



INDOOR STADIUM FEASIBILITY STUDY UPDATE MODELLING

ISSUE AND OPTIONS PAPER - DRAFT



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TABLE OF CONTENTS

| | | |
|---------|---|----|
| 1 | Introduction | 1 |
| 1.1 | Project Aims and Objectives | 1 |
| 1.2 | Project Methodology and Assessment | 2 |
| 2 | Project Area | 3 |
| 2.1.1 | Population | 3 |
| 2.1.2 | Age Profile | 5 |
| 2.1.3 | Employee Profile | 6 |
| 2.1.4 | Vehicle Ownership | 6 |
| 2.2 | Strategic Context | 6 |
| 2.2.1 | Baw Baw Recreation Strategy Plan | 7 |
| 2.2.2 | Warragul Leisure Centre Feasibility Study 2009 | 8 |
| 2.2.3 | Public Open Space Strategy Baw Baw Shire Council 2014 | 8 |
| 2.2.4 | Drouin Precinct Structure Plan | 8 |
| 2.2.5 | Drouin Recreation Plan | 8 |
| 2.2.6 | Baw Baw Shire Council 10 Year Infrastructure Plan 2015-2025 | 8 |
| 2.2.7 | Rural Recreation Reserve Master Plan | 8 |
| 3 | Current Indoor Stadium Provision | 9 |
| 3.1 | Indoor Sporting Facility Catchments | 9 |
| 3.2 | Current Facility Provision | 9 |
| 3.2.1 | Baw Baw Shire Council Facilities | 10 |
| 3.2.1.1 | Bellbird Park Indoor Stadium | 10 |
| 3.2.1.2 | Bells Hall | 10 |
| 3.2.1.3 | Warragul Leisure Centre | 11 |
| 3.3 | Regional Facility Provision | 11 |
| 4 | Market Research and Consultation | 14 |
| 4.1 | Focus Groups and Interviews with Key Stakeholders | 14 |
| 4.1.1 | Warragul Badminton Club | 14 |
| 4.1.2 | Drouin Badminton Club | 14 |
| 4.1.3 | West Gippsland Volleyball Association | 15 |
| 4.1.4 | Warragul and District Basketball Association | 15 |
| 4.1.5 | Rebels Basketball Club | 16 |
| 4.1.6 | Drouin District Netball Association | 16 |
| 4.1.7 | Chalkies Basketball Club | 17 |
| 4.1.8 | Yarragon Basketball Club | 17 |
| 4.1.9 | Trafalgar Basketball Club | 17 |
| 4.1.10 | Keenagers Table Tennis Club | 18 |
| 4.1.11 | Warragul and District Netball Association | 18 |
| 4.1.12 | Warragul Gladiators Basketball Club | 19 |
| 4.1.13 | Warragul Indoor Netball Association | 19 |
| 4.1.14 | Drouin Basketball Club | 19 |
| 4.1.15 | Neerim South Basketball Club | 19 |
| 4.1.16 | Trafalgar Volleyball Association | 20 |
| 4.2 | YMCA | 20 |



| | | |
|-------|---|----|
| 4.3 | Warragul Regional College | 20 |
| 4.4 | State Sporting Associations | 21 |
| 4.4.1 | Basketball Victoria | 21 |
| 4.4.2 | Netball Victoria | 21 |
| 4.4.3 | Volleyball Victoria | 21 |
| 4.5 | Sport and Recreation Victoria | 21 |
| 4.6 | School Survey | 22 |
| 4.6.1 | Use of Indoor Sports Courts | 22 |
| 4.6.2 | Schools Indoor Sports Program Coordination | 22 |
| 4.6.3 | Frequency of Student Visitation in Indoor Sports Programs | 22 |
| 4.6.4 | Reason for Choosing Most Used Indoor Sports Facility | 23 |
| 4.6.5 | Features Would Like to See Developed | 23 |
| 4.6.6 | School Facilities | 24 |
| 4.6.7 | Future Priorities | 24 |
| 4.7 | Indoor Sports Facilities Trend Review | 24 |
| 4.7.1 | Indoor Sporting Facility Trends | 24 |
| 4.7.2 | General Recreation and Sports Trends | 25 |
| 5 | Summary of Key Findings and Strategic Direction | 27 |
| 5.1 | Introduction | 27 |
| 5.2 | Summary of Current Indoor Sport Stadium Demands | 27 |
| 5.2.1 | Sporting Association/Clubs Needs | 27 |
| 5.2.2 | Facility Provision and Occupancy Review | 28 |
| 5.2.3 | Neighbouring Councils | 28 |
| 5.2.4 | Demographic Profile | 28 |
| 5.3 | Estimating Future Indoor Court Facility Requirements | 29 |
| 5.3.1 | Predicted Participation | 29 |
| 5.4 | Potential Indoor Facility Development Options | 30 |
| 5.5 | Option One - Extension to Warragul Leisure Centre | 30 |
| 5.5.1 | Warragul Leisure Centre Component Schedule | 31 |
| 5.5.2 | Warragul Leisure Centre Layout Plan One - Stage 1 | 34 |
| 5.5.3 | Warragul Leisure Centre Layout Plan One - Stage 2 | 35 |
| 5.5.4 | Advantages and Disadvantages | 36 |
| 5.6 | Option Two - Bellbird Park Extension | 36 |
| 5.6.1 | Bellbird Park Component Schedule | 37 |
| 5.6.2 | Bellbird Park Court Extension | 40 |
| 5.6.3 | Advantages and Disadvantages | 41 |
| 5.7 | Option Three - Greenfield Site | 41 |
| 5.7.1 | Lillico Road, Warragul | 41 |
| 5.7.2 | Weebar Road, Drouin | 42 |
| 5.7.3 | Advantages and Disadvantages | 46 |
| 5.8 | Indicative Order of Cost | 46 |
| 5.9 | Indoor Stadium Development Benchmarking | 47 |
| 5.10 | Option Comparison | 47 |
| 5.11 | Bells Hall | 48 |
| 5.12 | Yarragon and Trafalgar Facility Options | 48 |
| 5.13 | Actions | 48 |

DIRECTORY OF TABLES

| | |
|---|----|
| Table 1 Major Township Population Growth Trends | 4 |
| Table 2 Current Baw Baw Shire Council Indoor Sports Court Provision | 9 |
| Table 3 Regional Indoor Sports Facility Provision | 11 |
| Table 4 Number of students who participate in the Indoor Sport Programs | 23 |
| Table 5 Projected Population in 2036 in Baw Baw Shire Council | 29 |
| Table 6 Draft Component Schedule - Warragul Leisure Centre | 31 |
| Table 7 Advantages and Disadvantages - Warragul Leisure Centre | 36 |
| Table 8 Draft Component Schedule - Bellbird Park | 37 |
| Table 9 Advantages and Disadvantages - Bellbird Park | 41 |
| Table 10 Draft Component Schedule - Greenfield Site | 43 |
| Table 11 Advantages and Disadvantages - Greenfield Site | 46 |
| Table 12 Indoor Stadium Development Benchmarking | 47 |
| Table 13 Facility Options Comparison | 47 |

APPENDICES

| | |
|---|----|
| Appendix 1 - Demographic Profile | 51 |
| Appendix 2 - Indicative Cost Plan | 55 |
| Appendix 3 - Keen-Agers Table Tennis Group Submission | 58 |
| Appendix 4 - School Survey Comments | 66 |
| Appendix 5 - Existing Facility Plans | 67 |



1 Introduction

The Baw Baw Shire Council has commissioned the Otium Planning Group to undertake a review of the existing indoor sports stadiums in the Shire with the intention of formulating a view with regard to the current adequacy of supply and if there is a need to provide further facilities to support the present and future needs.

1.1 Project Aims and Objectives

The aim of the Baw Baw Indoor Stadium Feasibility Study was to deliver a comprehensive analysis of the current conditions, usage and operations of the existing indoor facilities within Baw Baw Shire. The investigation identified the future needs and demands for indoor sports courts and the necessary works required to address these requirements either at an existing facility or at a new site.

The review will identified the ongoing viability of current activities at the centres and assessed potential new activities while addressing required facility development needs.

The stated objectives and associated tasks of the review are:

- Conduct site investigations of each facility that is used for various indoor sports throughout Baw Baw Shire
- Review current utilisation and determine the suitability of each facility to be expanded to allow for the future growth of indoor sports
- Undertake community consultation with key stakeholders
- Analyse the data from the facility investigations
- Meet with council officers to discuss findings
- Develop a concept design for the expansion of the selected facility
- Meet with council officers to discuss concept design prior to finalisation of report and design
- Finalise the concept design in consultation with Council Officers
- Prepare and finalise a feasibility report which includes:
 - Condition and capacity of the existing facility
 - Recommendations for all council facilities
 - A detailed program of future upgrades to the selected facility including recommended timeframes
 - A cost estimate based on the concept design
 - Provide a sound business case for the expansion of the selected facility detailing rates of current and future usage and demand

Towards the end of the feasibility study it was agreed that the information be presented as an issues and **option report that identified a number of options for the future provision of indoor sports courts for Council's consideration.**



1.2 Project Methodology and Assessment

In line with the project brief and subsequently agreed with the Council officers, Otium prepared a detailed project methodology with associated tasks to arrive at a suitable outcome.

Stage One: Profile and Needs Assessment

- Project Clarification
- Demographic Review
- Discussion with State Government and State Sporting Associations

Stage Two: Audit of Stadium and Site

- Site Review

Stage Three: Vision

- Values and Vision Workshop

Stage Four: Future Development Opportunities

- Facility Component Schedule
- Facility Concept Options
- Indicative Capital cost Assessment
- Financial Modelling / Business Case Development
- Draft Report
- Review and Feedback on Draft Report
- Final Feasibility Study Report



2 Project Area

Baw Baw Shire is approximately 100 kilometres east of Melbourne in the heart of West Gippsland. It has an area of 4,027 square kilometres and was formed in 1994 from the amalgamation of the former Buln Buln and Narracan Shires, the Rural City of Warragul (previously the Shire of Warragul), and some parts of the Shire of Upper Yarra.

The northern half of the shire is heavily forested and lies in the Great Dividing Range and its foothills, including parts of the Mt Baw Baw National Park, while the shire is bounded by the **Strezlecki Range** and its **foothills to the south**. The **‘middle’ part of the shire** is more densely populated, particularly in areas close to **the Princes Highway and the Gippsland railway line**, but still retains its rural environment. The **Shire’s largest towns** are located along this transport spine, and include Warragul, Drouin, Longwarry, Yarragon and Trafalgar.

Baw Baw is bordered by South Gippsland, Cardinia, Yarra Ranges, Mansfield, Wellington Shires, and City of Latrobe.



Figure 1 Baw Baw Shire Council Area

2.1.1 Population

The latest (2016) estimated residential population for Baw Baw is 49,008 people. The total number of people that were usually resident in Baw Baw on Census night in 2016 was 48,479 people, an increase of 13.1% from the 42,863 people that were usually resident on Census night 2011

Baw Baw Shire is growing quickly, with the forecasted population to grow to 67,700 residents by 2031, representing a growth of over two percent per annum. With a current population of around 50,000 people, this will mean over 17,000 additional people living in the shire by 2031, or roughly equivalent to another Warragul and Drouin.

The outward growth of Melbourne has Baw Baw Shire positioned within commuting distance of the expanding metropolitan area, attracting new residents looking to take advantage of the availability of affordable housing while experiencing a rural town lifestyle.



The majority of future growth will occur in Warragul and Drouin, with more moderate growth set to occur in other shire towns along the Princes Freeway towns from Longwarry in the west to Trafalgar in the east. However at the same time, towns and areas away from the central growth corridor are experiencing issues with population decline. This creates issues in terms of services and facilities available to residents in more rural and remote areas, and the practicality and financial sustainability of providing services into those areas.

The municipality consists of a number of townships with the main population living in the following towns

- Drouin
- Warragul
- Yarragon
- Longwarry
- Trafalgar
- Neerim South

The following table and figure demonstrates the growth trends and current distribution of the population amongst the main townships within the Baw Baw Shire Council.

Table 1 Major Township Population Growth Trends

| | 2006 | | 2016 | | 2026 | | 2036 | | Additional Dwellings 2011-2036 |
|-----------------------|--------|-----------------------|--------|-----------------------|--------|-----------------------|--------|-----------------------|--------------------------------|
| | Number | % of Total Population | Number | % of Total Population | Number | % of Total Population | Number | % of Total Population | |
| Baw Baw Shire Council | 37,178 | 100% | 48,479 | 100% | 60,452 | 100% | 71,683 | 100% | 12,530 |
| Warragul | 11,498 | 30.9% | 14,276 | 29.4% | 21,779 | 36.0% | 28,152 | 39.3% | 6,553 |
| Drouin | 6,857 | 18.4% | 11,887 | 24.5% | 13,486 | 22.3% | 16,765 | 23.4% | 3,216 |
| Trafalgar | 2,301 | 6.2% | 3,466 | 7.1% | 4,097 | 6.8% | 4,802 | 6.7% | 764 |
| Longwarry | 625 | 1.7% | 1,535 | 3.2% | 1,570 | 2.6% | 1,787 | 2.5% | 339 |
| Yarragon | 723 | 1.9% | 1,124 | 2.3% | 1,343 | 2.2% | 1,498 | 2.1% | 218 |
| Neerim South | 608 | 1.6% | 837 | 1.7% | 913 | 1.5% | 998 | 1.4% | 117 |

Source 2016, 2006 ABS Census Data and Baw Baw Settlement Planning Project - Settle Management Plan

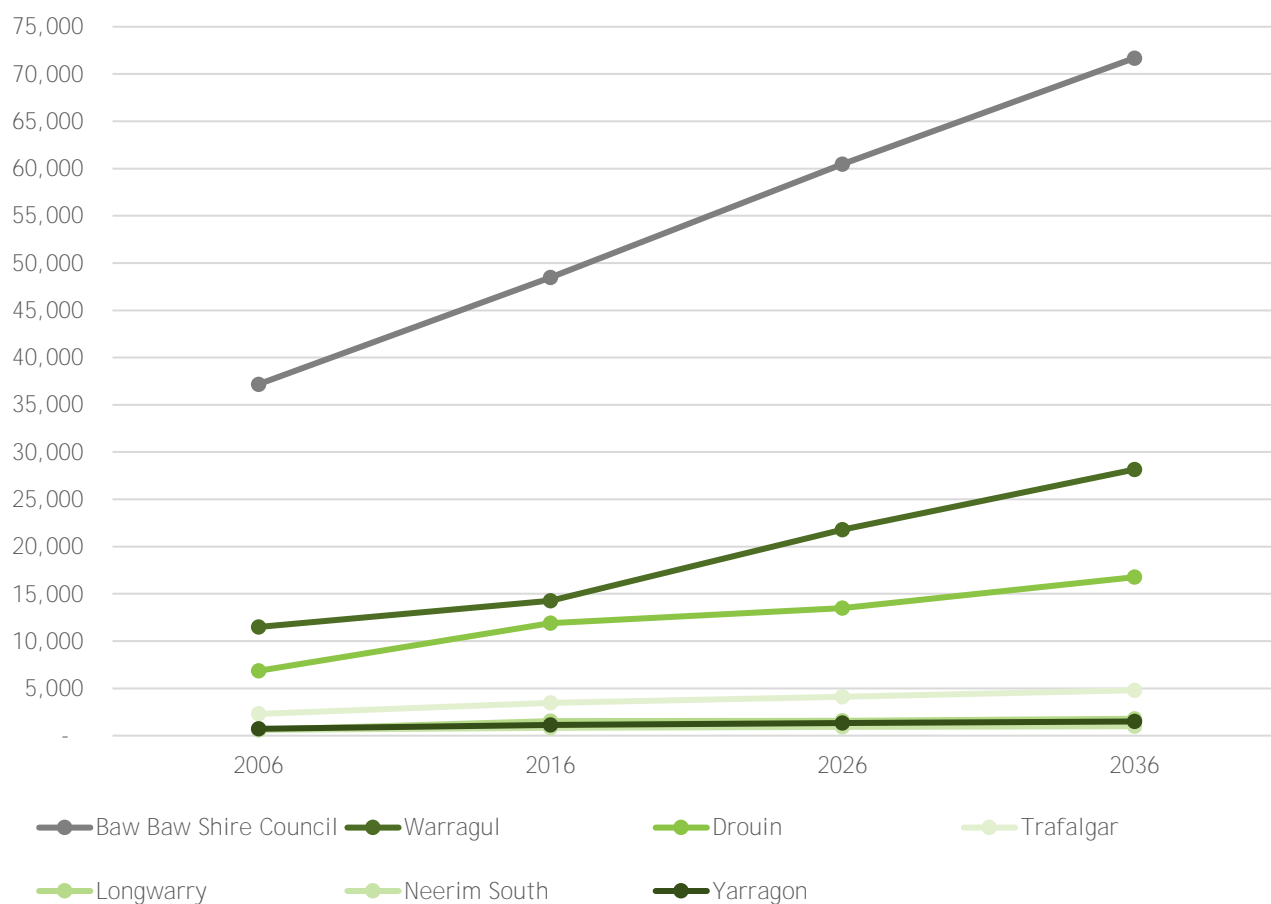


Figure 2 Major Township Population Growth Trends

The population in the Baw Baw Shire Council area is predicted to grow to 71,683 by 2036 which is an increase of 23,204 residents or 47.9% of the population in 2016.

As can be seen in the above graph, the two largest townships in the Baw Baw Council area are Warragul and Drouin.

- Between 2006 and 2016 Warragul decreased from 30.9% of the population to 29.4% while Drouin increased significantly from 18.4% to 24.5% of the total population
- Between 2016 and 2026 however Warragul is predicted to grow to 36.0% of the total Baw Baw population while Drouin is predicted to increase to 22.3%
- Between 2026 and 2036 Warragul is expected to increase another 3.0% to 39.3% of the total Baw Baw population while Drouin is predicted to increase by 1.1% to 23.4%

2.1.2 Age Profile

Data analysis found that when comparing the population age profile between Baw Baw Shire and Regional Victoria in 2011, there was a higher proportion of people in the younger age groups (under 15 years of age) and a lower proportion of people in the older age groups (65+ years of age) in the Baw Baw Shire. Overall, 20.0% of the population was aged between 0 and 15 years, and 16.8% were aged over 65 years, compared to 19.2% and 17.6% respectively in Regional Victoria.



The largest changes in the age structure of the Baw Baw population between 2006 and 2011 were in the following age groups:

- 60 to 64 years (+865 people)
- 0 to 4 years (+703 people)
- 65 to 69 years (+655 people)
- 25 to 29 years (+576 people)

2.1.3 Employee Profile

In 2011 approximately 19,796 people living in Baw Baw were employed, of which 56.6% worked full-time and 36.1% part-time. There was a large representation of people employed in health care and social assistance, construction, and the retail trade industries. Construction, health care and social assistance, and accommodation and food services experienced the largest increases between 2006 and 2011.

2.1.4 Vehicle Ownership

A review of the vehicle ownership indicates that the majority of residents own one or more vehicles (90.2%) demonstrating that most people have the ability to independently access recreation and leisure activities.

However there are still a number of residents (4.6%) that are reliant on public transport or non-motorised forms of transport to access services and facilities. The location and ease of access to facilities is therefore a key element to support access and participation.

2.2 Strategic Context

There are a large number of policies, strategies and plans produced by both Council and external bodies that were relevant to the development of the Baw Baw Indoor Stadium Feasibility Study. The Baw Baw Vision 2050 and the Council Plan 2017 - 2021 sets the clear vision for the Shire and forms the guiding document for all Council activity. The following strategies and policies are incorporated into the Indoor Sports Plan for the Baw Baw Shire.

The Council Plan 2017 - 2021, the municipal strategic statement and the Municipal Health and Wellbeing Plan 2013 - **2017 articulate Council's vision and the overarching framework used to make key** decisions and deliver service priorities.

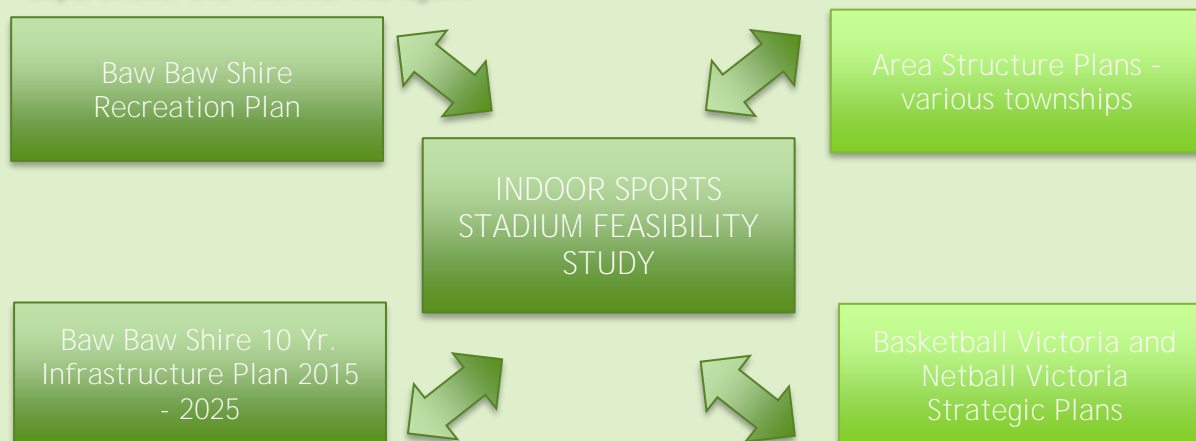
The following provides a summary of the key issues identified within these strategic documents that may impact on the leisure and facilities services review.



The policy level concerns the overarching policy and executive level decision-making that informs development of the Council policies that drive service delivery - specifically, the policy work of Councillors and the executive staff who support them.



The strategy level (in a local government context) concerns the mid-level management planning, budgeting and strategy development that goes into ensuring service delivery occurs in line with agreed policy - such as the work done by planners, heads of local government departments and financial managers.



The service delivery level is on-the-ground community service delivery

2.2.1 Baw Baw Recreation Strategy Plan

The 2005 - 2015 Baw Baw Recreation Plan recommended the following in relation to indoor sporting facilities:

- Undertake a feasibility study for the development of an Indoor Sports Hall if township growth warrants consideration
- The West end of the municipality is well catered for Yarragon and Trafalgar growth should be monitored
- Monitor population growth and need for indoor sports halls across the municipality.
- Monitor use of current indoor facilities and need for new facilities



2.2.2 Warragul Leisure Centre Feasibility Study 2009

Warragul Leisure Centre (WLC) Redevelopment Feasibility Study and Concept **designs** assessed the current needs and recommendations were made for whole municipality. The study identified that the Warragul Leisure Centre did not have capacity for the development of additional indoor courts.

2.2.3 Public Open Space Strategy Baw Baw Shire Council 2014

The Baw Baw Shire Council released their Open Space Strategy in 2014 which identified that half basketball courts are generally rated as in poor condition however are also considered to be of relatively low priority when it comes to open space areas.

2.2.4 Drouin Precinct Structure Plan

The Drouin population has experienced significant population growth in the past 10 years and will continue to grow due to its location. The Drouin Structure Plan sets out plans in the future development of Drouin. The growing population will need to be supported through the creation of substantial new recreation precincts and new schools. The objective of this is to deliver an integrated network of local passive parks, active recreation reserves, community infrastructure, and schools that meet the needs and aspirations of the new community.

2.2.5 Drouin Recreation Plan

The Drouin Recreation Plan reviewed the Bellbird Park Master Plan in 2014 and found that a number of the recommendations from the 2009 document had been implemented. These included a new timber floor on one of the indoor basketball courts as well as a number of improvements to the reserve.

2.2.6 Baw Baw Shire Council 10 Year Infrastructure Plan 2015-2025

The 10 Year Infrastructure Plan sets out the projects and initiatives Baw Baw Council have prioritised in the short, medium and long term. The Warragul Leisure Centre redevelopment has been a significant recent investment for Council and included replacing the stadium roof and installing a new blackbutt timber floor/playing surface, while the upgrade of Bellbird Park Stadium is identified as a long-term project (7 - 10 years). This project would include the upgrade to support amenities, new gym and regeneration of basketball court surfaces with potential grandstand and indoor cricket nets. Bells Stadium is identified as requiring evaporative cooling in the stadium and sealed entrance. The plan also identified the possibility of a future indoor sports hall built in conjunction with the Yarragon Primary School.

2.2.7 Rural Recreation Reserve Master Plan

The Rural Recreation Master Plan includes some information regarding Bells Stadium in Rawson. It identifies required maintenance of the sealing of the entrance and the installation of evaporative cooling, both being low priorities with an indicative combined cost of \$60,000.



3 Current Indoor Stadium Provision

Previous research and industry trends indicate that the range of facilities that are located within the primary catchment area may affect the need and future viability of indoor stadiums. The following section details the current provision of indoor sports stadiums in the Baw Baw area and the surrounding region.

3.1 Indoor Sporting Facility Catchments

Leisure and sporting facility trends and benchmarking generally indicate that local or municipal recreation or sporting facilities have a primary catchment radius of approximately 5 km and a secondary catchment radius of 10 km. In general approximately 75% to 85% of users will reside within a 0 km to 5 km radius of a facility with the remaining 15% to 25% coming from areas within the 5 km to 10 km radius of the facility. Regional facilities providing unique facility components and a larger number of courts will draw users from a much wider catchment than a local/municipal facility.

The size and shape of the catchment area will be influenced by a number of factors including the range and quality of facilities and services offered, natural and built barriers i.e. freeways, travel times and the availability of competing facilities.

3.2 Current Facility Provision

A review of indoor stadiums within the Baw Baw area indicates that there are a total of ten indoor sports stadiums providing a total of fifteen indoor sports courts that are available for community sporting groups. Of the ten facilities, three are community facilities and seven are part of a primary or secondary educational institution.

The table below details the current Baw Baw indoor sports facility provision.

Table 2 Current Baw Baw Shire Council Indoor Sports Court Provision

| Map Ref | Facility Name | Number of Courts | Size/Compliance | Ownership |
|-------------------------------|-----------------------------------|---------------------------------|--|-----------------|
| Council owned | | | | |
| 1 | Bellbird Park Indoor Stadium | 2 indoor court | Compliant for basketball but lack run off for new netball compliance | BBSC |
| 2 | Bells Hall | 1 indoor court | Lack run off for competition basketball | BBSC |
| 3 | Warragul Leisure Centre | 2 indoor courts | Compliant for basketball but lack runoff for new netball compliance | BBSC |
| Subtotal Community Facilities | | 3 Facilities = 5 Indoor Courts | | |
| School Facilities | | | | |
| 4 | Neerim District Recreation Centre | 1 indoor court | Compliant for training purposes | DET |
| 5 | Trafalgar High School | 1 indoor court | Compliant for training purposes | DET |
| 6 | St Pauls Anglican Grammar School | 3 indoor courts | Compliant for training purposes | Anglican Church |
| 7 | Warragul Regional College | 1 indoor court | Small but compliant for training purposes | DET |
| 8 | Marist Sion | 1 indoor court | Compliant for training purposes | Private |
| 9 | Chairo Christian School | 1 indoor court | Compliant for training purposes | Private |
| 10 | Drouin Secondary College | 2 indoor court | Compliant for training purposes | DET |
| Subtotal School facilities | | 7 Facilities = 10 Indoor Courts | | |
| Total Facilities | | 10 Facilities = 15 courts | | |



Figure 3 Current Baw Baw Shire Council Indoor Sports Court Provision

3.2.1 Baw Baw Shire Council Facilities

The following provides a summary of the three Council owned indoor court facilities.

3.2.1.1 Bellbird Park Indoor Stadium

The Bellbird Park Indoor Stadium is located at 270 Settlement Rd, Drouin and includes two indoor sports courts. The centre is used for a range of different sporting and recreation programs. The facility is managed by the YMCA and includes the following facilities:

- 2 x Indoor Sports Courts
- 4 x Squash Courts
- Multipurpose Room

Occupancy Review

- The Stadium is occupied 59.5 hours (40%) of the total 150 court hours available during the week.
- Weekday off-peak usage accounts for 11 hours (12.5%) of the off peak hours. Off peak hours refers to the day time hours of 8am to 4pm. Typically indoor facilities have low usage rate during these times due to community having other commitments during this time.
- Weekday peak usage **is defined as the “after school” from 4 pm to 11pm in the evening. At Bellbird Park the usage accounts for 48.5 hours (69.3%) of total peak use hours.**
- No formal regular competition use is made of the courts on either Saturday or Sunday.

3.2.1.2 Bells Hall

Bells Hall is located next to Rawson Village, a small mountain retreat in the Walhalla and Mountain Rivers Region. The stadium is managed by Council and includes a single court, stage, kitchen and amenities. A range of sporting facilities are located in the township including squash courts, tennis courts and clubrooms, a sports oval with pavilion and a heated indoor swimming pool.

Occupancy Review

- The stadium is currently only used on a regular basis by the Mountain Rivers Cub and Scout Group on a Tuesday and Thursday evening.
- The majority of usage is on a casual basis for a variety of activities including dance groups, sporting activities, community meetings etc.



3.2.1.3 Warragul Leisure Centre

The Warragul Leisure Centre is located at 21 Burke Street, Warragul and includes two indoor sports courts. The Centre is the home of the Warragul and District Amateur Basketball Association and the Warragul Warriors basketball team. The facility is managed by the YMCA and includes the following facilities:

- 2 x Indoor Sports Courts
- 25m Indoor Pool
- Leisure/Splash Pool and Program Pool
- Double Warm Water Pool
- 50m Outdoor Pool
- Crèche
- Multipurpose Room
- Café

A \$14 million redevelopment of the aquatic component of the centre was opened in September 2016.

Occupancy Review

- The Stadium is occupied 130 hours (87%) of the total 150 court hours available during the weekdays.
- Weekday off-peak usage (8am to 4pm) accounts for 60 hours (75%) of the off peak hours.
- Weekday peak usage (4pm to 11pm) accounts for 70 hours (100%) of total peak use hours.
- There is limited use of the courts on either Saturday or Sunday for competition. There is some use of the courts for basketball training and the Aussie Hoops development program.

3.3 Regional Facility Provision

A review of indoor stadium facility provision in the following adjoining municipalities has been completed to identify key issue or facility developments that impact venues in the Baw Baw Council. The bordering municipalities include:

Table 3 Regional Indoor Sports Facility Provision

| Council Area | Facility | Address | Number of Courts | Map Ref |
|------------------------|---|--|------------------|---------|
| Cardinia Shire Council | Bunyip Basketball Stadium | Nar Nar Goon-Longwarry Rd, Bunyip 3815 | 1 | 7. |
| | Cardinia Life Aquatic and Recreation Centre | 4 Olympic Way, Pakenham 3810 | 8 | 8. |
| | Cockatoo Indoor Sports Complex | Mountain Rd, Cockatoo 3781 | 1 | 9. |
| | Emerald Secondary College | 425 Belgrave-Gembrook Rd, Emerald 3782 | 2 | 10. |
| | Kooweerup Secondary College | Rossiter Road, Kooweerup 3981 | 1 | 11. |
| Latrobe City Council | Latrobe Leisure Churchill | McDonald Way, Churchill 3842 | 3 | 12. |
| | Latrobe Leisure Moe/Newborough | Southwell Ave, Newborough 3825 | 4 | 13. |
| | Lowanna Secondary College | 72-96 Newark Ave, Newborough 3825 | 2 | 14. |
| | Latrobe Leisure Morwell | McDonald St, Morwell 3840 | 3 | 15. |
| | Traralgon Sports Stadium | Catterick Cres, Traralgon 3844 | 5 | 16. |



| Council Area | Facility | Address | Number of Courts | Map Ref |
|-------------------------------|--|--|------------------|---------|
| Mansfield Shire Council | Mansfield Sporting Complex | 52 Highett St, Mansfield 3722 | 1 | 17. |
| South Gippsland Shire Council | Arthur Sutherland Reserve | Port Welshpool Rd, Welshpool 3966 | 1 | 18. |
| | Foster Showgrounds Reserve | 39 Station Rd, Foster 3960 | 1 | 19. |
| | Meeniyah Community Hall | McKitterick St, Meeniyah | 1 | 20. |
| | Korumburra Sports Centre | Charles St, Korumburra 3950 | 2 | 21. |
| | Mirboo North Secondary College | 2 Castle St, Mirboo North 3871 | 2 | 22. |
| | Poowong Sports Stadium | 6 Nyora Rd, Poowong 3988 | 1 | 23. |
| | South Gippsland Splash | Roughhead St, Leongatha 3953 | 2 | 24. |
| Wellington Shire Council | Bishop Phelan Stadium (Catholic College Sale) | 48 Pearson St, Sale 3850 | 2 | 25. |
| | Gippsland Regional Sports Complex | Cobains Rd, Sale | 4 | 26. |
| | Cameron Sporting Complex | Morison St, Maffra 3680 | 2 | 27. |
| | Rosedale Indoor Stadium (Rosedale Primary School) | Cricket St, Rosedale | 1 | 28. |
| | Stratford Primary School (Avon Indoor Recreation Centre) | Wellsford St, Stratford | 1 | 29. |
| | Walpole Stadium (Yarram Secondary College) | James St, Yarram | 2 | 30. |
| | Gordon Street Recreation Reserve | Gordon St, Heyfield 3858 | 1 | 31. |
| Yarra Ranges Shire Council | ECCA Centre (Healesville High School) | Camerons Rd, Healesville | 2 | 32. |
| | Oxley College -Lilydale | 15-49 Old Melbourne Rd, Chirnside Park | 5 | 33. |
| | Lilydale Stadium | Hutchinson St, Lilydale | 4 | 34. |
| | Monbulk College Basketball Stadium | 146 - 148 David Hill Rd, Monbulk | 2 | 35. |
| | Upwey High School | 1451 Burwood Hwy, Upwey | 2 | 36. |
| | The Yarra Centre | Warburton Hwy, Yarra Junction | 2 | 37. |
| | Kilsyth Sports Centre | 95 Liverpool Rd, Kilsyth 3137 | 2 | 38. |
| Total | 32 facilities and 73 courts | | | |

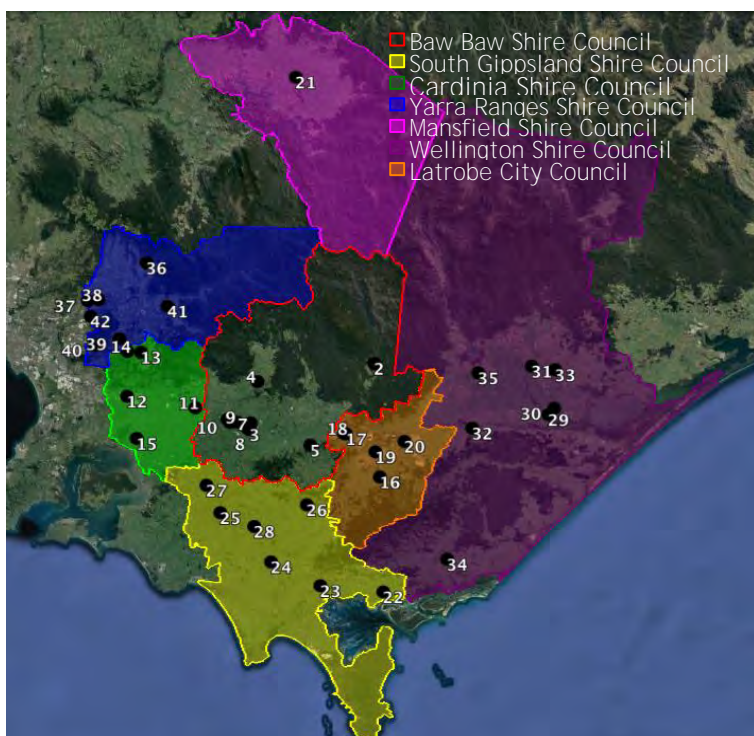


Figure 4 Regional Indoor Sports Facility Provision Map

The review indicates that there are a total of 32 indoor sporting facilities providing 73 indoor sports courts within municipalities that boarder the Baw Shire, of these facilities 20 are owned by local government, 10 are located on state school land owned by the Department of Education and Training and two are privately owned.



4 Market Research and Consultation

This section summarises the key findings identified through the study's market research and consultation and includes:

- Interviews with key stakeholders
- Focus group discussions
- School Survey
- Indoor sport facility trends

4.1 Focus Groups and Interviews with Key Stakeholders

The following provides a summary of the key issues identified through discussions with the key stakeholders identified by the Project Steering Committee.

4.1.1 Warragul Badminton Club

The Warragul Badminton Club is affiliated with the Mid Gippsland Badminton Association and plays out of the **Warragul Badminton Hall at the Logan Park Showgrounds. This facility was built in the mid 1970's and has** experienced a range of governance structures in recent times with the current structure having users reporting directly to council rather than a Committee of Management. The Badminton Hall currently contains **four courts and would be considered a "good standard facility". The facility has recently received grant** funding from Council to erect stadium quality lighting.

The club currently has 25 playing members (senior and junior), with senior membership having experienced a slight decline while junior numbers appear stable.

The club is currently happy with their "single use" facility and the level of control they have over it. They would not be interested in moving even if a larger facility was created.

The current level of usage

- Monday nights - training
- Tuesday am - ladies competition
- Tuesday pm - church group hire
- Wednesday and Thursday - seniors competition
- Friday - juniors
- Weekend - not used formally

4.1.2 Drouin Badminton Club

The Drouin Badminton Club is associated with the Mid Gippsland Badminton Association and plays out of Drouin Recreation Reserve. The facility belongs to the Baw Baw Shire Council with the club responsible for general maintenance and upkeep, while Council is responsible for any major works. The club is currently well catered for and prefers having its own facilities, however admits if they outgrew their current facilities they would consider making use of a multi-use venue in the future.

The club currently consists of 4 senior teams and 2 junior teams that play as part of the association competition as well as social players.



4.1.3 West Gippsland Volleyball Association

The West Gippsland Volleyball Association currently plays at the Bellbird Park Indoor Stadium. The three lined courts at Bellbird Park Indoor Stadium are not all regulation due to the dimensions of the facility. The downstairs basketball court also only has markings and post sleeves for one regulation sized volleyball court. This limits the usage especially for finals and tournaments.

The association currently runs a mixed social competition consisting of two divisions on Thursday nights. While they would like to develop a junior competition, there is not enough available space. The association currently has approximately 100 members forming 13 teams and conducts 2 competition seasons per year (July to December and January to July).

The association is looking to run tournaments and in order to cater for this would like to have at least 4 basketball-sized courts. For current tournaments, they use three different venues, which presents logistical difficulties. Going forward to the future, the association is not concerned if a future facility were in Drouin or Warragul but highlighted the importance of car parking provision at any future planned facility. A focus for them moving forward is to promote the sport of volleyball as they feel it has not been sufficiently promoted in the past.

4.1.4 Warragul and District Basketball Association

The Warragul and District Basketball Association (WDBA) currently have 7 member clubs (4 large clubs - 25 - 30 teams; 3 small clubs - approximately 10 teams). The member clubs conduct primarily junior competitions; while the senior competition is not run under a club structure, rather just separate teams. The WDBA is also involved in a representative program primarily sending teams to tournaments. The association also conducts the Warrior Hoops program, which is aimed at beginners.

The current playing pool is approximately 1,550 members, although there are some duplicates as members play in various grades of competition. This membership pool is split into approximately 400 senior players and 1,100 junior players. All online memberships are registered online.

Senior Competition currently runs on Mondays from 6pm - 10pm across four venues (Warragul Leisure Centre - **2 courts; St Paul's Senior College** - 2 courts; Bellbird Park Indoor Stadium - 2 courts; Bunyip - 1 court). Senior games consist of 18 - 20 minutes halves. Their competition has recently expanded to Bellbird Park and as such there is no current waiting list.

The Junior competition runs on Tuesday, Thursday and Friday (5pm - 10pm) across 4 venues (Warragul Leisure Centre, **St Paul's Senior College, Bellbird Park** Indoor Stadium and Neerim South (Thursday nights only)). The largest participation is during the summer season from October to the end of March. There are currently no competitions on the weekends and the Association currently attends 8 tournaments per year.

Clubs currently charge their players between \$90 - \$110/season, with there being 2 seasons per year. The association charges the clubs \$330/season for junior teams and \$385/season for senior teams. The association then pays an affiliation fee to Basketball Victoria of \$40/team per year. During junior games, a stadium entry fee of \$4/junior is charged and collected by the association while senior teams pay via a team sheet fee of \$42/game.

The WDBA pays approximately \$110,000 per annum to the YMCA for use of the Bellbird Park Indoor Stadium and Warragul Leisure Centre, while the Bunyip and Neerim South facilities charge an entry fee rather than **charging a hire charge. St Paul's charges \$40 per hour for the use of their facilities.**

The WDBA host the Warragul tournament in February, which is a junior competition every year. The tournament consists of 114 teams and has experienced a 10% growth each year. The tournament currently utilised 10 courts across the shire.

Currently the key issues for the WDBA include:



- Attracting enough volunteers is becoming more difficult
- Lack of court space - **can't add competitions or conduct skills programs**
- There is a reluctance from the membership to running weekend competitions
- It is decentralized causing added logistics and management costs - have paid court supervisors and referees supervisors at each venue
- They have no control over venues and are at their mercy for bookings
- Have explored conducting competitions on weekends

There is also a lack of training facilities with most clubs having to share courts amongst teams and are limited to 45 - 60 minutes of training per week. The association use all available school courts as well as Council facilities. The clubs train in the limited times available between school hours and the start of the evening competitions. Squad teams may train on the weekends.

The association currently has 1 male and 1 female representative team in the Country Basketball League (CBL) and play at the Warragul Leisure Centre. A game generally attracts on average 100 spectators.

Going forward, the association would like a 4-court venue that includes meeting and training rooms with a show court that has a spectator capacity of 200 - 500 spectators. The association would like to be consulted on the design and inclusions as they were not consulted on the current floor renovations to Warragul Leisure Centre. They would like to see a grand plan for new multi-sport facilities in the shire as they have the ability to grow the competitions and provide court space for training and development programs.

4.1.5 Rebels Basketball Club

Rebels Basketball Club has been operating in Warragul for the past 10 years. The Club has a current member of approximately 90 players ranging from Under 10s through to Under 19s.

The Club has experienced growth and anticipate additional membership growth in the future. The club has turned interested players away due to the lack of courts to conduct training activities.

The local high school is currently used for two nights a week for training. The court is shared with coaches who provide one on one training with players. The school often cancels the training sessions due to school commitments on the courts. The Club competes as part of the Warragul and District Basketball Association.

The Club would like to see the development of an additional 4 or more basketball courts with spectator seating. Ideally the location of the additional courts should be at the Warragul Leisure Centre.

4.1.6 Drouin District Netball Association

The Drouin District Netball Association currently plays at the Drouin Recreation Reserve however they mentioned that is limited shelter available. There are also only 2 courts that meet the necessary run off specification. The association also plays at the 11 outdoor courts in Warragul. Recent upgrades have made five of those courts compliant in terms of the Netball requirements and another two courts are in the planning process. The association currently shares the courts with the Drouin Hawks Football Netball Club in winter which causes issues as there are no compliant courts when Drouin are also playing at home. The association are happy with the new pavilion located at the Drouin Recreation Reserve however the courts are substandard.

The association currently conducts competition on Saturdays, and during winter combines with Warragul for the senior competition. They also run a Tuesday twilight competition in summer for under 9 and 11 participants. On Friday afternoons between 5.30 and 6.30, Netball conducts an all-abilities competition at Bellbird Park Leisure Centre.

Going forward the association would like a facility that combines both indoor and outdoor courts on the site. They are also constrained by the space available in order to make the 6 courts they currently have compliant.



Ideally they would like 6 compliant outdoor courts and 4 indoor courts. Both Warragul and Drouin Netball would be willing to share an indoor facility.

4.1.7 Chalkies Basketball Club

According to the Chalkies Basketball Club there are insufficient courts across the shire for training and Bellbird Park is isolated when it comes to available public transport compared to the Warragul Leisure Centre which is well placed.

The Chalkies Club has been growing on average by 30 players per year, however there are no VJBL teams representing or playing out of the Warragul area. Players that are interested travel elsewhere, for example Traralgon. There is limited capacity for junior members to use courts for individual shooting and there is only access to one outdoor ring in Warragul for casual use.

With regards to any future new facility, the Chalkies Club would like the facility to contain a show court, which is important for basketball clubs, with a seating capacity of 200 - 500. Additional facilities such as meeting and training rooms, and a canteen are also important, while there needs to be adequate ventilation. Access to the facility is very important, therefore there needs to be adequate car parking and access to public transport.

4.1.8 Yarragon Basketball Club

The Yarragon Basketball Club currently has eleven teams including:

- **2 senior men's** = 14 players
- U12 x 2 = 16 players
- U14 x2 = 16 players
- U19 x2 = 16 players
- 1 x junior girls = 8 players

Of the current players approximately four boys and three girls also play as part of the Warragul Warriors. Due to the lack of female teams, girls have to travel outside of Yarragon to participate.

The local primary school supports and promotes the Basketball Victoria Hoop Time Program.

The new school includes two outside courts and one under cover.

The majority of teams train at Yarragon and compete on a Tuesday, Thursday and Friday at Bellbird Park, Warragul Leisure Centre, Bunyip and Neerim South.

There is a need for an indoor stadium in Yarragon. Over the past five years the population has increased significantly resulting in the need for the existing school to be upgraded school and collocated with the Early Learning Centre. The local primary school is currently at its highest enrolments (150 children) in over 12 years.

There is an opportunity to create an education and sporting precinct with the school, netball courts and an indoor stadium.

Participants have to travel to Warragul, Drouin or Bunyip to access an indoor stadium for competition.

4.1.9 Trafalgar Basketball Club

A master plan was developed for the recreation area that included facilities for football, cricket, soccer, polo and an indoor stadium. The Basketball Club were not happy to have a stadium at the back of the site.

The Club currently makes use of the half-court facility at Trafalgar High School.



In 2015 the Trafalgar Basketball Club had twelve teams, which equated to approximately 80 to 100 players. In 2016 team numbers have decreased to six, the lowest in 50 years.

The teams are all senior females as the football club requests that the males do not play basketball.

Trafalgar is an Association that operates its own competition and does not compete in Warragul

The non-compliant sized court is in poor condition. The school is considering removing the linoleum floor and leaving the concrete base as the surface.

In mid April it was reported that the Centre was experiencing major maintenance concerns that has resulted in the ceasing of all competitions (basketball and volleyball) being played in the stadium for the short term and maybe for the next 12 months.

Discussions with the Acting Principal indicated that the facility had some structural concerns which include possible issues with the walls and basketball rings within the stadium. It is understood that repairs have been made to the existing facility.

The School has recently secured a funding grant of \$2.3 million from the State Government and planning for upgrades is now underway.

4.1.10 Keenagers Table Tennis Club

The table Tennis club is currently based at the Bellbird Park indoor stadium.

The Club have a membership of approximately 35/45 members with an average age of 69 years.

The Bellbird facility can accommodate a maximum of 12 table tennis tables.

The Club use the facility on a Monday and Thursday between 8.30am and 11.30 am.

The quality of the facility is poor. During summer the building is extremely hot and during winter it is too cold.

The Club has prepared a submission for Councils consideration requesting the establishment of a dedicated table tennis area as part of the potential redevelopment of the Bellbird Park Stadium. A copy of the submission is attached in Appendix Three.

4.1.11 Warragul and District Netball Association

The Warragul and District Netball Association has twelve clubs affiliated with the competitions.

During the winter competition, there are 31 teams that compete on a Saturday, which equates to approximately 320 players.

The competition is conducted on the eleven courts at Burke Street, Warragul between 9.00am and 3.00pm.

The Twilight Competition attracts approximately 62 teams, which equates to approximately 620 players. The competition is held on a Monday evening between 4.30pm and 7.30pm.

During the winter season some of the players move to the Netball Football League Competition.

Of the current eleven courts, only courts 4 and 5 are fully compliant. five have recently been upgraded and are now compliant. Works have commenced on upgrading courts 6 and 7 to meet compliance standards however this means there will be a reduction in the overall number fo courts to 10 with court 11 making way for a new lighting pole.

On completion of the works there will be four fully compliant courts and three others that meet most the standards.



All 10 courts will have lighting when works are completed.

Access to additional indoor sports courts would be beneficial for training purposes.

4.1.12 Warragul Gladiators Basketball Club

The Warragul Gladiators are the largest basketball club in the Warragul Basketball Association.

The Club has increased from 120 players in 2009 to 260 players in 2015 an increase of 116%. Of the current participants approximately 60% are males and 40% are females.

The Club is required to use a range of different courts across the Shire for training including

- Warragul Leisure Centre - Wednesdays 4pm - 6pm
- **St Joseph's** - Monday 4pm- 8pm, Tuesday 4pm - 5pm and Wednesday 4pm - 8pm
- **St Paul's Monday 4.30pm** - 8.30pm

Due to the lack of courts a number of the teams (approximately 10) cannot train.

Two teams train on one court, which can be problematic for higher-level teams.

The current site of the Warragul Leisure Centre would be the preferred site for new courts. A large number of the participants walk from school to the stadium for training.

Due to school activities the St Paul and St Joseph courts are not available which is a disruption to the program.

A number of players are coming to the Club from Latrobe, Dandenong and Southern Peninsula.

4.1.13 Warragul Indoor Netball Association

The Indoor Netball Association uses the indoor Stadium for competition and training. The competition is held on a Tuesday night and Wednesday mid-week.

There are currently issues with the cleaning and communication.

4.1.14 Drouin Basketball Club

The Drouin basketball Club has a current membership of approximately 250 players of which approximately 30% are female and 70% are male. All current players are juniors.

Over the past four years the Club has grown from 10 teams to 32 teams.

All teams use the Bellbird Park indoor courts for training. Due to the lack of courts each team is only allocated a 45minute training spot. Due to the demand the Wednesday training requires 3 teams to train on one court.

The cost of training is high. Currently the Club pays \$2,000 per month to access the courts.

There is a council policy that prohibits sponsorship in the stadium, which is restricting the capacity of the clubs to raise funds.

The Bellbird Stadium is in poor condition, there is not heating or cooling the change rooms are in poor condition and the roof leaks.

The run offs may not be compliant for basketball and would not meet netball requirements.

4.1.15 Neerim South Basketball Club



The single court Neerim South Facility is located on land owned by the Department of Education and Training.

The Club currently has 15 teams which equates to approximately 95 players of which 30% are female and 70% are male.

The teams train Monday and Wednesday and compete on a Thursday and Friday as part of the Warragul Basketball Association competition.

The Club pays a fee of \$3,500 in winter and \$3000 in summer for use of the facility.

4.1.16 Trafalgar Volleyball Association

The TVA currently operate a small club playing two seasons per year over the school terms at the Trafalgar High School court (ECA Centre) on Wednesday nights. They hire the single court from 7pm on Wednesday nights and pay \$22 per hour and there is currently no opportunity to increase the usage time due to other user groups.

The club provides its own equipment including nets, balls and scoreboard.

They have 5-6 teams completing over the seasons with approximately 40 people involved including the **committee members. The plyers' ages range from 15 to 50 years old.**

The club is operating at capacity for the time they have available in the centre but are looking at opportunities to increase participation through marketing. The club is looking to apply for grants to allow them to upgrade their equipment and increase membership opportunities.

4.2 YMCA

The YMCA are the contracted management group responsible for the operations of the Waragul Leisure Centre. The centre hires its indoor court spaces to organised associations and clubs but it also conducts its own competitions in other sports where it sees the demand.

The **YMCA** operates a mixed netball competition and currently has 9 teams registered playing a total of four games per week. **In** the past they have had as many as 14 teams so they have to allow some flexibility in the scheduling to cater for demand based on team entries.

Lifeball is offered but due to the low numbers, only one session is currently conducted on a Thursday morning.

YMCA also operate a Futsal competition which has 8-10 teams in the winter season and 14-16 teams in the summer. Game numbers therefore are 4-5 in the winter and 7-8 in the summer.

4.3 Warragul Regional College

The Warragul Regional College has a single court hall located at the school, however it doesn't meet standards with regards to run-off and is used for a range of different purposes by the school.

The school has previously provided funds towards the establishment of the Warragul Leisure Centre in 1986 **with Council and has use of the courts 4.5 days per week for use for PE classes. The school's enrolment is 770** students and is increasing by approximately 20 per year. In addition to this, the school also owns the Baw Baw Skills Centre which is located adjacent to the school and the Leisure Centre and is home to 150 additional students.

The school would welcome more courts as they would currently rather reschedule the curriculum if the Leisure Centre courts are closed (i.e for maintenance) than pay for outside courts due to cost and availability.



The school is looking to become a “sports specialist” school in 2017 and as a result may require additional court hours after school hours to cater for this, however they are still working through the delivery process for their plans. A new pool at the Leisure Centre would be welcomed due to their needs. The school currently pays \$28,000 - \$30,000 per year for the use of the Leisure Centre.

The College would be happy in the future to discuss the opportunities to work in collaboration with Council towards the development of additional courts in exchange for usage. The School indicated the potential use of school land for the development of additional courts. If such a facility were to be developed, they would happily look at the potential for a joint use agreement and create a sports precinct model.

4.4 State Sporting Associations

The following provides a summary of the key issues identified through discussions with the indoor sporting codes State Associations.

4.4.1 Basketball Victoria

The Baw Baw area has been identified by Basketball Victoria and Basketball Victoria Country as a growth area. Basketball participation has grown across both the junior and senior competition.

Basketball Victoria have had a number of discussions with the Association about the need for additional courts to meet both the current and future predicted growth.

Basketball Victoria Country (BVC) is supportive of developing new facilities to service the Baw Baw area and are willing to work with Council and the Association towards the development of the additional courts.

4.4.2 Netball Victoria

Netball Victoria (NV) is very supportive of indoor facilities as they improve the standard of the game and are **easier on players' bodies**. An indoor facility allows matches to continue regardless of the weather.

Netball Victoria report that Warragul is a strong association, however the area is lacking in compliant netball facilities particularly indoor facilities.

Netball Victoria is struggling to hold regional state league competitions in the area due to the lack of compliant facilities.

4.4.3 Volleyball Victoria

Volleyball Victoria state that there are opportunities to host State-wide events, such as the Country Championships. This event currently attracts up to 30 team entries per year and is currently hosted on rotation by approximately five country affiliates. It is a popular event conducted over the Queen's Birthday weekend and includes male and female teams.

State League has a capacity to travel to country fixtures when presented as a promotional opportunity. Given the support as affiliates of West Gippsland and even Korumburra Volleyball Associations, there is potential to entertain a country fixture by metropolitan premier clubs. Volleyball Victoria also have an annual event, the Vic Open-Mornington Champs, traditionally conducted at Mornington that is in need of a new host and could be a potential for Baw Baw.

4.5 Sport and Recreation Victoria

A discussion was held with a representative from Sport and Recreation Victoria in relation to the State Governments priorities for the provision of indoor facilities. The key issues identified included:

- The State Government is aware that there is a dearth of indoor stadiums across Victoria to meet both the current and future needs for indoor sporting activities.



- The department recently undertook a study into the demand for indoor courts over the next five years and as a result the **“Better Stadiums” funding program has been established with the** 2018 round of applications released in April.
- There is high participation in sporting and recreation activities by residents in Baw Baw and any facilities that support increased participation should be supported and encouraged.
- The Department of Sport and Recreation will rely on the local planning and feasibility work to determine the need and demand for facilities. Any funding contribution by the State Government would be via the formal funding programs available.
- Development of facilities on Education Department land is a good use of resources however there are a number of constraints and restrictions to the community use and operations of the facility.

4.6 School Survey

Surveys were sent to schools within the Baw Baw Shire Council area. Eight schools took the opportunity to complete the survey.

4.6.1 Use of Indoor Sports Courts

School representatives were asked a range of questions regarding their schools use of indoor sports facilities and indoor sport based programs and services.

The questions were aimed at identifying sporting participations and facility usage trends and the key reasons why activities and facilities were selected.

Of the 8 schools that completed the survey, five had participated in an indoor sports program. Based on these responses a total of 38% have not partaken in an indoor sports program.

The schools that did not participate in indoors sports programs indicated that location of facilities (2 schools), cost and lack of transport to facilities (both 1 school each) were the main contributing factors that dictated why their schools did not participate in indoor sports programs. School facilities were also key with one school identifying that their grounds had sufficient facilities to run indoor programs. The provision of transport services was indicated as a potential factor that would encourage an increased use of indoor courts.

4.6.2 Schools Indoor Sports Program Coordination

Of the five schools that participated in indoor sport programs, school teachers were responsible for teaching these programs in three schools. Indoor facility instructors were responsible for the running of two programs. It was also noted that three of the schools used staff from sporting organisations or businesses to conduct the program.

4.6.3 Frequency of Student Visitation in Indoor Sports Programs

The frequency of visitation indicates that schools regularly partake in indoor sporting programs and regularly visit the facilities.

- | | |
|-----------------------------|----------|
| • Daily | 1 school |
| • 2 or more visits per week | 1 school |
| • Weekly | 1 school |
| • Fewer than once a term | 1 school |



The number of students that participate in the indoor sports programs are as below:

Table 4 Number of students who participate in the Indoor Sport Programs

| School | School Enrolment | No of students that participate in each visit |
|-----------------------------------|------------------|---|
| Neerim District Secondary College | 157 | 35 |
| Yarragon K - 6 | 210 | 25 |
| Warragul primary School | 180 | 30-50 |
| Jindivick Primary School | 55 | 55 |
| Trafalgar High school | 611 | 25-50 |

The four larger schools clearly visit indoor sporting facilities in class groups while the smaller school visits as a whole school.

The length of the average visit ranges between the schools with two schools spending on average 30 minutes - 1 hour; two visiting for 2 - 3 hours and one school spending more than 3 hours at the facility.

4.6.4 Reason for Choosing Most Used Indoor Sports Facility

The following indoor sports facilities are currently being used by schools:

- **St Paul's Anglican Grammar School** 2 schools
- Warragul Leisure Centre 2 schools
- School Facilities 1 school
- Drouin Secondary College 1 school
- Neerim South Stadium 1 school
- Trafalgar High School 1 school
- Jindivick Community Hall 1 school

These results indicate that there are a wide range of facilities that are being used by schools. A range of facilities were also identified as being the schools most used indoor sporting facility.

The main reasons schools gave for choosing their most used indoor sports facility were:

- Close to school 4 schools
- Good facilities 2 schools
- Affordable price 1 school
- Quality of programs 1 school
- Competition facilities 1 school
- Community funding to aid community use 1 school

4.6.5 Features Would Like to See Developed

The main features that would encourage greater use of indoor sports facilities in the future were:

- Separate school change rooms
- Lower fees
- Provision of transport services
- Access at different times than allocated
- Upgrade of facilities
- Additional facility in Downton Park

These results indicate that features fall into two categories, physical features including separate change rooms for school, an upgrade of facilities and the development of new facilities, and management changes including hire fees, transport services and timetabling changes.



4.6.6 School Facilities

Of the five schools that identified they use indoor sports facilities, two have an indoor stadium on their grounds. Both facilities are marked with basketball, netball and volleyball lines and are used for table tennis. One is also marked with badminton and futsal lines. Both facilities are available for community use.

4.6.7 Future Priorities

Respondents were asked what indoor sporting facilities or programs were lacking in the local area. The top priorities identified by respondents were:

- Multipurpose indoor courts at Downton Park, Yarragon
- Gymnasium/weights facility including program spaces
- Increased number of facilities to meet demand

4.7 Indoor Sports Facilities Trend Review

The following provides a review of the key sports facilities and participation trends that will impact on future provision of indoor courts in the Baw Baw area. Implications from these trends have been considered in completing the overall demand assessment and facility development requirements presented later in this report.

4.7.1 Indoor Sporting Facility Trends

(i) Indoor Recreation Facility Management Trends

A number of common indoor facility management trends have been observed in recent times, including:

- A general shift (back) to in house Council management.
- Limited choice in professional non-government indoor facility management service providers.
- Incorporation of commercial facility components into the overall service mix, e.g. retail outlets, health services and café facilities.
- Establishment of community Boards of Management/Committees to oversee the operation of indoor facilities. Examples of this include Ocean Grove Sports Club and Queenscliff Community Sports Club.
- Pursuit of non-sporting uses for indoor facilities: e.g. events, displays, functions.

(ii) Financial Performance of Indoor Sports Facilities

The following relevant trends in the financial performance of indoor sporting facilities:

- Generally, stadiums with less than three to four courts have a lower income generating capacity and lower likelihood of being financially viable.
- **Facilities that are designed and operated to be “multi-use” are generally operated at higher levels of usage capacity and financial performance than single sport/specialist facilities.**
- Large regional facilities with four or more courts that are centrally located in large catchment areas, with a low level of external competition, in prominent positions have a greater chance of being financially viable.
- Larger centralised facilities are more efficient in terms of both competition coordination and financial sustainability.
- Successful indoor sporting associations have access to a larger multi court facility (4 or more courts) for competition and a range of smaller facilities (i.e. schools) for training.



4.7.2 General Recreation and Sports Trends

The **study's key findings** combined with the consultant team's previous leisure research experience, current industry trends and latest research findings indicate the following trends may impact upon the Study area.

(i) Factors Affecting Recreation Participation and Facility Provision

Current trends that affect the sport and recreation industry are being driven by several wider trends in Australian society being:

- A gradual ageing of the population as life expectancy increases, birth rates stay low and the baby boomers grow older. Therefore, an increase in masters/seniors programs is being experienced by a number of sports.
- Broad mix of different times when **people participate in leisure, as demands on people's time** continues to increase and work practices change.
- Increased variety of leisure options means change in traditional participation.
- Constraints on Government spending together with a new degree of entrepreneurs in the Australian economy.

(ii) Participation

There is a slow reduction in participation in competitive and traditional sports, with people becoming **increasingly unwilling to commit themselves to play 'for a whole season' or available to play and train a** number of days a week.

Due to daily time constraints, people are cutting back their leisure and recreation activities and are more demanding about those that remain. To remain viable, the quality of facilities and services will have to continually improve.

There will be a greater demand in the future for indoor facilities (available all year/every day) and higher quality outdoor playing surfaces.

With increased age longevity and larger numbers of fit, healthy older people, the demand for exercise, and for conveniently located facilities, is expected to increase.

Because of their reliance on young players, many sports will grow more slowly than the adult population as a whole.

With new technologies and commercial interests investing in leisure, a wide range of activities, particularly those targeting teenagers, will continue to undergo cyclic popularity.

Sports clubs dependent on voluntary labour and support will be required to provide greater incentives and better management to attract volunteers. The cost to sports clubs of equipping, insuring and managing players and administering games is expected to continue to increase.

(iii) Facility Trends

With ongoing Government, economic constraints and limited capital and operational budgets, many new sports facilities may have to be joint venture arrangements between private and public sectors and sports clubs.

The reduction in commitment to curriculum based school sports in State Government Schools will have impacts on the local availability of school sports facilities while also discouraging public sector investment in new facilities at these sites.

Due to restricted rate and other revenue bases, local Councils may have to encourage greater private investment in leisure facilities and services. This may be achieved by a mix of rate concessions, payback loans, management rights in return for investment, provision of land and planning concessions.



Facility provision is changing from single-purpose to multi-purpose. However there is also an emphasis on ensuring facilities are designed to meet the specific needs of the key user groups i.e. correct runoff and facility standards. A great deal of infrastructure expenditure is now being directed to the development of larger public and private complexes providing aquatic, health, fitness and indoor sports facilities because of the higher utilisation which can be achieved. There is less emphasis on the development of traditional single purpose outdoor sports facilities.

The planning process for new facilities has improved significantly with the conduct of effective feasibility studies being the norm. These studies have generally included management/marketing/financial plans with demand projections based on sophisticated survey data.

There has been considerable improvement in the management of leisure facilities, with increased expectations of managers to produce better financial outcomes and generate higher attendance. Public sector facility managers now need higher skill levels, face broader roles, need access to better training and professional networks and improved financial reporting systems.

As competition increases there will be an increased emphasis on programming and target marketing based on adopting consumer driven strategies and performance evaluation techniques. This indicates a greater resourcing of local area planning, knowing who are your customers and how to attract them.



5 Summary of Key Findings and Strategic Direction

5.1 Introduction

This section summarises the range of key market research findings that will impact on the long-term stadium requirements for indoor sporting facilities in the Baw Baw area.

5.2 Summary of Current Indoor Sport Stadium Demands

5.2.1 Sporting Association/Clubs Needs

Based on the discussions with the local sporting associations, clubs and the relevant state sporting bodies, the following summarises the key issues identified:

Basketball

- The review of current indoor sports users in Baw Baw indicates that basketball is one of the highest participatory sports with between 1,600 to 2,000 players.
- There are significantly more junior players 65% compared to senior players 35%. However as the juniors move up through the age groups and the population continues to increase the demand for access for senior competition will continue.
- A review of annual growth indicates an increase of approximately 10% growth in basketball participation per annum.
- A discussion with the associations, clubs and Council officers indicates that growth is currently restricted by the lack of facilities. If the additional facilities were available in the area, coupled with the predicted population increase, the clubs believe participation would continue to increase by between 8% to 10% each year over the next five years.
- There is currently a lack of courts to meet the training needs of junior teams and senior team competition.
- The maximum number of courts available at a facility is two. There are four facilities that have two courts within the Shire.
- The Basketball Association identified the Warragul Leisure Centre as the preferred location to enable the creation of a centralised facility
- The clubs and State body believes the competition should be centralised at one facility where possible for the following reasons:
 - Efficient use of human, physical and financial resources i.e. referees.
 - Ability to create a social/club atmosphere.
 - Convenience for parents who may have a number of children playing in different grades/age groups.
 - Ability to provide teams with competition and training activities at the one venue.

Netball

- The review of netball in the area indicates that netball is also a high participatory sport, with in excess of 800 participants. This figure does not include players competing in the Football Netball League competitions.
- The majority of netball competition and training is undertaken on the outdoor courts, however there is an indoor competition using the two courts at the Warragul Leisure Centre.
- Discussion with both the local and state netball associations indicated a need for access to indoor netball courts to support the pathway of netball participation and training activities.



Volleyball

- Volleyball operate a small club out of the Trafalgar High School
- They have limited time available on one night to conduct games
- There are approximately 40 participants playing over two seasons per year
- They believe the opportunity is available to increase participation if they have access to facilities
- The club provides its own equipment

Table Tennis

- There is a demand for access to courts for table tennis.
- The current club makes use of the Bellbird Park facilities on two days of the week.
- Council has received a submission by the Club for the development of a dedicated table tennis facility.

5.2.2 Facility Provision and Occupancy Review

Within the Baw Baw area there are ten indoor sports facilities providing a total of fifteen indoor sports courts. Of the ten facilities, Council owns three and seven are part of schools owned by either the Department of Education and Training or private education entities. The associations and clubs indicated that **community access to the schools' courts could be restricted by school activities after** school hours.

In line with rural indoor sporting usage trends the courts are not used for competition on weekends. This is due to the competing demands of other sports i.e. football and outdoor netball. As a result both competition and training occurs across weekday afternoons and evenings.

There is limited capacity at the existing facilities to address the predicted future participation growth that is anticipated as a result of population growth and the development of the Basketball Association and other smaller indoor sporting codes.

There is strong support from schools, in particular the Regional College for the development of additional courts in the Warragul area. The location is important to support students independent access to the facilities after school hours.

5.2.3 Neighbouring Councils

The review indicates that there are a total of 32 indoor sporting facilities providing 73 indoor sports courts within municipalities that **border** the Baw Baw Shire, of these facilities 20 are owned by local government, 10 are located on state school land owned by the Department of Education and Training and two are privately owned.

State Government has recently provided the City of Latrobe with funding for the upgrade and or development of a number of sporting and recreation facilities. One of the key facilities that have received funding is the Traralgon Indoor Stadium located at Catterick Crescent. Approximately \$17M has been provided to extend the existing five indoor sports courts to include four new compliant courts plus associated support infrastructure. One of the new courts will be developed as a show court with retractable seating for 3,000 people.

5.2.4 Demographic Profile

The latest (2016) estimated residential population for Baw Baw is 49,008 people. This is an increase of 13.1% from the 42,863 people in 2011.



Table 5 Projected Population in 2036 in Baw Baw Shire Council

| | 2011 | 2016 | 2021 | 2026 | 2031 | 2036 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Total Population | 43,387 | 48,479 | 55,660 | 60,452 | 64,608 | 70,683 |
| Change in Population | 2011 - 2016 | 2016 - 2021 | 2021 - 2026 | 2026 - 2031 | 2031 - 2036 | 2011 - 2036 |
| Net Change | +5,092 | +7,181 | +4,792 | +4,156 | +6,075 | +27,296 |
| Average Annual Growth Rate | 2.35% | 2.96% | 1.72% | 1.37% | 1.88% | 2.52% |

Source: Victoria in Future 2015

Data analysis found that when comparing the population age profile between Baw Baw Shire and Regional Victoria in 2011, there were a higher proportion of people in the younger age groups (under 15 years of age) and a lower proportion of people in the older age groups (65+ years of age) in the Baw Baw Shire. Overall, 20.0% of the population was aged between 0 and 15 years, and 16.8% were aged over 65 years, compared to 19.2% and 17.6% respectively in Regional Victoria.

Leisure statistics indicated that people aged between 0 - 40 years are more likely to participate in leisure and sporting activities and, therefore use facilities such as indoor stadiums. People in this age group currently represent approximately (49%) of the population. This indicates that the current pressure and demands being placed on both sporting clubs/organisations and Council to provide a range of sporting activities and facilities to meet the needs of residents will continue.

5.3 Estimating Future Indoor Court Facility Requirements

There are four major considerations when attempting to estimate future demand for indoor sports courts. These are:

- Understanding current participation levels and unmet demand across the Shire or project area
- The impact of any trends in indoor sport participation.
- Identifying potential regional facility developments.
- Projecting the impact of changing demographics on participation.

To determine the future requirements for indoor stadium the above factors have all been taken into consideration. The following details the process for determining the future court requirement for Baw Baw.

5.3.1 Predicted Participation

It is assumed that due to the younger age profile of the Baw Baw area, participation in indoor sporting activities will increase in line with the predicted population increases and demographic profile. Both basketball and netball have reported increases over the last five to eight years, which is in line with the population increases during the same period.

Based on these figures the likely participation in indoor sports could increase to between 2,500 - 3,000 people by 2026.

Recent strategic plans developed by Netball Victoria and Basketball Victoria have identified that based on available useable court hours, one sports court can accommodate between 300 - 500 people per week, depending on programming. This is based on an average use per person of 2.8 hours per week (training and competition).

Based on this ratio the total number of courts required over the next 10 years to service the increasing basketball and netball needs for the Baw Baw population is between 5 and 8 courts. Given there are two main multiple court facilities (2 courts at each venue) in the Shire it is estimated that an additional 1 to 4 courts will be required in the short to medium term (Up to 10 years).



This court requirement is based on:

- Predicted population and membership growth
- Standard of existing facilities i.e. lack of court run off
- Current occupancy levels of existing facilities
- Lack of a multi-court venue

5.4 Potential Indoor Facility Development Options

Based on the above predicted indoor sport requirements the consultant team has identified the following three main facility development options for consideration by Council for the development of additional indoor courts to address the current and future needs.

- Option One: Warragul Leisure Centre Expansion
- Option Two: Bellbird Park
- Option Three: Greenfield Site Development

5.5 Option One - Extension to Warragul Leisure Centre

The key finding from the market research and consultation identified the opportunity to extend the existing Warragul Leisure Centre by two courts in the short term to create a four-court stadium. The planning then identifies the capacity to develop an additional two new courts to provide a six court venue or enable the existing courts to be repurposed for alternate health and wellness opportunity to support the wider use of the leisure Centre.

- Layout Plan One - Stage 1: Development of two new additional courts on the Council-owned land to the west of the site. This option is based on the two existing courts being retained and takes into consideration the required space should the pool be enclosed in the future.
- Layout Plan One - Stage 2: Development of a further two additional new courts on the Council-owned land to the west of the site. The two original courts could either be retained or redeveloped as a health and fitness area and gymnastics centre to further support the use of the facilities by the community and the local schools as part of the school curriculum. This option is based on the existing outdoor 50m pool layout however it also caters for the potential space requirement if the pool was to be enclosed in the future.

The extension of the Warragul Leisure Centre under the above layout options provides the opportunity to consolidate indoor courts at the one centre, creating an integrated sporting precinct, economies of scale in terms of management and operations and locates a multi-court facility within the primary catchment zone of participants. A layout plan for each of the above stages is detailed on the following pages

More detailed geotechnical and site investigation work would be required to determine the feasibility of this option.



5.5.1 Warragul Leisure Centre Component Schedule

Table 6 Draft Component Schedule - Warragul Leisure Centre

| ACTIVITY AREA | FACILITY COMPONENT | TARGET MARKETS | FACILITY OBJECTIVES | FUNCTIONAL RELATIONSHIPS | OTHER ISSUES FOR CONSIDERATION | AREA SCHEDULES | TOTAL AREA (m ²) |
|-------------------------|---|--|---|--|---|---|--|
| Indoor Sports Hall | Stage One 2 Full size indoor sports courts suitable for competition netball Stage Two 2 additional full size indoor sports courts suitable for competition netball | <ul style="list-style-type: none"> Education Competition Events Training | <ul style="list-style-type: none"> Meet universal design principles as a minimum | <ul style="list-style-type: none"> Adjacent to spectator areas. Adjacent to amenities block Linkage to food and beverage area | <ul style="list-style-type: none"> Potential future expansion zone | <ul style="list-style-type: none"> 2 courts (for Basketball, Netball, Volleyball and Soccer) Crts 15.25m x 30.5m Runoff to netball dimensions 3.05 m unencumbered (4 m clearance between courts) Roof height 8.3m at highest point unencumbered. Provide adequate clearance for scorer's bench and seating between each court (approx. 1.5m) Provide adequate clearance for circulation space between courts (1.5m-1.8m). Provide adequate clearance for wheel chair access. Provide expansion zone. | 2 courts = (44.7x36.6) 1,610m ² <i>Stage two</i> 1,610m ² |
| | Spectator Area | <ul style="list-style-type: none"> Education Competition Events Casual spectator | <ul style="list-style-type: none"> Basic fixed spectator seating adjacent to one court (3000) Other courts - single row of seating along each court | <ul style="list-style-type: none"> Along one side of one court (option 1) Along one side of one court (option 2) | <ul style="list-style-type: none"> Allow floor loading for temporary seating for show court | <ul style="list-style-type: none"> Row of seating between courts for spectator viewing additional area requirement | 200m ² |
| | Control/operations room | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provide single control point for competitions and tournaments | <ul style="list-style-type: none"> Direct access and viewing over courts - preferred | <ul style="list-style-type: none"> Access via crts to submit scoresheets Capacity for 3/4 people Sliding window Potential link to reception | <ul style="list-style-type: none"> Room 10m² | 10m ² |
| | Break out space | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provision of team break out areas for pre and post game briefings | <ul style="list-style-type: none"> Away from crts to avoid disruption to games | | <ul style="list-style-type: none"> 4 x break out areas x 3m² each Potential for 2 larger areas (as part of 12) for wheel chair teams | 15m ² |
| | Other support facilities - Storage - Plant rooms | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage off main sports hall | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts Consider storage systems to maximise storage capacity | <ul style="list-style-type: none"> Storage - 100m² Plant - 80m² | 180m ² |
| Subtotal Front of House | | | | | | | Stage One 2,015m ² |

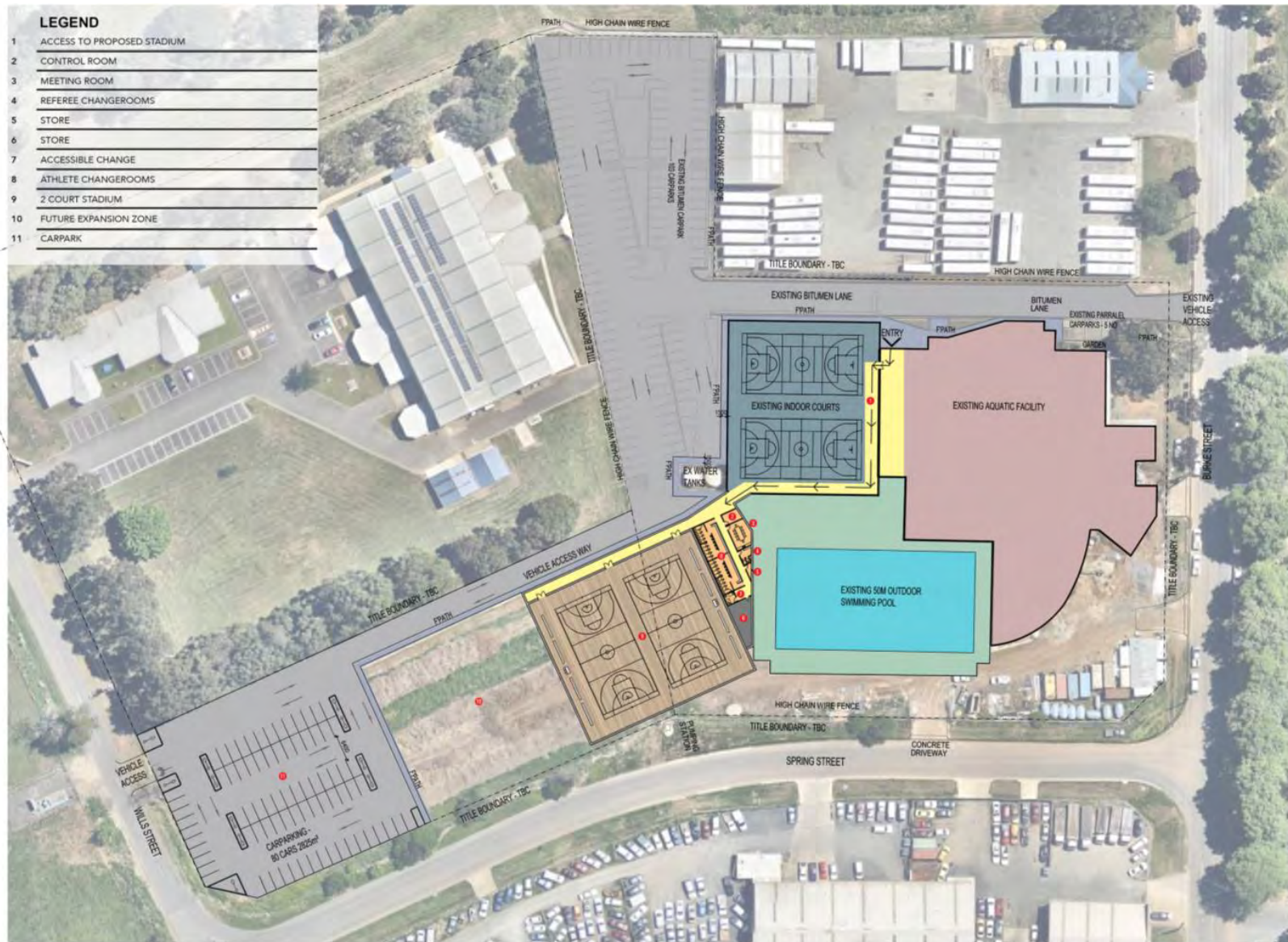


| | | | | | | | Stage One and Two 3,625m ² |
|-------------------------|--|---|---|---|---|---|--|
| Front of House Areas | Foyer/Reception/ Merchandising Breakout space | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide welcoming entry area that allows users to relax and socialise before entering main activity areas. Social areas that encourage casual stay and increased secondary spending. | <ul style="list-style-type: none"> Links to lounge and café Links to main activity areas Links to show court | <ul style="list-style-type: none"> Universal Design Way finding Principles Allowance for vending machine locations Location of display cases for memorabilia Provide capacity for multi media/live streaming of games. | <ul style="list-style-type: none"> Part of existing centre | |
| | Management Offices/ and club administration | <ul style="list-style-type: none"> Centre staff | <ul style="list-style-type: none"> Provide areas for staff and centre administration. | <ul style="list-style-type: none"> Close to reception Vision into activity circulation spaces. | <ul style="list-style-type: none"> Possible extension of areas if further centre activity areas added Include additional small office space for club/association | <ul style="list-style-type: none"> Part of existing centre | |
| | Café/Lounge | <ul style="list-style-type: none"> All customers and staff | <ul style="list-style-type: none"> Provide food area that attracts high secondary spend. Key socialisation area | <ul style="list-style-type: none"> Links to foyer Ability to serve to indoor and facilities | <ul style="list-style-type: none"> Linkage to other activity areas for sales Break out area | <ul style="list-style-type: none"> Part of existing centre | |
| | First aid | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Provide access to first aid room linked to sports hall | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Emergency service vehicle access Linked to drug testing and consulting rooms | <ul style="list-style-type: none"> 10 m² | 10 m ² |
| | Other support facilities - Storage - Plant rooms | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage for administration area | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts | <ul style="list-style-type: none"> Storage - 80m² (height of 4m) Plant - 200m² | 280m ² |
| Subtotal Front of House | | | | | | | 290m ² |
| Change rooms | Change Rooms | <ul style="list-style-type: none"> Facility Users | <ul style="list-style-type: none"> Provide change room facilities | <ul style="list-style-type: none"> Easy access to the show court Easy access from main entrance | <ul style="list-style-type: none"> ice machine and physio table(s) in each change room | <ul style="list-style-type: none"> 2 dedicated change rooms. 100m² each 3 toilets and showers per change area 1 accessible toilet and shower per change area. | 200m ² |
| | Amenities | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide modern amenities easily maintained | <ul style="list-style-type: none"> Adjoining all main activity areas | <ul style="list-style-type: none"> Fully accessible amenities Baby change provision | <ul style="list-style-type: none"> Separate public toilets male/female/accessible each 60 m² (in line with BCA requirements) Service areas - 20m² | 140m ² |
| | Referees control room | <ul style="list-style-type: none"> Referees | <ul style="list-style-type: none"> Provide modern | <ul style="list-style-type: none"> Adjoining all main | <ul style="list-style-type: none"> Fully accessible amenities | <ul style="list-style-type: none"> Control/staff room | 30m ² |



| | | | | | | | |
|--|-------------------------------------|--|---|----------------|---|--|---|
| | and change room | | amenities easily maintained | activity areas | | <ul style="list-style-type: none"> Change room m² Toilet and shower (could be shared) Uni-sex amenities/accessible | |
| Subtotal Amenities/Lounge | | | | | | | 370m ² |
| Other Areas | Multi-purpose meeting Room(s) | | <ul style="list-style-type: none"> Multi-purpose community program room suitable for range of programs i.e. dance, martial arts Could be used for occasional childcare activities | | Include kitchenette facilities to support social functions/activities | <ul style="list-style-type: none"> Program room 140m² Waiting area 20m² Capacity to divide into 2 spaces Storage | 160m ² |
| | Cleaners Room/Store | | | | | <ul style="list-style-type: none"> Allowance | 10m ² |
| | General Circulation Allowance (20%) | <ul style="list-style-type: none"> -All users | <ul style="list-style-type: none"> Provide additional space to enable ease of circulation | | | <ul style="list-style-type: none"> Allowance | 455m ² |
| Subtotal Other Areas | | | | | | | 625m ² |
| Subtotal | | | | | | | Stage One Only 3,300m ² Stage One and Two 4,910m ² |
| <ul style="list-style-type: none"> Indoor stadium car parking 70 additional spaces for normal usage (allows for game cross over to be considered as part of whole precinct and included in Precinct Traffic Management Plan) Drop off area | | | | | | | TBD |

5.5.2 Warragul Leisure Centre Layout Plan One - Stage 1



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WARRAGUL LEISURE CENTRE

PROJECT NO:
36-0028

REASON FOR ISSUE:
FOR INFORMATION

WARRAGUL LEISURE CENTRE- LAYOUT PLAN ONE STAGE ONE

REVISION:
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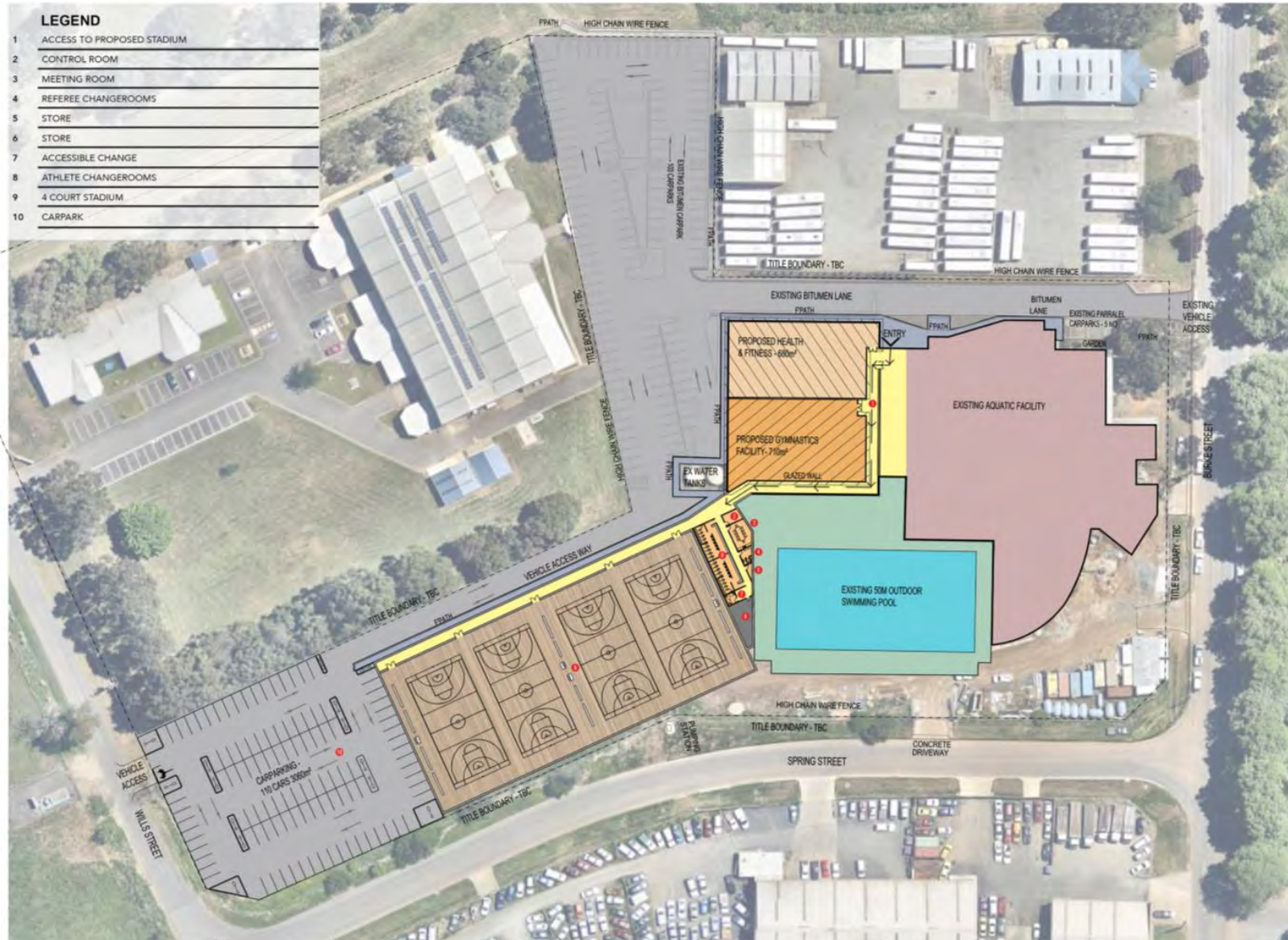
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5.5.3 Warragul Leisure Centre Layout Plan One - Stage 2



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WARRAGUL LEISURE CENTRE

PROJECT NO:
36-0028

REASON FOR ISSUE:
FOR INFORMATION

WARRAGUL LEISURE CENTRE - LAYOUT PLAN ONE STAGE TWO

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5.5.4 Advantages and Disadvantages

The following provides an assessment of the advantages and disadvantages of this option.

Table 7 Advantages and Disadvantages - Warragul Leisure Centre

| Option | Advantages | Disadvantages |
|-----------------------------------|---|---|
| Warragul Leisure Centre Extension | <ul style="list-style-type: none">• Located within primary catchment zone of Warragul• Population estimates indicate Warragul to continue to have largest population over next 20 years with a predicted population of 28,000 in 2036 (28.3% of Shire population)• Located within close proximity to regional college and other schools / capacity for extension of the existing Joint Use Agreement• Capacity to integrate as part of Warragul Leisure Centre providing economies of scale in terms of management and support infrastructure• Capacity to improve the financial sustainability of the leisure Centre by increasing programming opportunities and increased secondary spend i.e. café/merchandise sales• The proposed site is of sufficient size to enable the development of up to 4 additional indoor sports courts, associated support infrastructure such as change rooms and car parking• Capacity to redevelop existing courts into alternate health and wellness areas to support the service outcomes of the Leisure Centre• The site is within close proximity to a number of public transport options• Site zoned at Public Park and Recreation zone (PPRZ)• Site service available• Comparable capital cost to the Bellbird Park options | <ul style="list-style-type: none">• The site cannot be expanded beyond 4 additional courts without the purchase of additional land therefore limits opportunity to future proof for further expansion• Maybe some site constraints due to location of services• Two existing courts not compliant for netball• May be seen as over development of the site |

5.6 Option Two - Bellbird Park Extension

Option would see the upgrade and extension of the two-court Bellbird Park facility by two additional courts to create a four-court facility. It is proposed that the two additional courts be developed on the eastern side of the building on the location of the proposed car park. It would also eliminate the need to realign the drain at the rear but would require additional car parking to be located at the front of the building to increase the capacity of the site.

The extension of the Bellbird Park under the above layout option provides the opportunity to consolidate indoor courts at the one centre, creating an integrated sporting precinct and locates a multi-court facility within the growing population/catchment zone of participants. A layout plan for Bellbird Park is provided on the following page.

More detailed geotechnical and site investigation work would be required to determine the feasibility of this option.



5.6.1 Bellbird Park Component Schedule

Table 8 Draft Component Schedule - Bellbird Park

| ACTIVITY AREA | FACILITY COMPONENT | TARGET MARKETS | FACILITY OBJECTIVES | FUNCTIONAL RELATIONSHIPS | OTHER ISSUES FOR CONSIDERATION | AREA SCHEDULES | TOTAL AREA (m ²) |
|-------------------------|--|--|---|--|---|---|--|
| Indoor Sports Hall | Stage One 2 Full size indoor sports courts suitable for competition netball | <ul style="list-style-type: none"> Education Competition Events Training | <ul style="list-style-type: none"> Meet universal design principles as a minimum | <ul style="list-style-type: none"> Adjacent to spectator areas. Adjacent to amenities block Linkage to food and beverage area | <ul style="list-style-type: none"> Potential future expansion zone | <ul style="list-style-type: none"> 2 courts (for Basketball, Netball, Volleyball and Soccer) Crts 15.25m x 30.5m Runoff to netball dimensions 3.05 m unencumbered (4 m clearance between courts) Roof height 8.3m at highest point unencumbered. Provide adequate clearance for scorer's bench and seating between each court (approx. 1.5m) Provide adequate clearance for circulation space between courts (1.5m-1.8m). Provide adequate clearance for wheel chair access. Provide expansion zone. | 2 courts = (44.7x36.6) 1,610m ² |
| | Spectator Area | <ul style="list-style-type: none"> Education Competition Events Casual spectator | <ul style="list-style-type: none"> Basic fixed spectator seating adjacent to one court (3000) Other courts - single row of seating along each court | <ul style="list-style-type: none"> Along one side of one court (option 1) Along one side of one court (option 2) | <ul style="list-style-type: none"> Allow floor loading for temporary seating for show court | <ul style="list-style-type: none"> Row of seating between courts for spectator viewing additional area requirement | 200m ² |
| | Control/operations room | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provide single control point for competitions and tournaments | <ul style="list-style-type: none"> Direct access and viewing over courts - preferred | <ul style="list-style-type: none"> Access via crts to submit scoresheets Capacity for 3/4 people Sliding window Potential link to reception | <ul style="list-style-type: none"> Room 10m² | 10m ² |
| | Break out space | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provision of team break out areas for pre and post game briefings | <ul style="list-style-type: none"> Away from crts to avoid disruption to games | | <ul style="list-style-type: none"> 4 x break out areas x 3m² each Potential for 2 larger areas (as part of 12) for wheel chair teams | 15m ² |
| | Other support facilities - Storage - Plant rooms | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage off main sports hall | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts Consider storage systems to maximise storage capacity | <ul style="list-style-type: none"> Storage - 100m² Plant - 80m² | 180m ² |
| Subtotal Front of House | | | | | | | 2,015m ² |

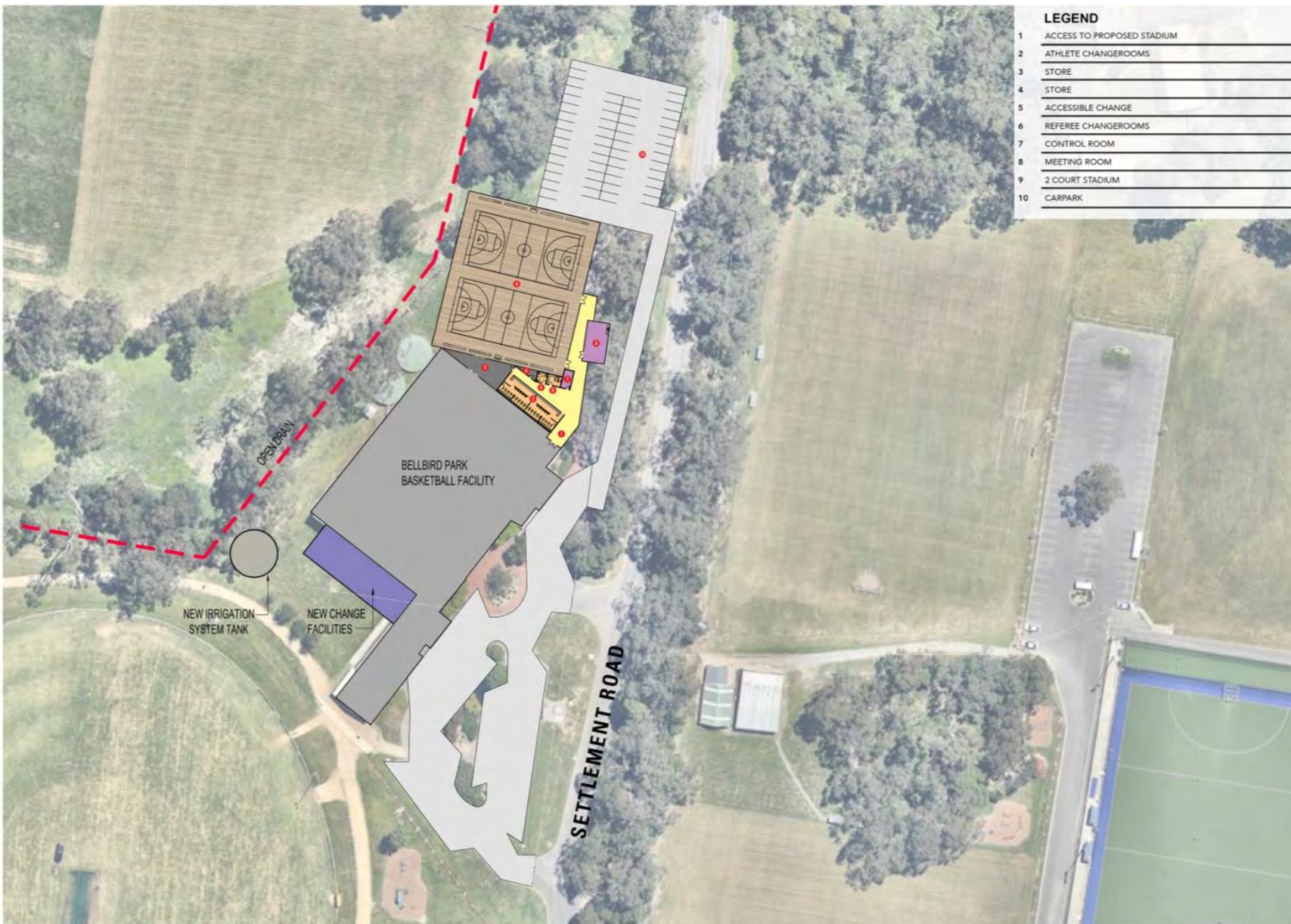


| | | | | | | | |
|-------------------------|--|---|---|---|---|---|-------------------|
| Front of House Areas | Foyer/Reception/ Merchandising Breakout space | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide welcoming entry area that allows users to relax and socialise before entering main activity areas. Social areas that encourage casual stay and increased secondary spending. | <ul style="list-style-type: none"> Links to lounge and café Links to main activity areas Links to show court | <ul style="list-style-type: none"> Universal Design Way finding Principles Allowance for vending machine locations Location of display cases for memorabilia Provide capacity for multi media/live streaming of games. | <ul style="list-style-type: none"> Part of existing centre | |
| | Management Offices/ and club administration | <ul style="list-style-type: none"> Centre staff | <ul style="list-style-type: none"> Provide areas for staff and centre administration. | <ul style="list-style-type: none"> Close to reception Vision into activity circulation spaces. | <ul style="list-style-type: none"> Possible extension of areas if further centre activity areas added Include additional small office space for club/association | <ul style="list-style-type: none"> Part of existing centre | |
| | Café/Lounge | <ul style="list-style-type: none"> All customers and staff | <ul style="list-style-type: none"> Provide food area that attracts high secondary spend. Key socialisation area | <ul style="list-style-type: none"> Links to foyer Ability to serve to indoor and facilities | <ul style="list-style-type: none"> Linkage to other activity areas for sales Break out area | <ul style="list-style-type: none"> Part of existing centre | |
| | First aid | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Provide access to first aid room linked to sports hall | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Emergency service vehicle access Linked to drug testing and consulting rooms | <ul style="list-style-type: none"> Part of existing centre | 10 m ² |
| | Other support facilities - Storage - Plant rooms | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage for administration area | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts | <ul style="list-style-type: none"> Storage - 80m² (height of 4m) Plant - 200m² | 280m ² |
| Subtotal Front of House | | | | | | | 290m ² |
| Change rooms | Change Rooms | <ul style="list-style-type: none"> Facility Users | <ul style="list-style-type: none"> Provide change room facilities | <ul style="list-style-type: none"> Easy access to the show court Easy access from main entrance | <ul style="list-style-type: none"> Space for ice machine and physio table(s) in each change room | <ul style="list-style-type: none"> 2 dedicated change rooms. Uni-sex design. Each 100m² 3 toilets and showers per change area 1 accessible toilet and shower per change area. | 200m ² |
| | Amenities | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide modern amenities easily maintained | <ul style="list-style-type: none"> Adjoining all main activity areas | <ul style="list-style-type: none"> Fully accessible amenities Baby change provision | <ul style="list-style-type: none"> Separate public toilets male/female/accessible each 60 m² (in line with BCA requirements) Service areas - 20m² | 140m ² |
| | Referees control room and change room | <ul style="list-style-type: none"> Referees | <ul style="list-style-type: none"> Provide modern amenities easily maintained | <ul style="list-style-type: none"> Adjoining all main activity areas | <ul style="list-style-type: none"> Fully accessible amenities | <ul style="list-style-type: none"> Control/staff room Change room m² Toilet and shower (could be shared) Uni-sex amenities/accessible | 30m ² |



| | | | | | | | |
|--|-------------------------------------|--|---|--|---|--|---------------------|
| Subtotal Amenities/Lounge | | | | | | | 370m ² |
| Other Areas | Multi-purpose meeting Room(s) | | <ul style="list-style-type: none"> Multi-purpose community program room suitable for range of programs i.e. dance, martial arts Could be used for occasional childcare activities | | Include kitchenette facilities to support social functions/activities | <ul style="list-style-type: none"> Program room 140m² Waiting area 20m² Capacity to divide into 2 spaces Storage | 160m ² |
| | Cleaners Room/Store | | | | | <ul style="list-style-type: none"> Allowance | 10m ² |
| | General Circulation Allowance (20%) | <ul style="list-style-type: none"> -All users | <ul style="list-style-type: none"> Provide additional space to enable ease of circulation | | | <ul style="list-style-type: none"> Allowance | 455m ² |
| Subtotal Other Areas | | | | | | | 625m ² |
| Subtotal | | | | | | | 3,300m ² |
| <ul style="list-style-type: none"> Indoor stadium car parking 70 additional spaces for normal usage (allows for game cross over to be considered as part of whole precinct and included in Precinct Traffic Management Plan) Drop off area | | | | | | | |

5.6.2 Bellbird Park Court Extension



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**BAW BAW BASKETBALL STRATEGY
BELLBIRD PARK EXPANSION**

PROJECT NO:
36-0028

REASON FOR ISSUE:
FOR INFORMATION

GROUND FLOOR PLAN

REVISION:
D

DATE:
29-05-2018

SCALE:
1:500 @ A1



DRAWING NO:
ASK04



5.6.3 Advantages and Disadvantages

The following provides an assessment of the advantages and disadvantages of this option.

Table 9 Advantages and Disadvantages - Bellbird Park

| Option | Advantages | Disadvantages |
|-------------------------|---|--|
| Bellbird Park Extension | <ul style="list-style-type: none">• Located within second largest catchment zone• Population estimates indicate that Drouin population will continue to increase to approximately 17,000 by 2036 representing 23% of the Shires population• Capacity to integrate as part of the existing two court facility at Bellbird Park Leisure Centre providing economies of scale in terms of management and support infrastructure• Capacity to improve the financial sustainability of the leisure Centre by increasing programming opportunities and increased secondary spend i.e. café/merchandise sales• The proposed site is of sufficient size to enable the development of additional indoor sports courts, associated support infrastructure such as change rooms and car parking• Site size has greater capacity to future proof for further expansion• The site has some access to public transport• Site zoned at Public Park and Recreation zone (PPRZ)• Site service available• Comparable capital cost to the Warragul Leisure Centre option | <ul style="list-style-type: none">• Location some distance from major population catchment• Location some distance from a number of the major schools - limits access opportunities• Public transport options limited• Two existing courts not compliant for netball• Open drain at the rear of the existing facility may provide some constraints |

5.7 Option Three - Greenfield Site

The third option includes the development of a totally new four court indoor **stadium on a “greenfield” site**. As a stage one the facility would include four fully compliant indoor sports court and the required support infrastructure such as change rooms, administration areas, a food and beverage outlet and sufficient car parking. Some possible sites for consideration could include but not limited to:

- Lillico Road Warragul
- Weebar Road, Drouin

If a “greenfield” site was determined feasible it is recommended that the land size be of sufficient size to enable future expansion of the facility to future proof for future population/participation growth.

The table on page 43 provides a detailed component schedule for a new four-court facility development.

5.7.1 Lillico Road, Warragul

The Warragul Precinct Structure Plan, September 2014 identifies a number of development opportunities within the Warragul Precinct. The Plan included the provision of a 12.17HA site for the development of a sporting reserve on Lillico Road Warragul, adjacent to the Lillico Volcano. Within the Plan the area SR-02 can provisionally accommodate one senior oval, three soccer pitches and other facilities and is therefore of sufficient size for the development of a multi court indoor sporting facility.

The plan on the following page indicates the location of the site.



Figure 5 Map; Lilico Road, Warragul

5.7.2 Weebar Road, Drouin

The Drouin Precinct Structure Plan, September 2014 identifies a number of development opportunities within the Drouin Precinct. The Plan included the provision of an 11.10 HA site for the development of a sporting reserve at the intersection of Dyll and Weebar Roads, Drouin. Within the Plan the area SR-02 it has been identified that a district level facility with the potential for multiple ovals and rectangular fields can be accommodated therefore indicating the area is of sufficient size for the development of a multi court indoor sporting facility.

The plan below indicates the location of the site.

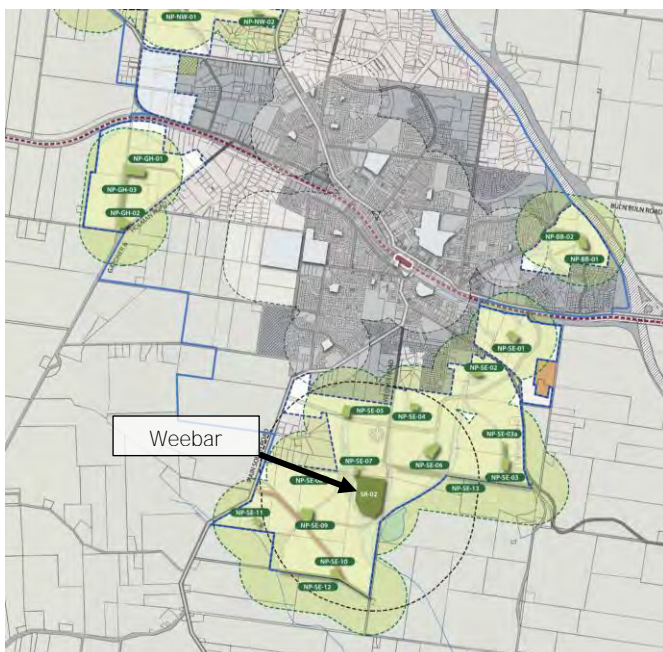


Figure 6 Map; Weebar Road, Drouin



Table 10 Draft Component Schedule - Greenfield Site

| ACTIVITY AREA | FACILITY COMPONENT | TARGET MARKETS | FACILITY OBJECTIVES | FUNCTIONAL RELATIONSHIPS | OTHER ISSUES FOR CONSIDERATION | AREA SCHEDULES | TOTAL AREA (m ²) |
|--------------------|---|--|---|--|---|---|--|
| Indoor Sports Hall | 4 Full size indoor sports courts suitable for competition netball | <ul style="list-style-type: none"> Education Competition Events Training | <ul style="list-style-type: none"> Meet universal design principles as a minimum | <ul style="list-style-type: none"> Adjacent to spectator areas. Adjacent to amenities block Linkage to food and beverage area | <ul style="list-style-type: none"> Potential future expansion zone | <ul style="list-style-type: none"> 4 courts (for Basketball, Netball, Volleyball and Soccer) Crts 15.25m x 30.5m Runoff to netball dimensions 3.05 m unencumbered (4 m clearance between courts) Roof height 8.3m at highest point unencumbered. Provide adequate clearance for scorer's bench and seating between each court (approx. 1.5m) Provide adequate clearance for circulation space between courts (1.5m-1.8m). Provide adequate clearance for wheel chair access. Provide expansion zone. | 4 courts = 2,965m ² approx. |
| | Athlete warm-up areas | <ul style="list-style-type: none"> Education Competition Events Training | <ul style="list-style-type: none"> Provide gathering/team marshalling areas at courtside | <ul style="list-style-type: none"> Alongside each court | <ul style="list-style-type: none"> Should not be in run-off zone | <ul style="list-style-type: none"> Sufficient space for whole team and coach for each court out of the designated run-off zone | 100m ² |
| | Spectator Area | <ul style="list-style-type: none"> Education Competition Events Casual spectator | <ul style="list-style-type: none"> Basic fixed spectator seating adjacent to one court (3000) Other courts - single row of seating along each court | <ul style="list-style-type: none"> Along one side of one court court (option 1) Along one side of one court (option 2) | <ul style="list-style-type: none"> Allow floor loading for temporary seating for show court | <ul style="list-style-type: none"> Row of seating between courts for spectator viewing additional area requirement | 200m ² |
| | Control/operations room | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provide single control point for competitions and tournaments | <ul style="list-style-type: none"> Direct access and viewing over courts - preferred | <ul style="list-style-type: none"> Access via crts to submit scoresheets Capacity for 3/4 people Sliding window Potential link to reception | <ul style="list-style-type: none"> Room 10m² | 10m ² |
| | Break out space | <ul style="list-style-type: none"> Education Competition Events | <ul style="list-style-type: none"> Provision of team break out areas for pre and post game briefings | <ul style="list-style-type: none"> Away from crts to avoid disruption to games | | <ul style="list-style-type: none"> 6 x break out areas x 3m² each Potential for 2 larger areas (as part of 12) for wheel chair teams | 40m ² |
| | Other support facilities - Storage | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage off main sports hall | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts | <ul style="list-style-type: none"> Storage - 150m² Plant - 300m² | 450m ² |



| | | | | | | | |
|-------------------------|--|---|---|---|---|---|---|
| | - Plant rooms | | | | <ul style="list-style-type: none"> Consider storage systems to maximise storage capacity | | |
| Subtotal Front of House | | | | | | | 3,765m ² |
| Front of House Areas | Foyer/Reception/ Merchandising Breakout space | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide welcoming entry area that allows users to relax and socialise before entering main activity areas. Social areas that encourage casual stay and increased secondary spending. | <ul style="list-style-type: none"> Links to lounge and café Links to main activity areas Links to show court | <ul style="list-style-type: none"> Universal Design Way finding Principles Allowance for vending machine locations Location of display cases for memorabilia Provide capacity for multi media/live streaming of games. | <ul style="list-style-type: none"> Foyer - 250m² Reception - 30m² Merchandising as part of reception 70m² | 350m ² (size to be confirmed based on court and seating number) |
| | Management Offices/ and club administration | <ul style="list-style-type: none"> Centre staff | <ul style="list-style-type: none"> Provide areas for staff and centre administration. | <ul style="list-style-type: none"> Close to reception Vision into activity circulation spaces. | <ul style="list-style-type: none"> Possible extension of areas if further centre activity areas added Include additional small office space for club/association | <ul style="list-style-type: none"> Offices 20m² Capacity for min 2 staff with 2 office spaces (centre mgt) Capacity for min 1 club/association member (separate space) | 35m ² |
| | Café/Lounge | <ul style="list-style-type: none"> All customers and staff | <ul style="list-style-type: none"> Provide food area that attracts high secondary spend. Key socialisation area | <ul style="list-style-type: none"> Links to foyer Ability to serve to indoor and facilities | <ul style="list-style-type: none"> Linkage to other activity areas for sales Break out area | <ul style="list-style-type: none"> Lounge - 70m² Informal collegial space Café serveries - 30m² | 100m ² |
| | First aid | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Provide access to first aid room linked to sports hall | <ul style="list-style-type: none"> All Centre users | <ul style="list-style-type: none"> Emergency service vehicle access Linked to drug testing and consulting rooms | <ul style="list-style-type: none"> 10 m² | 10 m ² |
| | Other support facilities - Storage - Plant rooms | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Service areas | <ul style="list-style-type: none"> Storage for administration area | <ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts | <ul style="list-style-type: none"> Storage - 150m² (height of 4m) Plant - 200m² | 350m ² |
| Subtotal Front of House | | | | | | | 845m ² |
| Change rooms | Change Rooms | <ul style="list-style-type: none"> Facility Users | <ul style="list-style-type: none"> Provide change room facilities | <ul style="list-style-type: none"> Easy access to the show court Easy access from main entrance | <ul style="list-style-type: none"> Space for ice machine and physio table(s) in each change room Capacity to develop mezzanine area above change rooms as part of a later stage. | <ul style="list-style-type: none"> 2 dedicated change rooms. Uni-sex design. Each 100m² 3 toilets and showers per change area 1 accessible toilet and shower per change area. | 200m ² |
| | Amenities | <ul style="list-style-type: none"> All customers | <ul style="list-style-type: none"> Provide modern amenities easily maintained | <ul style="list-style-type: none"> Adjoining all main activity areas | <ul style="list-style-type: none"> Fully accessible amenities Baby change provision | <ul style="list-style-type: none"> Separate public toilets male/female/accessible each 60 m² (in line with BCA requirements) Service areas - 20m² | 140m ² |



| | | | | | | | |
|--|---------------------------------------|--------------|---|-------------------------------------|---|---|-------------------------|
| | Referees control room and change room | ▪ Referees | ▪ Provide modern amenities easily maintained | ▪ Adjoining all main activity areas | ▪ Fully accessible amenities | ▪ Control/staff room ▪ Change room m ² ▪ Toilet and shower (could be shared) ▪ Uni-sex amenities/accessible | 30m ² |
| Subtotal Amenities/Lounge | | | | | | | 370m ² |
| Other Areas | Multi-purpose meeting Room(s) | | ▪ Multi-purpose community program room suitable for range of programs i.e. dance, martial arts ▪ Could be used for occasional childcare activities | | Include kitchenette facilities to support social functions/activities | ▪ Program room 140m ² ▪ Waiting area 20m ² ▪ Capacity to divide into 2 spaces ▪ storage | 160m ² |
| | Cleaners Room/Store | | | | | ▪ Allowance | 10m ² |
| | General Circulation Allowance (20%) | ▪ -All users | ▪ Provide additional space to enable ease of circulation | | | ▪ Allowance | 702 m ² |
| Subtotal Other Areas | | | | | | | 872m² |
| Subtotal | | | | | | | |
| ▪ Indoor stadium car parking 150 spaces for normal usage (allows for game cross over to be considered as part of whole precinct and included in Precinct Traffic Management Plan) ▪ Drop off area | | | | | | | |



5.7.3 Advantages and Disadvantages

The following provides an assessment of the advantages and disadvantages of this option.

Table 11 Advantages and Disadvantages - Greenfield Site

| Option | Advantages | Disadvantages |
|--|--|--|
| Greenfield Site Lillico Road, Warragul | <ul style="list-style-type: none"> • Located within primary catchment zone of Drouin • Population estimates indicate Warragul to continue to have largest population over next 20 years with a predicted population of 28,000 in 2036 (28.3% of Shire population) • Opportunity to build a “fit for purpose” facility and ensure all components are fully compliant for all indoor sporting codes • The proposed site has sufficient land to enable the development of a multi court facility with capacity to future proof for the further provision of additional costs | <ul style="list-style-type: none"> • Site some distance from regional college and other schools/ capacity for extension of the existing Joint Use Agreement • New development has highest capital cost • Site would need to be zoned Public Park and Recreation zone (PPRZ) • Services would need to be brought to the site adding additional capital cost • Access to public transport is limited |
| Greenfield Site Weebar Road, Drouin | <ul style="list-style-type: none"> • Located within primary catchment zone of Warragul • Population estimates indicate that Drouin population will continue to increase to approximately 17,000 by 2036 representing 23% of the Shires population • Opportunity to build a “fit for purpose” facility and ensure all components are fully compliant for all indoor sporting codes • The proposed site has sufficient land to enable the development of a multi court facility with capacity to future proof for the further provision of additional costs | <ul style="list-style-type: none"> • Location some distance from major population catchment • Location some distance from a number of the major schools - limits access opportunities • Public transport options limited • New development has highest capital cost • Site would need to be zoned Public Park and Recreation zone (PPRZ) • Services would need to be brought to the site adding additional capital cost • Access to public transport is limited |

5.8 Indicative Order of Cost

Prior to developing a preferred option, project Quantity Surveyors Turner Townsend have developed a capital cost estimate for both the layout opportunities at Warragul Leisure Centre and the Bellbird Park indoor court extensions. The indicative capital costs were escalated to March 2018 are:

Option One: Warragul Leisure Centre

- Layout Plan One - Stage 1 = \$10.054 million
- Layout Plan One - Stage 2 = \$7.704 million
- Total for both stages = \$17.760 million

Option Two: Bellbird Park

- Proposed works = \$9.290 million

The detailed breakdown of the Turner Townsend calculations is provided in Appendix Two.



Option Three: Greenfield Site

Based on recently designed or developed 4 court indoor sports facilities the anticipated capital cost based on 2018 figures would be in the order of \$20M - \$25M depending on site conditions and scope of works.

5.9 Indoor Stadium Development Benchmarking

A number of three and four court facilities have either been planned or developed over the last three to five years. The following provides a summary of the actual or estimated costs of the developments as a point of comparison for the proposed Baw Baw facility developments/extensions.

Table 12 Indoor Stadium Development Benchmarking

| Facility Name | Local Government Authority/ Facility Owner | Facility Development | Capital Cost/ Estimated Capital Cost | Status | Funding Strategy |
|--------------------------------------|---|--|--|---------------------------|---|
| Oakleigh Recreation Centre | City of Monash | Extension of existing facility to provide 5 new indoor sports courts and upgrade of old courts to create 2,500m ² gymnastics area plus support infrastructure | \$23.3M | At schematic design phase | State Gov. \$3M Federal Govt. \$2.1M Local Govt. remainder |
| Diamond Creek Community Bank Stadium | Shire of Nillumbik | 3 indoor sports courts and 1200m ² gymnastics facility on DET land | \$13.8M | Completed 2012 | State Gov. \$2M Federal Gov. \$3M Bendigo Bank \$1M Local Gov. remainder |
| East Keilor | City of Moonee Valley | 6 courts plus support infrastructure | \$24M | Concept plan stage | To be determined |
| Traralgon Indoor Stadium | City of Latrobe | 4 indoor courts plus with 3000 seat show court and 300m ² gymnastics | \$17M - \$24M | Concept plan | State Government \$17M |
| Latrobe Morwell | City of Latrobe | 4 indoor sports courts plus support infrastructure | \$19M | Concept plan stage | To be determined |
| Mullum Mullum | City of Manningham | 4 indoor sports courts plus support infrastructure | \$18.4 | Opening within next month | State Gov. \$878K Federal Govt. \$2M Local Govt. remainder |
| Deakin University Indoor Stadium | Deakin University | 4 indoor courts plus support infrastructure and sports pavilion | \$52M | Schematic design | University |

5.10 Option Comparison

The following provides a summary of the three possible options for the future provision of additional indoor sports courts.

Table 13 Facility Options Comparison

| | Option One Warrigal Leisure Centre Extension | Option Two Bellbird park Extension | Option Three Greenfield Site Development |
|---|--|--|---|
| Estimated Cost of option | \$17.76M Stage one and two | \$9.29M | \$20M - \$25M |
| Capacity for increase in population with additional programs/services and space | Future proofed to accommodate some population growth | Future proofed to accommodate some population growth | Identified site should have capacity for future facility expansion to accommodate future participation growth |



| | Option One Warrigal Leisure Centre Extension | Option Two Bellbird park Extension | Option Three Greenfield Site Development |
|---|---|---|---|
| DDA compliant | All new components would be accessible older areas may not meet all DDA requirements | All new components would be accessible older areas may not meet all DDA requirements | Would met all DDA requirements |
| Service Outcomes/ Programming Opportunities | <ul style="list-style-type: none"> Capacity to address domestic and representative competition for all high ball sports Capacity to meet needs of Big V or VNL teams Limited capacity to bid for and host major events | <ul style="list-style-type: none"> Capacity to address domestic and representative competition for all high ball sports Capacity to meet needs of Big V or VNL teams Limited capacity to bid for and host major events | <ul style="list-style-type: none"> New facility would address domestic and representative competition for all high ball sports Capacity to meet needs of Big V or VNL teams Design could include capacity to bid for and host major events |
| Services catchment population | <ul style="list-style-type: none"> Facility located within largest population base | <ul style="list-style-type: none"> Facility located with second largest population base | <ul style="list-style-type: none"> Site to be determined |
| Additional funding options | Yes - may attract partial Sport and Recreation Victoria State Government - Better Stadiums | Yes - may attract partial Sport and Recreation Victoria State Government - Better Stadiums | Yes - may attract full Sport and Recreation Victoria State Government - Better Stadiums |

5.11 Bells Hall

This review does not recommend any immediate works to undertaken on Bells Hall. Currently it meets the demands for the surrounding population in terms of sports and community use.

5.12 Yarragon and Trafalgar Facility Options

Discussions with both the Yarragon Basketball Club and Trafalgar Basketball Club indicated that the clubs are reliant on local school facilities for training and until recently some limited competition.

During the course of this study the single court at the Trafalgar High School was closed due to the poor standard and structural condition of the court.

The State Government have recently announced \$2.3M funding towards the development of a new indoor sporting facility as part of the \$266M Latrobe Valley support package. The school has developed a master plan that includes the provision of a new indoor sports centre for use by the school and the wider community.

It is recommended that Council work with the school, the Department Education and Training and the local sporting clubs to ensure community access and the design meets the specific needs of the sports.

5.13 Actions

Based on the consultation and key findings, the following provides the actions required to confirm the gap in indoor sports court facility provision and provide ongoing investigation into the possible facility options.

Action One: Acknowledge the current gap in indoor sports court provision to meet both current and future demand for highball sports.

Action Two: further investigate the feasibility of the following three options for the future upgrade and provision of additional indoor sports courts to address the identified gap;

- *Option 1 - upgrade and expand Warragul Leisure Centre with two additional courts plus support infrastructure (change rooms and car parking) to create a four court facility*



- *Option 2 - upgrade and expand Bellbird Park Indoor Facility with two additional courts plus support infrastructure (change rooms and car parking) to create a four court facility*
- *Option 3 -explore **potential “greenfield” sites for the development of a four plus court indoor stadium** with support infrastructure. Some possible sites for consideration could include but not limited to Weebar Road, Drouin and Lilico Road Warragul*

Action Three: Identify opportunities to access school indoor sports courts for use by the local sporting clubs and association for training and development programs.



6 Warranties and Disclaimers

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

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

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

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



Appendix 1 - Demographic Profile

Demographic Profile and Population Trends

The following section reviews the demographic profile of the Baw Baw Shire Council area based on information obtained from .id, an online based website who complete demographic analysis of census data produced by the ABS.

The population trends indicate that between 2006 and 2011 the population of the Baw Baw Shire Council area increased from 37,179 people to 42,861 people. This equates to an approximate growth of 15.3% of the population (+5,682 residents).

Age Group Population Profile

The age profile of residents in 2011 (ABS) compared to Regional Vic and 2006 Census data is listed in the table below.

Population Age Profile of Baw Baw Shire Council

| | 2011 | | | 2006 | | | Change 2006 to 2011 |
|-------------|--------|-------|----------------|--------|-------|----------------|------------------------|
| | Number | % | Regional VIC % | Number | % | Regional VIC % | |
| 0 to 4 | 2,915 | 6.8 | 6.3 | 2,212 | 5.9 | 6.0 | +703 |
| 5 to 9 | 2,665 | 6.2 | 6.2 | 2,695 | 7.2 | 6.8 | -30 |
| 10 to 14 | 2,978 | 6.9 | 6.7 | 3,026 | 8.1 | 7.5 | -48 |
| 15 to 19 | 3,068 | 7.2 | 6.8 | 2,824 | 7.6 | 7.0 | +244 |
| 20 to 24 | 2,321 | 5.4 | 5.5 | 1,829 | 4.9 | 5.5 | +492 |
| 25 to 29 | 2,256 | 5.3 | 5.2 | 1,680 | 4.5 | 4.9 | +576 |
| 30 to 34 | 2,187 | 5.1 | 5.2 | 1,980 | 5.3 | 5.8 | +207 |
| 35 to 39 | 2,441 | 5.7 | 6.1 | 2,515 | 6.8 | 6.6 | -74 |
| 40 to 44 | 2,913 | 6.8 | 6.7 | 2,665 | 7.2 | 7.1 | +248 |
| 45 to 49 | 2,948 | 6.9 | 7.0 | 2,914 | 7.8 | 7.4 | +34 |
| 50 to 54 | 3,176 | 7.4 | 7.1 | 2,626 | 7.1 | 7.1 | +550 |
| 55 to 59 | 2,926 | 6.8 | 6.9 | 2,614 | 7.0 | 6.7 | +312 |
| 60 to 64 | 2,874 | 6.7 | 6.6 | 2,009 | 5.4 | 5.4 | +865 |
| 65 to 69 | 2,294 | 5.4 | 5.2 | 1,639 | 4.4 | 4.6 | +655 |
| 70 to 74 | 1,758 | 4.1 | 4.1 | 1,308 | 3.5 | 3.8 | +450 |
| 75 to 79 | 1,312 | 3.1 | 3.2 | 1,155 | 3.1 | 3.4 | +157 |
| 80 to 84 | 966 | 2.3 | 2.6 | 804 | 2.2 | 2.5 | +162 |
| 85 and over | 863 | 2.0 | 2.3 | 684 | 1.8 | 2.0 | +179 |
| Total | 42,861 | 100.0 | 100.0 | 37,179 | 100.0 | 100.0 | +5,682 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

Analysis of the data found that when comparing the population age profile between Baw Baw Shire and Regional Victoria in 2011 there was a higher proportion of people in the younger age groups (under 15 years of age) and a lower proportion of people in the older age groups (65+ years of age) in the Baw Baw Shire. Overall, 20.0% of the population was aged between 0 and 15 years, and 16.8% were aged over 65 years, compared to 19.2% and 17.6% respectively in Regional Victoria.

The major differences between the age structure of Baw Baw Shire and Regional Victoria were:

- A larger percentage of people aged 0 to 4 years (6.8% compared to 6.3%)

From 2006 to 2011, the population in Baw Baw increased by 5,682 people (15.3%). This represents an average annual population change of 2.89% per year over that period.

The largest changes in the age structure of the Baw Baw population between 2006 and 2011 were in the following age groups:

- 60 to 64 years (+865 people)
- 0 to 4 years (+703 people)



- 65 to 69 years (+655 people)
- 25 to 29 years (+576 people)

Residents Income Levels

The following table lists the personal weekly income levels of Baw Baw Shire residents:

Weekly Individual Residents Gross Income Levels for the Baw Baw Shire Council

| | 2011 | | |
|-----------------------------|--------|-------|----------------|
| | Number | % | Regional VIC % |
| Negative Income/ Nil income | 2,490 | 7.3 | 6.6 |
| \$1-\$199 | 2,751 | 8.0 | 8.0 |
| \$200-\$299 | 3,955 | 11.5 | 12.5 |
| \$300-\$399 | 3,953 | 11.5 | 12.5 |
| \$400-\$599 | 4,831 | 14.1 | 14.1 |
| \$600-\$799 | 3,873 | 11.3 | 11.5 |
| \$800-\$999 | 2,820 | 8.2 | 8.1 |
| \$1000-\$1249 | 2,478 | 7.2 | 7.1 |
| \$1250-\$1499 | 1,643 | 4.8 | 4.3 |
| \$1500-\$1999 | 1,668 | 4.9 | 4.4 |
| \$2000 or more | 1,247 | 3.6 | 3.1 |
| Not stated | 2,578 | 7.5 | 7.7 |
| Total persons aged 15+ | 34,287 | 100.0 | 100.0 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

Analysis of the individual incomes of Baw Baw residents in 2011 compared to Regional Victoria shows that there was a higher proportion of individuals that were earning a high income (more than \$1,500 per week) and a lower percentage of the population that were earning a low income (less than \$400 per week). Overall, 8.5% earned a high income with 38.3% earning a low income, compared to 7.5% and 39.6% respectively in Regional Victoria.

The key differences between Baw Baw and Regional Victoria's income levels were:

- A smaller percentage of people earning \$300 - \$399 (11.5% compared to 12.5%)
- A smaller percentage of people earning \$200 - \$299 (11.5% compared to 12.5%)

Gender Population Trends

The following table details the gender comparison statistics of Baw Baw residents in 2011 compared to 2006 and Regional Victoria.

Baw Baw Shire Gender Division

| | 2011 | | | 2006 | | | Change 2006 to 2011 |
|------------|--------|-------|----------------|--------|-------|----------------|------------------------|
| | Number | % | Regional VIC % | Number | % | Regional VIC % | |
| Population | 42,861 | 100.0 | 100.0 | 37,179 | 100.0 | 100.0 | +5,682 |
| Males | 21,010 | 49.0 | 49.1 | 18,123 | 48.7 | 49.2 | +2,887 |
| Females | 21,851 | 51.0 | 50.9 | 19,056 | 51.3 | 50.8 | +2,795 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

The results indicate there are more females than males in the Baw Baw area (51.0% compared to 49.0%), which is consistent with that of the Regional Victoria population. There was a slight decrease in the percentage of the population that were females between 2006 and 2011.

Country of Birth

The proportion of the Baw Baw Shire population born overseas, and the diversity in their country of origin can provide an indication of how diverse the population is within the community.



An analysis of the country of birth for the Baw Baw area shows that there is a consistent level of diversity to that of the rest of regional Victoria. Of the residents that were born overseas the largest percentage of them were born in the United Kingdom.

The table below details the country of birth of residents for the 2011 and 2006 census compared to Regional Victoria's trends.

Most Common Countries of Birth

| | 2011 | | | 2006 | | | Change 2006 to 2011 |
|--------------------------|--------|-----|----------------|--------|-----|----------------|------------------------|
| | Number | % | Regional VIC % | Number | % | Regional VIC % | |
| United Kingdom | 1,830 | 4.3 | 3.5 | 1,556 | 4.2 | 3.5 | +274 |
| New Zealand | 438 | 1.0 | 1.0 | 308 | 0.8 | 0.9 | +130 |
| Netherlands | 349 | 0.8 | 0.6 | 348 | 0.9 | 0.6 | +1 |
| Germany | 224 | 0.5 | 0.5 | 193 | 0.5 | 0.5 | +31 |
| Italy | 194 | 0.5 | 0.6 | 210 | 0.6 | 0.7 | -16 |
| South Africa | 119 | 0.3 | 0.2 | 77 | 0.2 | 0.2 | +42 |
| United States of America | 95 | 0.2 | 0.2 | 71 | 0.2 | 0.2 | +24 |
| Philippines | 91 | 0.2 | 0.3 | 66 | 0.2 | 0.2 | +25 |
| India | 79 | 0.2 | 0.4 | 50 | 0.1 | 0.2 | +29 |
| Ireland | 71 | 0.2 | 0.2 | 66 | 0.2 | 0.1 | +5 |
| Canada | 54 | 0.1 | 0.1 | 51 | 0.1 | 0.1 | +3 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

The table below provides a summary of the countries of birth of residents in the Baw Baw area and identifies whether they are from English or non-English speaking countries.

Countries of Birth Main Language

| | 2011 | | | 2006 | | | Change 2006 to 2011 |
|----------------------------------|--------|------|----------------|--------|------|----------------|------------------------|
| | Number | % | Regional VIC % | Number | % | Regional VIC % | |
| Total overseas born | 4,448 | 10.4 | 10.6 | 3,616 | 9.7 | 10.1 | +832 |
| Non-English speaking backgrounds | 1,841 | 4.3 | 5.5 | 1,487 | 4.0 | 5.2 | +354 |
| Main English speaking countries | 2,607 | 6.1 | 5.1 | 2,129 | 5.7 | 4.9 | +478 |
| Australia | 36,577 | 85.3 | 84.3 | 31,633 | 85.1 | 84.3 | +4,944 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

The share of the population born overseas in Baw Baw was slightly lower than that found in Regional Victoria (10.4% compared to 10.6%). The percentage from non-English speaking countries was also lower (4.3% compared to 5.5% in Regional Victoria).

Languages Spoken at Home

The Baw Baw Shire area has a higher number of people that speak English only (93.2%) when compared with Regional Victoria (90.4%).

The table below provides a summary of the languages spoken at home.

Languages Spoken at Home

| | 2011 | | | 2006 | | | Change 2006 to 2011 |
|---------------------|--------|-------|----------------|--------|-------|----------------|------------------------|
| | Number | % | Regional VIC % | Number | % | Regional VIC % | |
| Speaks English only | 39,937 | 93.2 | 90.4 | 34,758 | 93.5 | 91.1 | +5,179 |
| Non-English total | 1,411 | 3.3 | 5.3 | 1,089 | 2.9 | 4.7 | +322 |
| Not stated | 1,513 | 3.5 | 4.3 | 1,334 | 3.6 | 4.2 | +179 |
| Total Population | 42,861 | 100.0 | 100.0 | 37,181 | 100.0 | 100.0 | +5,680 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011



The top five languages other than English spoken within the Baw Baw Shire Council area in 2011 were:

- Italian
- Dutch
- German
- Greek
- Mandarin

Vehicle Ownership

The number of vehicles owned per household is listed in the table below:

Vehicle Ownership

| | 2011 | | |
|--------------------------|--------|-------|----------------|
| | Number | % | Regional VIC % |
| No motor vehicles | 762 | 4.6 | 6.4 |
| 1 motor vehicle | 4,969 | 30.1 | 33.0 |
| 2 motor vehicles | 6,277 | 38.1 | 36.1 |
| 3 or more motor vehicles | 3,630 | 22.0 | 18.4 |
| Not stated | 848 | 5.1 | 6.1 |
| Total households | 16,486 | 100.0 | 100.0 |

Source: Australia Bureau of Statistics, Census of Population and Housing 2006 and 2011

A review of the vehicle ownership indicates that the majority of residents own one or more vehicles (90.2%) indicating most people have the ability to independently access sport and leisure activities.

Future Population Predictions

It is expected that the population within the Baw Baw Shire Council area will increase by 64.2% from 43,387 in 2011 to 71,245 in 2031.

The table below gives an indication of the increase in population numbers in the Baw Baw Council area between 2011 and 2031.

Projected Population in 2036 in Baw Baw Shire Council

| | 2011 | 2016 | 2021 | 2026 | 2031 |
|----------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Population | 43,387 | 48,378 | 55,660 | 63,128 | 71,245 |
| | | | | | |
| Change in Population | 2011 - 2016 | 2016 - 2021 | 2021 - 2026 | 2026 - 2031 | 2011 - 2031 |
| Net Change | +4,991 | +7,282 | +7,468 | +8,117 | +27,858 |
| Average Annual Growth Rate | 2.30% | 3.01% | 2.68% | 2.57% | 3.21% |

Source: Victoria in Future 2015

The figures for the projected population are slightly higher than that data collected during the census as it takes into account the population that might have been missed by the census and the population that were overseas at the time.



Appendix 2 - Indicative Cost Plan

Baw Baw Shire Council



Warragul Aquatic Centre Expansion

Indicative Cost Plan

QS REF: me24635
Date: 29/05/2018

| Function | Option 1 - Stage 1 | | |
|---|--------------------|-----------------|----------------------|
| | area m2 | rate \$/m2 | cost \$ |
| New Building Works | | | |
| Corridor | 180 | \$ 2,000 | \$ 360,000 |
| Amenities | 250 | \$ 2,600 | \$ 650,000 |
| Storage | 18 | \$ 2,000 | \$ 36,000 |
| Indoor Sports Courts | 1680 | \$ 1,600 | \$ 2,688,000 |
| Connection to existing building | Allow | | \$ 50,000 |
| Piling / bored pier foundations | Allow | | \$ 340,000 |
| Plant platform | Allow | | \$ 35,000 |
| Sports equipment - goals, scoreboards etc | Allow | | \$ 80,000 |
| Retractable seating for 1000 seats | Allow | | \$ 600,000 |
| Additional building area for storage of retractable seating | Allow | | \$ 230,400 |
| Entry Canopies | No Works | | Existing |
| ESD Initiatives | 2% | | \$ 101,388 |
| Total Building Works | 2,128 | \$ 2,430 | \$ 5,170,788 |
| External Works & Services | | | |
| Site Clearance / Misc Demolition | Allow | | \$ 32,000 |
| Remove existing road / carpark / pavement | Allow | | \$ 93,000 |
| Earthworks | Allow | | \$ 107,000 |
| Adverse soil conditions | PROV SUM | | \$ 100,000 |
| Remove and disposal of contaminated soil | PROV SUM | | \$ 150,000 |
| External pavements | Allow | | \$ 39,000 |
| Boundary fence | Allow | | \$ 60,000 |
| Allowance for landscaping | Allow | | \$ 40,000 |
| Allowance for external services | Allow | | \$ 267,000 |
| - allowance for diversion of existing service - Sewer | PROV SUM | | \$ 300,000 |
| Stormwater detention system | Allow | | \$ 150,000 |
| Total External Works & Services | | | \$ 1,338,000 |
| Construction Cost | | | \$ 6,508,788 |
| Design Contingency | | 5% | \$ 326,000 |
| Construction Contingency | | 10% | \$ 684,000 |
| Sub Total | | | \$ 1,010,000 |
| Professional Fee Allowance | | 9% | \$ 677,000 |
| Authority Fees & Charges | Allow | | \$ 66,000 |
| Council Internal Costs | Allow | | \$ 100,000 |
| Planning permit / building permit costs | Allow | | \$ 50,000 |
| Sub Total | | | \$ 893,000 |
| New carpark / vehicle access way | 3060 | \$ 200 | \$ 612,000 |
| Vehicle crossover | Allow | | \$ 20,000 |
| Footpath on Spring / Willis St | 760 | \$ 100 | \$ 76,000 |
| Total - Council Separate Contracts | | | \$ 708,000 |
| Contingency | | 5% | \$ 456,000 |
| Public Art | | 1% | \$ 92,000 |
| Sub Total | | | \$ 548,000 |
| Cost Escalation to March 2018 | Based on 4% pa | | \$ 386,712 |
| Project Total (Ex GST) | | | \$ 10,054,500 |

Exclusions:

| | |
|---|--|
| GST | Cost Escalation beyond May 2019 |
| Upgrade or provision of authority services infrastructure external to the site | Office Equipment costs |
| Land, legal, marketing and finance costs | Asbestos & other hazardous materials removal |
| Relocation / Decanting Costs | Staging Costs |
| Audio Visual requirements | Works to existing basketball courts |
| Mezzanine over existing indoor courts | Works to existing Aquatic Facilities |
| Diversion / relocation of existing inground services beyond cost plan allowance | |

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Baw Baw Shire Council

Warragul Aquatic Centre Expansion



Indicative Cost Plan

QS REF: me24635
Date: 29/05/2018

| Function | Option 1 - Stage 2 | | |
|--|--------------------|-----------------|---------------------|
| | area m2 | rate \$/m2 | cost \$ |
| New Building Works | | | |
| Circulation | 35 | \$ 2,000 | \$ 70,000 |
| Amenities | | | Incl Stage 1 |
| Storage | 80 | \$ 2,000 | \$ 160,000 |
| Indoor Sports Courts | 1480 | \$ 1,600 | \$ 2,368,000 |
| - Demolish end façade of court building and connection allowance | Allow | | \$ 150,000 |
| - Assumes no show court or spectator seating | | | |
| Convert existing courts to Health & Fitness | 1390 | \$ 850 | \$ 1,181,500 |
| - Convert existing courts to circulation | 240 | \$ 600 | \$ 144,000 |
| - Works to existing foyer | 217 | \$ 650 | \$ 141,050 |
| Piling / bored pier foundations | Allow | | \$ 255,200 |
| Plant platform | Allow | | \$ 80,000 |
| Sports equipment - goals, scoreboards etc | Allow | | \$ 80,000 |
| Entry Canopies | Allow | | \$ 70,000 |
| Staging cost | Allow | | \$ 50,000 |
| ESD Initiatives | 2% | | \$ 93,995 |
| Total Building Works | 3,442 | \$ 1,407 | \$ 4,843,745 |
| External Works & Services | | | |
| Site Clearance / Misc Demolition | Allow | | \$ 24,000 |
| Remove existing road / carpark / pavement | Allow | | \$ 30,000 |
| Earthworks | Allow | | \$ 80,000 |
| Adverse soil conditions | PROV SUM | | \$ 50,000 |
| Remove and disposal of contaminated soil | PROV SUM | | \$ 150,000 |
| Boundary fence | Allow | | \$ 25,000 |
| External pavements | Allow | | Incl Stage 1 |
| Allowance for landscaping | Allow | | \$ 20,000 |
| Allowance for external services | Allow | | \$ 173,000 |
| - allowance for diversion of existing services | | | Incl Stage 1 |
| Total External Works & Services | | | \$ 552,000 |
| Construction Cost | | | \$ 5,395,745 |
| Design Contingency | | 5% | \$ 270,000 |
| Construction Contingency | | 10% | \$ 567,000 |
| Sub Total | | | \$ 837,000 |
| Professional Fee Allowance | | 9% | \$ 561,000 |
| Authority Fees & Charges | Allow | | \$ 54,000 |
| Council Internal Costs | Allow | | \$ 100,000 |
| Planning permit / building permit costs | Allow | | \$ 40,000 |
| Sub Total | | | \$ 755,000 |
| Contingency | | 5% | \$ 350,000 |
| Public Art | | 1% | \$ 70,000 |
| Sub Total | | | \$ 420,000 |
| Cost Escalation to March 2018 | Based on 4% pa | | \$ 296,310 |
| Project Total (Ex GST) | | | \$ 7,704,055 |

Exclusions:

| | |
|---|---|
| GST | Cost Escalation beyond May 2019 |
| Upgrade or provision of authority services infrastructure external to the site | Office Equipment costs |
| Land, legal, marketing and finance costs | Asbestos & other hazardous materials removal |
| Relocation / Decanting Costs | Stormwater on site retention / detention system |
| Audio Visual requirements | Works to existing Aquatic Facilities |
| Mezzanine over existing indoor courts | |
| Diversion / relocation of existing inground services beyond cost plan allowance | |

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Baw Baw Shire Council Bellbird Park Expansion



Indicative Cost Plan

QS REF: me24635
Date: 29/05/2018

| Function | area m2 | rate \$/m2 | cost \$ |
|--|----------------|-----------------|---------------------|
| New Building Works | | | |
| Link | 620 | \$ 2,000 | \$ 1,240,000 |
| Change rooms | 300 | \$ 2,600 | \$ 780,000 |
| Indoor Sports Courts | 1586 | \$ 1,600 | \$ 2,538,000 |
| - Assumes no show court or spectator seating | | | |
| Connection to existing building | Allow | | \$ 150,000 |
| Piling / bored pier foundations | Allow | | \$ 400,960 |
| Works to existing courts | Allow | | \$ 60,000 |
| Plant platform | Allow | | \$ 40,000 |
| Sports equipment - goals, scoreboards etc | Allow | | \$ 80,000 |
| ESD Initiatives | 2% | | \$ 105,779 |
| Total Building Works | 2,506 | \$ 2,153 | \$ 5,394,739 |
| External Works & Services | | | |
| Site Clearance / Misc Demolition | Allow | | \$ 38,000 |
| Asbestos / Hazardous materials removal | PROV SUM | | \$ 20,000 |
| Earthworks | Allow | | \$ 126,000 |
| Adverse soil conditions | PROV SUM | | \$ 100,000 |
| Remove and disposal of contaminated soil | PROV SUM | | \$ 40,000 |
| Allowance for landscaping | Allow | | \$ 40,000 |
| Allow for open drain realignment | Allow | | \$ 50,000 |
| Allowance for external services | Allow | | \$ 301,000 |
| - allowance for diversion of existing services | PROV SUM | | \$ 20,000 |
| Stormwater detention system | Allow | | \$ 60,000 |
| Total External Works & Services | | | \$ 795,000 |
| Construction Cost | | | \$ 6,189,739 |
| Design Contingency | | 5% | \$ 310,000 |
| Construction Contingency | | 10% | \$ 650,000 |
| Sub Total | | | \$ 960,000 |
| Professional Fee Allowance | | 9% | \$ 644,000 |
| Authority Fees & Charges | Allow | | \$ 62,000 |
| Council Internal Costs | Allow | | \$ 100,000 |
| Planning permit / building permit costs | Allow | | \$ 45,000 |
| Sub Total | | | \$ 851,000 |
| New capark / vehicle access way | 1780 | \$ 200 | \$ 356,000 |
| Works to existing carpark and entry | Allow | | \$ 50,000 |
| Works to adjoining roads | Allow | | \$ 20,000 |
| Total - Council Separate Contracts | | | \$ 426,000 |
| Contingency | | 5% | \$ 422,000 |
| Public Art | | 1% | \$ 85,000 |
| Sub Total | | | \$ 507,000 |
| Cost Escalation to March 2018 | Based on 4% pa | | \$ 357,350 |
| Project Total | | | \$ 9,291,089 |

Exclusions:

| | |
|---|---------------------------------|
| GST | Cost Escalation beyond May 2019 |
| Upgrade or provision of authority services infrastructure external to the site | Office Equipment costs |
| Land, legal, marketing and finance costs | Staging Costs |
| Relocation / Decanting Costs | |
| Audio Visual requirements | |
| Diversion / relocation of existing inground services beyond cost plan allowance | |

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Appendix 3 - Keen-Agers Table Tennis Group Submission

**Submission from Keen-Agers Table Tennis Group
Drouin**

for the :-

PROVISION OF A DEDICATED TABLE TENNIS FACILITY AT BELLBIRD PARK DROUIN





The Mayor and Councillors
Baw Baw Shire Council
Civic Place
Warragul Vic 3820

PROVISION OF A DEDICATED TABLE TENNIS FACILITY AT BELLBIRD PARK DROUIN

Summary

- | | | |
|---|--------------------|--|
| 1 | Proposal | To establish a dedicated Table Tennis facility for the Baw Baw area. |
| 2 | Suggested Location | Bellbird Park Indoor Centre within the Bellbird Park Sports Precinct. |
| 3 | Action | Request Council to consider the provision a dedicated Table Tennis Centre in Drouin. |

Submission:

This submission is made by the Drouin Keen-Agers Table Tennis Group which commenced activities in 2005 and plays twice a week at Bellbird Park Indoor Centre.

The Keen-Agers concept was established in November 2001 and sponsored by Vic Health under the "Active for Life" program.

Keenagers is an activity group and is aimed at the 50+ age group, primarily retired people both male and female who wish to remain physically, mentally and socially active by playing table tennis.

Table tennis is a relatively low impact activity (or sport) that is becoming increasingly popular at local, state and international level.

It is particularly popular with people who previously enjoyed tennis, squash, badminton etc. but can be learnt quickly and played enjoyably at a wide range of levels.

"Keen-Agers" is very active in Gippsland and groups have been fully established in Traralgon, Moe/Newborough, Leongatha, Bairnsdale, Sale, Lakes Entrance, Yarra Junction, Drouin and Warragul. Ad hoc inter group tournament days are arranged and individual groups exchange visits at least on an annual basis.

Drouin Keen-Agers currently plays on Mondays and Thursdays from 8.30 am until 11.30 am plus other occasional times to meet the need of visiting groups or for practice sessions leading up to Masters Games.



An interior photo of the recently completed Bairnsdale Centre is included in Photograph 2. Details that would need to be addressed include lighting, nature of floor, insulation of walls and ceiling.

Funding

It is anticipated that future funding would be largely grant based from State and Federal Government. This is based on the current encouragement of general healthy activity especially those in the older age groups who will patently benefit.

Benefits

There would be many benefits to be gained including the economic benefits of construction and maintenance, accommodation of visitors, supply of services etc. The greater benefit however would be in the area of health (including mobility of the older age group) and socialisation.

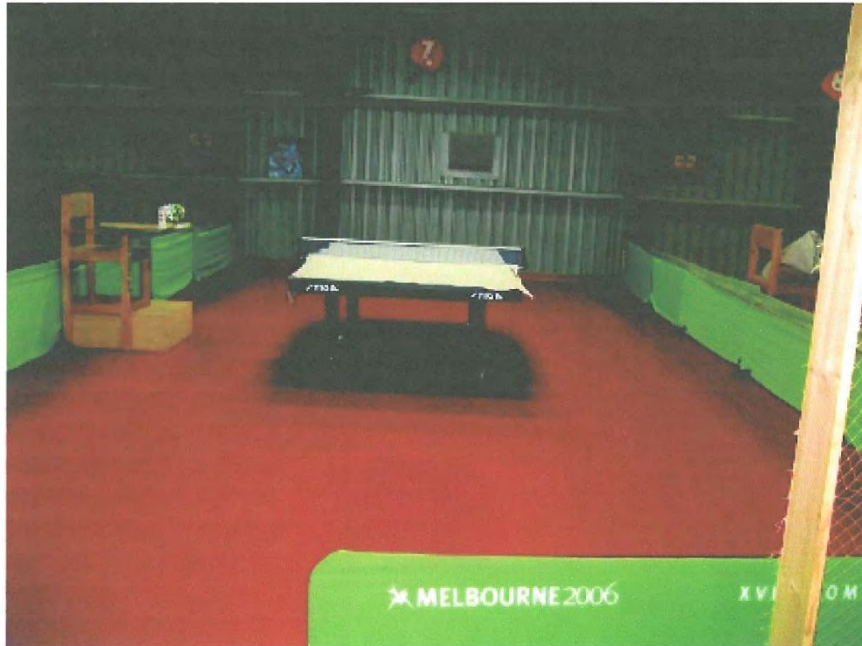
REQUEST

Consistent with the Baw Baw 2050 Community Vision – Item 3 Vibrant Community Living, Bellbird Park is a sporting “community hub” while a dedicated table tennis venue will better enhance the “involvement and inclusion of youth and aged groups”.

It is therefore requested that Council consider the provision of a dedicated table tennis facility for the Shire by an extension of the existing Bellbird Park Indoor Centre.

February 2016

PO Box 383
Drouin Vic 3818



(7) Mornington Table Tennis Centre



(5) Drouin Keen-Agers at Masters



(6) Mornington Table Tennis Centre



(3) Geelong TT complex



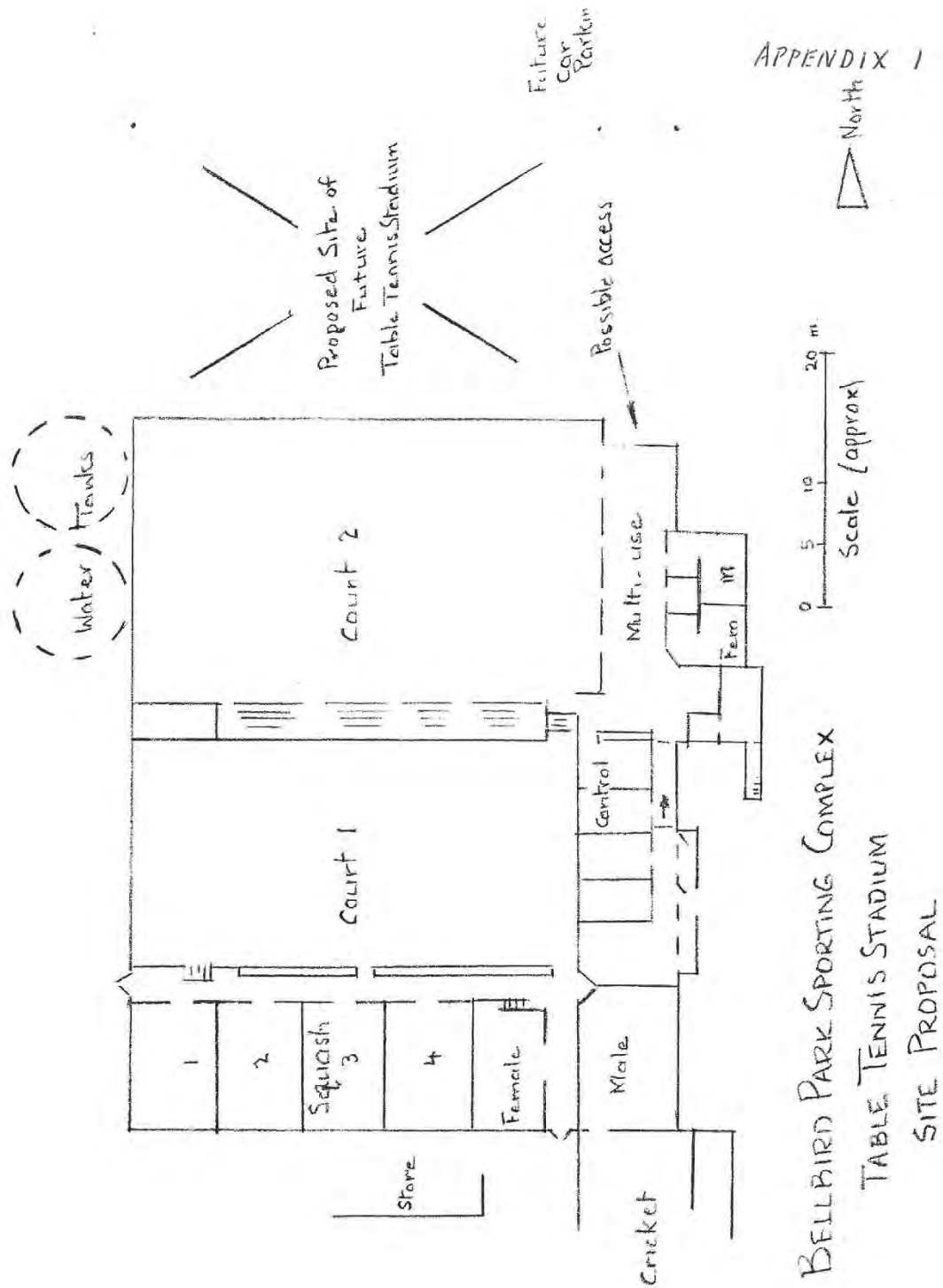
(4) Visiting Yarra Junction Opening Day TT complex



(1) Recent Drouin TT courts



(2) Opening day at Bairnsdale new complex



APPENDIX 1

BLR 7-11



Appendix 4 - School Survey Comments

| | Response |
|---|--|
| 1 | We have a large demand from Community groups to use our facilities and it is consistently booked out during after school hours. Our facilities need upgrading, especially the flooring, but the school hasn't got the funds available. |
| 2 | Distance/cost of transport is our biggest problem. |
| 3 | We mainly use the pool at the Leisure Centre for swimming lessons and the courts for Hoop Time. |
| 4 | As a growing satellite town in the Baw Baw Shire, Yarragon is lacking in facilities provided in other similar towns. The Yarragon Wildcats train at our asphalt outdoor courts as there is nowhere else. With a growing school and town it makes absolute sense for an indoor court to be built in Dowton park that could be shared in use by the community and school. There has been high interest in such a facility at Yarragon for some time and the population is now begging for it. As a close satellite town the court could also ease pressure on Warragul and allow for games to be played at Yarragon. THIS SHOULD BE AN IMPERATIVE FOR THE SHIRE. |
| 5 | Nilma PS has access issues to current facilities. Would like to see stadium built in our area that could have dual purpose or multiuse. |
| 6 | The Neerim South stadium is a great asset for our community. It has been excellent for schools and for raising the profile of basketball in the town. |



Appendix 5 - Existing Facility Plans





Neerim South Stadium



Disclaimer Note
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Prepared By: Shane Paynter



