formally define the areas between the grassy woodlands and the active recreation zones of the Reserve.

TABLE 05 | SUMMARY OF RECOMMENDATIONS

REF	Action	Priority	Responsibility
1	Improve directional and wayfinding signage to and throughout the reserve.	MED	Council
2	Provide traffic calming and safe elevated pedestrian crossing points (2 x Wombat Crossings).	HIGH	Council
3	Redevelop and formalise reserve Entry and Exit to include two-way capability and incorporate pathway connection, to improve vehicle access and safety.**	HIGH	Council
4	Formalise carpark and internal roads to improve vehicle movement and circulation. At a minimum spray seal and define carpark via line marking.	HIGH	Council
5	Provide turn around opportunity north-east via a roundabout.**	HIGH	Council
6	Widened road to the west to allow suitable turnaround space / improved traffic movement.	HIGH	Council
7	Complete full ground renovation including automatic irrigation system (6 and 7 to be completed together)**	HIGH	Council
8	Reduce overall playing field size to meet minimum AFL/Cricket standards and allow for a concrete perimeter walking path integrated with drainage infrastructure to improve pedestrian circulation. Replace oval fencing, allow for additional car park cut outs and potential future floodlights.**	HIGH	Council
9	Replace and relocate 2 x interchange / 'coaches' boxes and standard score board.	MED	Council / CoM
10	Develop new cricket practice nets and reinforce the bowler approach. Relocated and supply power to the cricket storage shed to provide a light and the ability to run equipment (e.g. bowling machine).**	MED	Council / CoM
11	Hardcourt upgrade and resurface tennis courts, address areas of cracking and instability, and improve overall profile. Replace enclosure fencing, nets and winders. *Geotech assessment and further investigations required to qualify subsurface and other requirements prior to investment.	HIGH	Council
12	Floodlight tennis courts to 250 lux to allow for competition (Power upgrade already complete).	HIGH	Council
13	Replace defunct existing asphalt courts to allow for access road and additional car parking with associated pathways. Functions as a fire break providing greater level of separation between infrastructure and the woodland. Suitability of the sub-base requires further investigations and design prior to investment.	MED	Council
14	Create new combined spectator and youth multi-use space including a play space, basketball half court, hit-up wall. To be fenced / separated from road.	HIGH	Council
15	Remove defunct public toilet block. Cricket nets and playground (replace play space - refer item 14, cricket nets – refer item 10 and provide accessible public toilet integrated with pavilion extension – refer item 16).	HIGH	Council
16	Redevelop and extend existing pavilion to provide suitable change facilities integrated with external facing public amenities, improved internal storage, security shutters and external lighting. Update and re-fit social areas and kitchen / kiosk. Ensure DDA access to upper-level and repair spectator viewing area (upper deck). *Requires further investigations and design prior to investment.	HIGH	Council
17	Improve and integrate the interface areas between the pavilion and playing amenities (e.g. playing field at the front, tennis courts at the back, and spectator / play space areas), through improved decking / paving, spectator seating, picnic tables and landscaping to connect the spaces. Define and formalise pedestrian only zones.	MED	Council
18	Potential expansion to create an additional multipurpose sports court for tennis and netball at the end of the existing bank of four courts.**	LOW	Council / CoM
19	Formally define the areas between the grassy woodlands and the active recreation zones of the Reserve.**	HIGH	Council



Implementation + Next Steps

Master Plan Implementation + Next Steps

UNDERSTANDING THE PLANNING CYCLE

The Master Plan Update represents the beginning phases of the overall planning and delivery cycle. The recommendations identified within this master plan update will need to move into the next delivery phase including detailed design and cost planning.

- ① Needs and Context Assessment
- ② Response, Concept Plan and Prioritisation
- ③ Detailed Design, Costings and Approvals
- ④ Funding Acquisition
- ⑤ Construction and Delivery
- ⑥ Activation, Operation and Maintenance



IMPLEMENTATION AND DELIVERABILITY

Once the Master Plan Update is finalised, a series of research, strategies and detailed designs should be undertaken to guide its successful implementation.

While priority future planning will evolve over time, it will likely include; integrated implementation strategy in concert with other Council priorities, detailed designs and landscape plans, robust cost planning, statutory planning and approval requirements, and ongoing community and stakeholder engagement.

Table 05 on the previous page outlines a summary of prioritised recommendations, identifies stakeholder responsibility and indicative base-cost for consideration.

The costings are broad estimates only and will need to be tested and confirmed through further investigation, detailed design, cost planning, along with consideration of relevant approvals, allowances and market conditions.

The 'Responsibility' column indicates the relevant stakeholder(s) expected to contribute to and/or drive many of the proposed items, whether it be the Committee of Management or the Shire.

The general 'Priority' order of works nominates a basic three tier rating and is based on specific need and impact.

- **High Priority** – Immediate Need / High Impact – Do First (1-3 years).
- **Medium Priority** – Moderate Need / Moderate Impact – Do Next (3-5 years)
- **Low Priority** – Identified Need / Low Impact – Do if/when funding is available and other works are completed.

However, the information provided is designed as a flexible guide and the relative project delivery order may be altered to meet changing demands, opportunistic funding opportunities and other budgetary requirements.

Several projects identified will require external funding to guide the next steps in its successful implementation. Further investigation and planning activities may also require external resourcing.

Soft infrastructure requirements, to support the 'hard infrastructure' works, long-term sustainability and performance of the reserve and its user groups, include the preparation of an asset management plan detailing the standard provisions, levels of service, level of subsidy and management model associated with the redeveloped Teesdale Recreation Reserve.

The character and amenity of the built form and landscape features introduced within Reserve should reflect the unique Teesdale area and be sympathetic to the woodland setting. Specific planting and landscape amenity should also reflect the local character and use plants indigenous to the area where possible.

To successfully achieve the recommendations of this plan and to future-proof the current uses of the various zones within the Reserve, it is recommended that clear delineation between the Teesdale Grassy Woodlands area and the Don Wallace Recreation Reserve area is achieved.

General designs should apply and ensure that any improvements comply with, at a minimum, the following:

- Crime Prevention Through Environmental Design (CPTED) principles,
- Environmentally Sustainable Design (ESD) principles and incorporating the use of energy efficient and environmentally responsible options, and
- Federal Disability Discrimination Act 1992

They must also ensure that safety concerns are addressed and prioritised through creating and maintaining pedestrian only and clear zones, vehicle movement controls, sight lines and passive surveillance, and adequate fire breaks and protections.

ALLOWANCES AND ESCALATIONS

Detailed design and robust QS cost planning of projects will need to consider the current market conditions and be supported by adequate contingency funds .

The impact and uncertainty of the global pandemic has resulted in supply and construction delays which has seen a notable increase in the overall cost of development across the sector. Recent examples across Victoria have seen an increasing trend in the costs of construction and delivery by approximately 25% - 30%.

A minimum standard contingency rate of 10% of total capital base-cost is nominated by Council officers, however pending the outcomes of detailed scoping and design, this may be increased to reflect any identified risks, allowing for any latent site conditions and market fluctuations.

Other non-recurrent costs for consideration are:

- Pre-planning, scoping and brief development support
- Funding application and acquisition support
- Project management support
- Potential displacement and relocation costs for user groups during works
- Cost escalations
- Additional site investigations and testing (if required),
- Permits, statutory and other approvals, and the
- Cost of engagement and advertising.

NEXT STEPS

DELIVERING THE PLAN

The Teesdale (Don Wallace) Recreation Reserve Master Plan Update is a living document that provides a strategic framework and guide for the future development of the Teesdale Recreation Reserve over the next 10 years.

It is important to note that while implementation of some recommendations will begin immediately, others will take longer to evolve. The individual projects and timeframes will be subject to standard Golden Plains Shire protocols, planning processes and approvals before commencement.

Community and stakeholder consultation will continue to be central to the design and implementation of specific projects as they commence over the life of the plan.



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