



**Macedon
Ranges**
Shire Council

Regional Sports Hub Feasibility Study

Report: 16 March 2018



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Executive Summary

About the Macedon Ranges Regional Sports Hub Feasibility Study

Historically, the Macedon Ranges Shire Council has provided quality, affordable and accessible aquatic and leisure facilities in keeping with its commitment to supporting community health and wellbeing. Into the future, its ongoing priority is to provide multipurpose facilities that build and support community interaction, belonging and involvement.

Council has been aware of requests from local groups for more indoor spaces for sports and community activities for more than a decade.

For sports groups like basketball, netball, volleyball and badminton, the concern has been a shortage of indoor courts. For other community groups it's been spaces to run activities like dance and martial arts classes, functions and all of school events.

Throughout the past decade, a number of Councils own plans and reports have reflected these facility provision gaps:

- 2006: Macedon Ranges Shire Leisure Strategy Plan recommended the need to consider the introduction of a regional indoor sports facility to accommodate the long term needs of the Macedon Ranges.
- 2009: Macedon Ranges Shire Indoor Sports Courts Feasibility Study provided an integrated strategic approach to the planning and provision of affordable indoor sports courts across the Shire. It recommended longer term maintenance requirements for existing facilities that have been incrementally implemented to current day and identified the potential need for a 'regional' indoor sports facility that could attract and host regional indoor sporting tournaments and the need to further investigate this as part of any future indoor sports studies.
- 2016: Macedon Ranges Shire Leisure Strategy supports need for indoor courts.

In early 2017, the Federal Government funded a Regional Sports Hub Feasibility Study to:

- Assess the capacity of existing facilities.
- Assess the need for additional facilities and, if needed, what they might be.
- Recommend if a Regional Sports Hub is required and, if it is, where it could go, what it might look like, how much it might cost and how it could be funded.
- Determine the future development of Councils existing indoor sports courts.

Otium Planning Group was commissioned by Council to undertake the project and commenced work in August 2017.

The first phase of consultation and research supported:

- The need for more indoor courts and community spaces.
- A Regional Sports Hub along with improvement to existing facilities to enable Council to meet that community need into the future.

Consultation and market research

To understand the level of need for indoor courts and activity spaces, a comprehensive research and consultation process was undertaken. The consultation process has involved personal interviews, telephone and/or email interviews and surveys to ensure that current use and future need could be accurately assessed. The sport and recreation club or association officials involved represented the needs of over 5,300 local residents. A summary of the process is:

Formed an Indoor Sports Reference Group	The Indoor Sports Reference Group is comprised of the local indoor sports and recreation facility groups and its purpose is to provide input into the study and to share information with the groups they represent.
Reviewed	<ul style="list-style-type: none"> • Previous studies and reports • Industry trends • The local population make-up as well as projections for growth or decline and where • The occupancy levels of existing Macedon Ranges facilities
Interviewed and/or gathered data	1 Sport and Recreation Victoria (State Government)
	7 State Sports Associations for basketball, netball, futsal, volleyball, squash and racquetball and badminton
	18 Local schools (18 of 24)
	30 Macedon Ranges Shire associations and clubs that use existing local indoor sports facilities
	13 Other sports and recreation groups that use existing local indoor sports facilities
	6 Neighbouring Local Government Areas
	2 Other local facility owners (other than Council)
Prepared a draft feasibility report	1 Workshop with Council officer representatives from across departments Based on the data collected the report includes: <ul style="list-style-type: none"> • A draft brief listing the facility components for a Regional Hub • Draft Regional Hub and Indoor Sports Facilities concept drawings and capital cost estimates • An existing and available indoor sports facility sites review • A recommended preferred Regional Hub site • Vision and purpose of a Regional Hub • A draft integrated strategic plan for all Macedon Ranges indoor sports facilities • A draft business plan that provides operational cost analysis

Key findings

The findings from the research and consultation process are summarised as follows:

1. There is a shortage of indoor sports courts in Macedon Ranges. With a projected 7,272 Macedon Ranges basketball, netball, volleyball, badminton, futsal and squash players by 2036, the shortfall in court space is between two and nine courts now and up to sixteen courts by 2036 if no additional courts are built.
2. The shortfall can be addressed by the combination development of a new multi-court Regional Sports Hub and incremental upgrade and expansion of a number of the shire's existing indoor sports stadia.
3. Review of available sites across the shire against a range of criteria assessed the New Gisborne site (corner Barringo and Hamilton Roads) as the preferred site. This site is preferred as it best meets the range of criteria, not least of which are that a four to six court stadium will fit on the site, the site is close to an identified population growth area and the site is reasonably accessible from the rest of the shire by road and/or by train.

4. Those consulted want the Macedon Ranges Regional Sports Hub to have a strong social gathering and community events and activities focus and not just be about sport. Their vision is for:
 - An attractive and environmentally sustainable building that is a vibrant regional hub of activity for sport, recreation and community.
 - A warm, comfortable, inspiring and inviting place where people of all ages and backgrounds feel they belong. A place that attracts, locals and visitors alike for sport, recreation, events and is also a just a great place to meet for coffee.
5. The core Regional Hub facility components identified from the project consultation and industry benchmark review are:
 - Four to six multi-lined competition compliant indoor courts to host sports competitions.
 - Capacity for sports courts and spectator facilities for large community events and presentations.
 - Community meeting, gathering and café facilities.
 - Multi-purpose rooms with kitchen facilities for community functions and other activities such as dance, martial arts, circus and exercise classes.
 - Support facilities such as athlete and umpire change facilities, office and merchandise space, storage, first aid area etc.
 - Easy pedestrian access in and around the building and connection to the regional sports fields site.
6. Development of a Regional Sports Hub may need to be staged with an initial four court development and a later two court development. It is estimated that Stage 1 would cost approximately \$15,488,859 with options, if added costing an additional \$2,468,138 and Stage 2 would cost approximately \$10,152,504.
7. 10-year base case business projections prepared for a four-court indoor stadium indicate:
 - Centre attendances are expected to gradually increase from 226,000 in year one to 250,000 by year eight before remaining steady until year 10.
 - The Centre is expected to operate at an annual operating surplus from the first year. The average operating surplus is estimated to be approximately \$131,000 per annum.
 - Once asset maintenance is included (\$100,000 per annum), the average annual surplus will reduce to \$31,000.

Recommendations

A number of recommendations have been made in this report. They are summarised as follows:

It is recommended that:

1. Based on current population and the very high participation levels indicating that by 2036 there may be a shortfall in provision of indoor sports courts of up to 16 courts, development of a Regional Sports Hub as well as a strategy to upgrade existing indoor sports stadiums be supported by Council.
2. In keeping with strong community feedback, the vision for a Regional Sports Hub is for:
 - An attractive and environmentally sustainable building that is a vibrant regional hub of activity for sport, recreation and community.
 - A warm, comfortable, inspiring and inviting place where people of all ages and backgrounds feel they belong. A place that attracts locals and visitors alike for sport, recreation, events and is also a just a great place to meet for coffee.
 - An expression of our pride in the local region and that builds the local region's destination profile.

3. The Regional Sports Hub should incorporate:
 - Four to six multi-lined competition compliant indoor sports courts to host sports competitions.
 - Capacity for sports courts and spectator facilities to accommodate large community events and presentations.
 - Community meeting, gathering and café facilities.
 - Multi-purpose rooms with kitchen facilities for community functions and other activities such as dance, martial arts, circus and exercise classes.
 - Support facilities such as athlete and umpire change facilities, office and merchandise space, storage, first aid area etc.
 - Easy pedestrian access in and around the building and connection to the potential regional sports fields site.
4. The Regional Sports Hub should be developed on the site on the corner of Barringo and Hamilton Roads in New Gisborne.
5. As part of the next planning phase, a comprehensive traffic management project be undertaken to:
 - Address the issues and opportunities associated with traffic around the Barringo and Hamilton Roads site identified in previous studies, and
 - Ensure that traffic flow around the proposed Regional Sports Hub site be managed such that local residents and users of the site are not unduly impacted.
6. Based on the capital cost estimates prepared by Quantity Surveyors Turner and Townsend, the staged development of a Regional Sports Hub as summarised in the table below, be supported:

STAGE	Stage 1	Stage 1 Optional Additions	Stage 2
FACILITY COMPONENTS	<ul style="list-style-type: none"> • Four indoor sports courts • Administration offices • Merchandise area • Entry foyer and circulation areas • Café/kiosk and seating area • Public amenities • Athlete and referee change rooms • First aid • Storage • Carparks, landscaping, outdoor furniture etc 	<ul style="list-style-type: none"> • Multi-purpose, community activity rooms and waiting area • Fixed spectator seating (other than between court seating) 	<ul style="list-style-type: none"> • Two indoor sports courts (show court) • Retractable seating (1500 seats) • Circulation area • Café seating • Athlete and referee change rooms • First aid • Storage • Carparks, landscaping, outdoor furniture etc
COST ESTIMATE	\$15,488,859	\$2,468,138	\$10,152,504

7. The 10-year base case business projections indicating the following, be supported:
 - The Centre is expected to operate at an annual operating surplus from the first year. The average operating surplus is estimated to be approximately \$131,000 per annum.
 - Once asset maintenance is included (\$100,000 per annum), the average annual surplus will reduce to \$31,000.
 - Centre attendances are expected to gradually increase from 226,000 in year one to 250,000 by year eight before remaining steady until year ten.
8. Council supports officers to actively seek State and Federal Government funding to supplement Council's capital works allocation (to be determined) to enable development of the Regional Sports Hub to proceed. It is acknowledged that without funding from State and/or Federal Government and/or other sources, the Regional Hub will not be able to proceed.

9. Management of the proposed Regional Sports Hub be under Council's current aquatic and leisure centre's structure as this ensures equity of access by all users and appropriate asset maintenance.
10. Further work be undertaken as part of the next planning phase to develop an integrated Macedon Ranges Sports Precinct plan that is inclusive of the Regional Sports Fields and the Regional Sports Hub sites and that reviews the project components and staging.
11. Council adopt the strategic approach to ongoing development and redevelopment of Macedon Ranges Shire's existing indoor sports facilities identified in section 8 of this report.
12. As part of the implementation of the strategic approach to the ongoing development and redevelopment of Macedon Ranges Shire's existing indoor sports facilities, Council:
 - Monitor, on an ongoing basis, usage levels at the other indoor sports court facilities once the Regional Sports Hub is operational
 - Review the timing of implementation of additions to them to reflect this, and
 - Incorporate modifications to the timing of proposed works into Council budget and planning processes
13. A more detailed planning and design process be undertaken for each existing indoor sports facility that is identified as having new indoor courts added or, old ones demolished and replaced or, other significant renewal or upgrade, in the year prior to each proposed capital development.
14. Based on the capital cost estimates prepared by Quantity Surveyors Turner and Townsend, the staged re-development of Macedon Ranges Shires existing indoor sports facilities as summarised in the table below, be supported:

Stadium	Stage 1	Stage 2	Stage 3
Macedon Community Centre	\$255,200	\$287,000	
Buffalo Stadium	\$341,120	\$5,273,200	
Romsey Recreation Centre	\$492,000	\$399,000	\$2,366,550
Kyneton Toyota Sports and Aquatic Centre	\$1,288,900		\$7,856,608
Riddells Creek Leisure Centre	\$703,000	\$69,000	\$2,366,550
The Stadium, Gisborne	\$513,500	\$664,000	\$5,158,520
TOTAL:	\$3,593,720	\$6,692,200	\$17,748,228

1. Introduction

The Macedon Ranges Shire Council has a strong and ongoing commitment to the provision of quality, affordable and accessible aquatic and leisure facilities as part of its ongoing strategy to support development of a healthy, vibrant and inclusive community. A keystone of its approach is to provide multipurpose facilities that build and support community interaction, belonging and involvement.

In 2006 Council developed its Leisure Strategy Plan. One of the key outcomes of that Strategy was the need to consider the introduction of a regional indoor sports facility to accommodate the long term needs of the Macedon Ranges. The Leisure Strategy has recently been updated and the need for indoor courts has again been supported.

In 2009 Council undertook development of an Indoor Sports Courts Feasibility Study which provided an integrated strategic approach to the planning and provision of affordable indoor sports courts across the Shire.

The Study made a number of recommendations on the future provision of indoor stadiums across the shire and longer-term maintenance requirements for existing facilities. Council has continued to implement these recommendations to the current day.

In particular this has included:

- Formulation of a Master Plan for Buffalo Stadium in Woodend providing for an additional future two courts.
- Construction of a two-court sports centre in Gisborne (with capacity for later expansion of a third court).
- Upgrade the Kyneton Sporting Complex:
 - In accordance with the redevelopment plans to accommodate new aquatic facilities. Sports lighting in the stadium to conform to minimum requirements for basketball and netball.
 - Upstairs community room.
- Upgrade the Romsey Recreation Centre:
 - Sports lighting in the stadium to conform to minimum requirements for badminton.
 - Pending need, undertake a feasibility and options assessment to extend the centre to incorporate one additional indoor court and associated amenities.
- Upgrade the Macedon Ranges Community Centre:
 - Sports lighting in the stadium to conform to minimum requirements for basketball and netball.
 - Investigate feasibility of installing strips of Perspex sheeting in the roof to improve the overall illumination of the Stadium.
 - Develop Macedon Ranges Community Centre into the headquarters facility for badminton.

The 2009 Feasibility Study also identified the potential need for a 'regional' indoor sports facility that could attract and host regional indoor sporting tournaments and the need to further investigate this as part of any future indoor sports studies.

In mid-2017, Council appointed Otium Planning Group to undertake the development of a Regional Sports Hub Feasibility Study with the aim of providing an evidence-based report on the need for and/or provision of indoor sport facilities within the Macedon Ranges Shire. The project commenced in August 2017. The Feasibility Study was funded by the Australian Federal Government.



1.1. Project methodology

The following details the methodology used to undertake the Regional Sports Hub Feasibility Study.

Stage	Tasks
Situation Analysis	Communication plan development
	Internal workshop
	Document/report review
	Demographic review
	Industry trends review
	Key stakeholder consultations
	School survey
	Market analysis
	Occupancy review
	State Government & State Sport Association consult/discussions
	Key issues & needs documentation
Strategic Planning	Facility component schedule
	Site review/preferred site
	Values & vision confirmation
	Concept designs
	Council Briefing
Business Case	Economic benefit and events
	Financial modelling sensitivity analysis
	Schematic Plans
	Capital Cost Plan development
	Funding Options Review
	Response to Funding Criteria
Draft Feasibility Report	Draft report
	Review and feedback
Community Consultation	Community review and feedback on the report and its findings
Final Report	Presentation to Council

2. Project area

The Macedon Ranges Shire Council is located 60 kilometres to the northwest of Melbourne. The municipality covers an area of approximately 1,747 square kilometres and includes the townships of Clarkefield, Gisborne, Kyneton, Lancefield, Macedon, Malmsbury, Mount Macedon, New Gisborne, Riddells Creek, Romsey and Woodend.

The Macedon Ranges Shire region is a semi-rural area with residential, industrial and commercial land use in a number of townships. The Macedon Ranges is bounded by:

- Mitchell Shire Council in the north and east.
- Hume City Council, Melton City Council and Moorabool Shire Council in the south.
- Hepburn Shire Council and Mount Alexander Shire Council in the west.

The figure below shows the location of the Macedon Ranges Shire Council in relation to Greater Melbourne.



Figure 1: Macedon Ranges Shire Council Location Map – Source: Profile.id

2.1. Resident profile

The following section summarises the key population and demographic characteristics and trends likely to impact future participation in sport and recreation within the Macedon Ranges area. The population and demographic profile is based wherever possible on the 2016 ABS Census data and has been sourced from .id, an online company that analyses ABS Census data.

The following provides a snapshot of the current demographic and population characteristics. A detailed demographic review is provided in Appendix 1.

Population

- The population of the Macedon Ranges Shire area in 2016 was 46,097 which was an increase of 4,232 residents (10.1%) from 2011 (41,865 residents).
- Analysis of the persons five-year age groups of the Macedon Ranges Shire in 2016 compared to Regional Victoria shows that there was a higher proportion of persons in the younger age groups (under 15) and a lower proportion of persons in the older age groups (65+). Overall, 20.5% of the persons population was aged between 0-15, and 17.1% were aged 65 years and over, compared with 18.2% and 20.4% respectively for Regional Victoria.
- There was a slightly higher percentage of females than males in 2016 with 50.8% of the population being female and 49.2% being male.

Diversity

- Cultural diversity is lower in the Macedon Ranges than in Regional Victoria area. While 12.5% of the population was born overseas compared to 11.0% in Regional Victoria, only 5.0% were born in non-English speaking countries compared to 6.1% in Regional Victoria.
- The most commonly spoken language at home in the Macedon Ranges other than English is Italian, spoken by 0.7% of the population, followed by German (0.4%), Mandarin (0.3%), Greek (0.3%) and Maltese (0.3%).

Disadvantage and social capital

- Analysis of individual income levels in the Macedon Ranges Shire in 2016 compared to Regional Victoria shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low income people (those earning less than \$500 per week). Overall, 13.2% of the population earned a high income, and 35.4% earned a low income, compared with 6.9% and 40.2% respectively for Regional Victoria.
- There is a low level of disadvantage within the Macedon Ranges Shire with the municipality ranking 9th of Victorian LGAs on the Index of Relative Social-Economic Disadvantage with a score of 1,055.1 in 2011 (77th percentile). The higher on the Index the lower the level of disadvantage. The areas of Mount Macedon (1,103.4, 96th percentile) and Macedon and Mount Macedon District (1,093.9, 94th percentile) experienced the lowest level of disadvantage in the Shire, while the Romsey District (1,047.5, 73rd percentile) experienced the highest levels of disadvantage.

Housing and transport

- 1.4% of households were social housing dwellings in 2016, which is lower than the Regional Victoria average of 3.3%.
- 89.5% of households own one or more vehicles, which is higher than the Regional Victoria population where 85.2% own one or more vehicles.

Future population projections

- It is expected that the population within the Macedon Ranges Shire region will increase by 40.8% from 46,097 in 2016 to 64,901 residents in 2036.
- The largest annual rate of change is predicted to occur between 2021 and 2026 before slowing down.

3. Facility provision

3.1. Macedon Ranges Shire indoor stadium provision

A review of indoor stadiums within the Macedon Ranges Shire indicates that there is a total of nine indoor sports stadiums providing a total of eleven indoor sports courts. Of the nine facilities, five are council facilities, and four are part of an education institution. One of these was a joint development between the Department of Education and Training (DET) and Council (The Stadium).

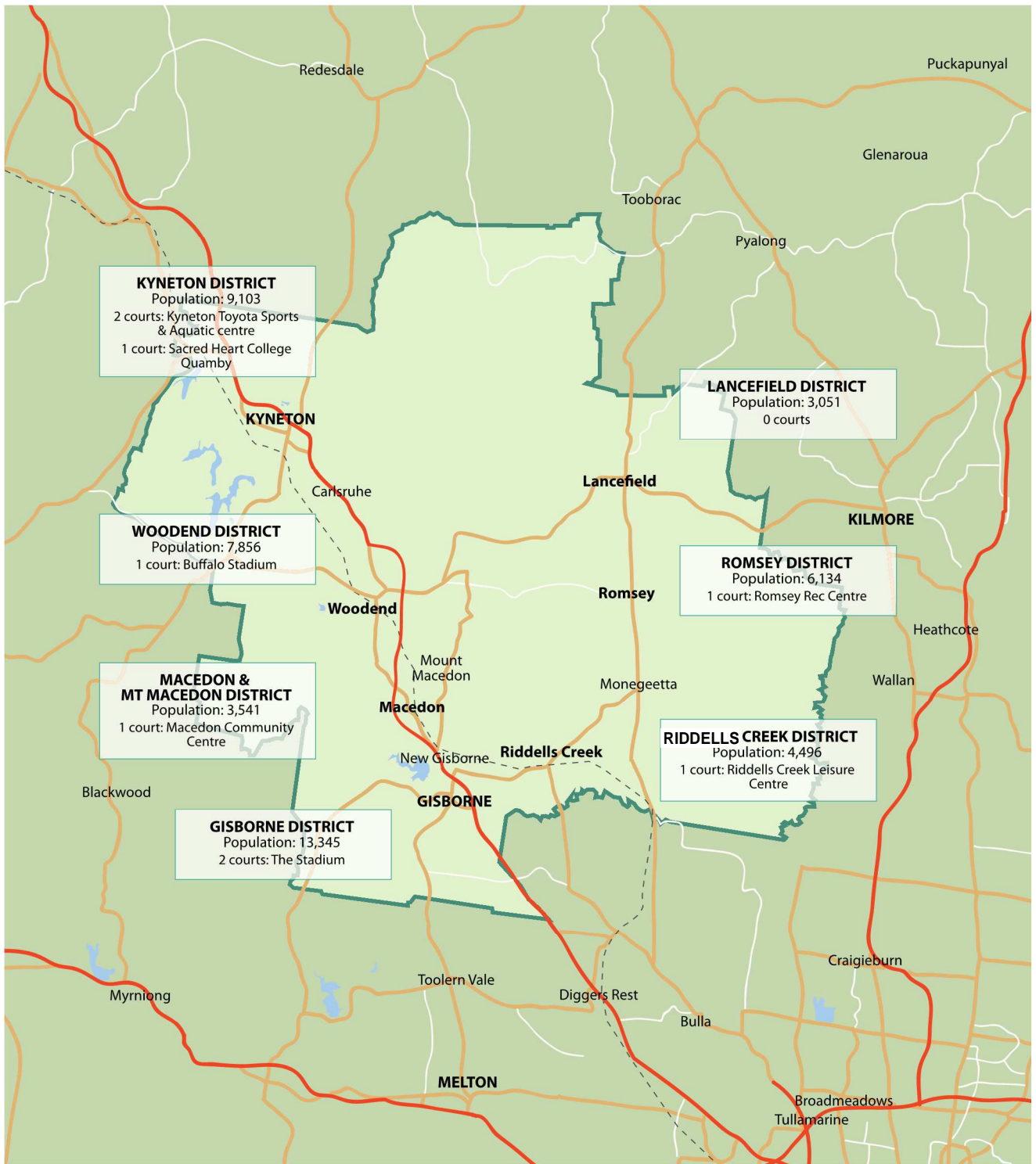
There were some other courts identified in the course of this review such as Braemar College (one court), Tylden Primary School (one court) and PGL Campaspe Downs Camp near Kyneton (two courts), however only those courts suitable for use, able to be accessed and used by community groups on a regular basis have been included in this review.

The table and map below show the current Macedon Ranges indoor sports facilities. The table identifies there are only eight indoor courts that are used for competition purposes. The map indicates the distribution of facilities across the shire.

Table 1: Macedon Ranges Shire Council indoor sports stadium provision

Facility	Address	Ownership	# Courts	Competition	Training
Kyneton Sports and Aquatic Centre	4 Victoria Street, Kyneton 3444	MRSC	2	✓	✓
Sacred Heart College (Quamby)	94 High Street, Kyneton VIC 3444	CEV	1	X	✓
Buffalo Stadium	1-29 Forest Street, Woodend 3442	MRSC	1	✓	✓
Macedon Community Centre (Tony Clarke)	Waterfalls Rd, Macedon 3440	MRSC	1	✓	✓
The Stadium (Gisborne Secondary College)	95 Melton Road, Gisborne 3437	DET	2	✓	✓
Riddells Creek Leisure Centre	Sutherlands Road, Riddells Creek 3431	MRSC	1	✓	✓
Romsey Recreation Centre	Park Lane, Romsey 3434	MRSC	1	✓	✓
Total			9	8	9

Figure 2: Surrounding Councils current indoor sports courts facilities



3.2. Occupancy review

A review of the occupancy of the indoor sports stadiums in the Macedon Ranges Shire area has been completed as part of this feasibility study.

Industry accepted trends indicate that peak usage for indoor sports courts is typically:

- Between the hours of 4.00pm to 10.30pm, Monday to Friday.
- 8.00am to 7.00pm on Saturdays and Sundays.
- Weekday peak usage between 4.00pm and 6.00pm is typically allocated to junior training or competition, while times after 6.00pm are typically allocated to senior teams.

These times will alter slightly if the facilities are based at a school. An outline of current usage of the sports centre courts across the shire and occupancy tables are detailed in Appendix 2.

3.2.1. Summary of Macedon Ranges court space occupancy

The table below provides a summary of the current occupancy levels. Review of the individual venues (refer Appendix 2) shows that the stadiums with the highest overall use are those with a joint usage arrangement with schools. In these instances, the facilities are highly utilised during the weekday off peak period that is typically more difficult to utilise. A number of the venues have lower usage on Friday nights and over the weekend than would generally be the experience in the metropolitan centres, however local clubs and associations suggest that this reflects the different sporting participation habits in country areas where many players are drawn to competing outdoor sports on Friday nights and over the weekends.

Overall, the level of occupancy across the Macedon Ranges Shire indoor sports facilities is high and is close to capacity in a number of venues particularly in the junior peak times Monday to Thursday. In fact, most venues have relatively little available time between 4.00pm and 9.30pm Monday to Thursday and this correlates with timeslots that anecdotally local clubs and associations have reported as acceptable training and playing timeslots for junior players.

Consideration of the times suitable for junior players is of particular importance because the majority of Macedon Ranges players/members are junior players. Occupancy during the junior weekday peak is particularly high at Riddells Creek Leisure Centre and Buffalo Sport Stadium.

This analysis supports the feedback provided by local associations and clubs that reported significant difficulty in gaining sufficient court time in these peak times.

Table 2: Macedon Ranges Shire Council indoor sports occupancy levels

Facility		Occupancy Rate	Weekday Peak	Junior Peak	Senior Peak	Weekday Off Peak	Weekends
The Stadium, Gisborne	Summer	75.9%	79.2%	75.0%	81.1%	80.0%	63.6%
	Winter	74.9%	76.2%	62.5%	82.2%	80.0%	63.6%
Kyneton Toyota Sports & Aquatic Centre	Summer	53.2%	46.9%	50.0%	45.6%	81.3%	11.4%
	Winter	50.8%	47.7%	57.5%	43.3%	81.3%	0.0%
Riddells Creek Leisure Centre	Summer	40.2%	86.2%	95.0%	82.2%	5.0%	36.4%
	Winter	39.7%	86.2%	95.0%	82.2%	5.0%	34.1%
Romsey Recreation Centre	Summer	24.9%	64.6%	80.0%	57.8%	0.0%	11.4%
	Winter	14.3%	33.8%	45.0%	28.9%	0.0%	11.4%
Macedon Community Centre	Summer	28.6%	58.5%	65.0%	55.6%	13.8%	11.4%
	Winter	29.6%	67.7%	65.0%	68.9%	10.0%	0.0%
Buffalo Sports Stadium	Summer	40.2%	83.1%	95.0%	77.8%	18.8%	15.9%
	Winter	41.8%	78.5%	95.0%	71.1%	21.3%	25.0%

3.3. Surrounding municipalities provision

A review of indoor sports court facility provision in the following neighbouring municipalities has been completed to identify key issues or facility developments that will impact on facilities in the Macedon Ranges Shire area. The neighbouring municipalities include:

- Mitchell Shire Council.
- Shire of Mount Alexander.
- Hepburn Shire Council.
- Moorabool Shire Council.
- Melton City Council.
- Hume City Council.

Mitchell Shire Council

There are 10 indoor sporting facilities within the Mitchell Shire region providing access to 14 sports courts. Three of the facilities contain multiple courts including:

- RB Robson Stadium - three courts.
- Broadford Leisure Centre - two courts.
- Seymour Sports and Aquatic Centre - two courts.

The majority of other stadiums are located as part of school sports halls and are as follows:

- Kilmore Primary School - one court.
- St Patricks Primary School - one court (only school connected use).
- Assumption College - one court (not clear if available for community use).
- St Mary's College – one training court.
- Wallan Secondary School - one court.
- Seymour College - one court.

Shire of Mount Alexander

There are three indoor sports stadiums in the Shire of Mount Alexander:

- Castlemaine War Memorial Stadium - two courts.
- Castlemaine Secondary College – one court.
- Harcourt Primary School – one court.

Hepburn Shire Council

Hepburn Shire Council has two indoor sports facilities:

- Daylesford ARC Recreation Centre - two courts.
- Clunes Sporting Complex - one court.

Moorabool Shire Council

Moorabool Shire Council currently has two indoor sports facilities:

- Bacchus Marsh Leisure Centre - two courts.
- Darley Civic and Community Hub Indoor Sports Stadium - one court.

There are also 5 schools that have one court facilities as follows:

- Bacchus Marsh Grammar School.
- Bacchus Marsh Primary School.
- Ballan Primary School.
- Bungaree Primary School.
- St. Bernard Parish Primary School.

Melton City Council

Melton City Council currently has four indoor sports courts facilities (eight courts) including the following multi court facilities:

- Caroline Springs Leisure Centre – three courts.
- Melton Indoor Recreation Centre – three courts.
- Victoria University – one court.
- Mowbray College – one court.

Hume City Council

The Hume City Council area includes thirteen indoor sports facilities providing access to 28 indoor courts. Of these, eight are Council facilities, with the other five being located as part of an education institution. Of these thirteen facilities, six provide access to more than one court:

- Boardman Stadium - six courts.
- Broadmeadows Basketball Stadium - four courts.
- Broadmeadows Leisure Centre - two courts.
- Craigieburn Leisure Centre - two courts.
- Roxburgh College - two courts.
- Greenvale Recreation Centre - two courts.

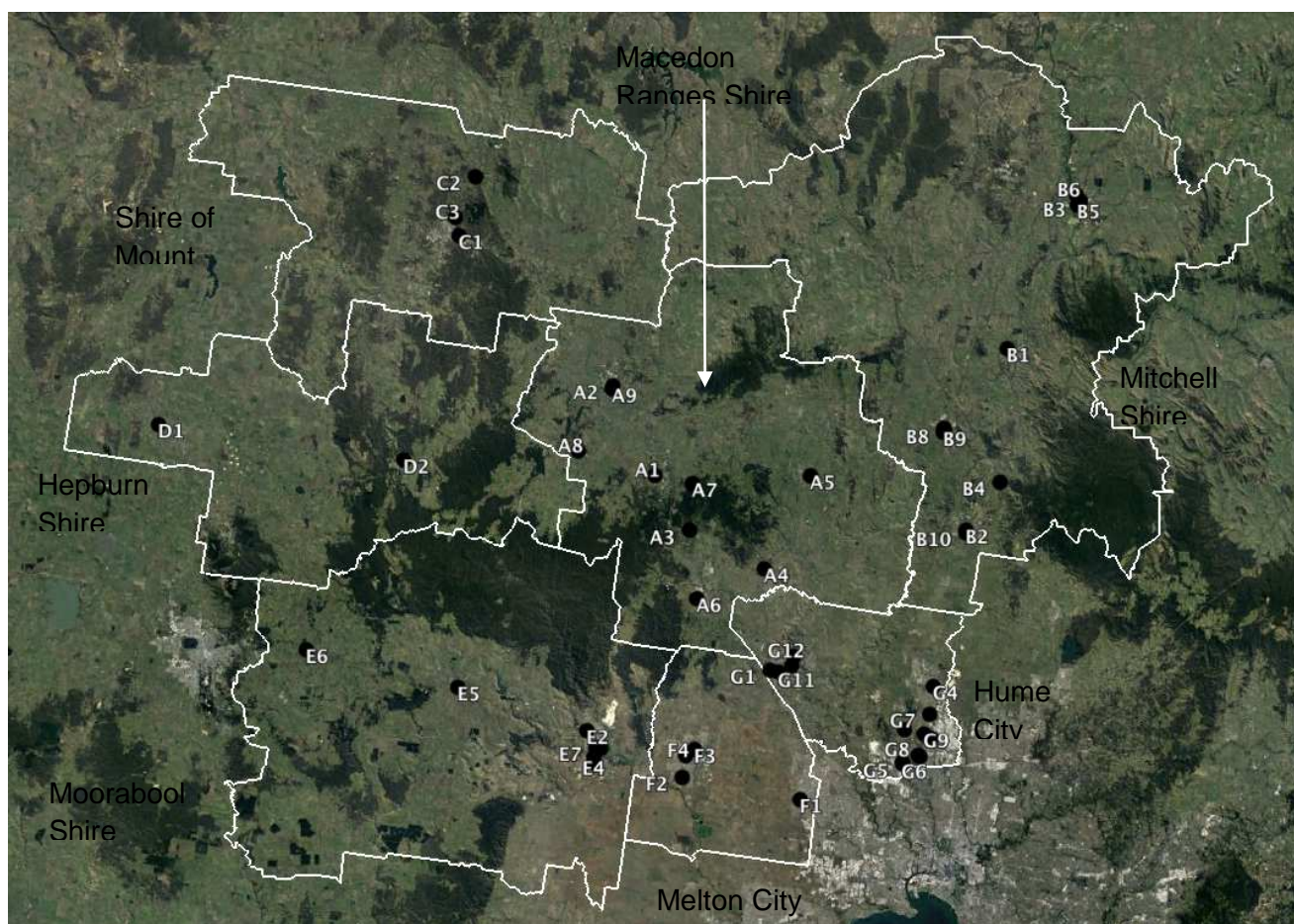
3.3.1. Regional court facility summary

The following table and map summarise the indoor sporting facilities in the municipalities surrounding Macedon Ranges Shire.

Table 3: Regional court facility summary

LGA	Number of Indoor Sports Facilities	Number of Indoor Courts
Mitchell Shire Council	10	14
Shire of Mount Alexander	3	4
Hepburn Shire Council	2	3
Moorabool Shire Council	7	8
Melton City Council	4	8
Hume City Council	13	28

Figure 3: Surrounding Councils current indoor sports courts facilities



4. Consultation and market research

Access to multi-court facilities that allow for the efficient running of competitions is a critical issue for most indoor sporting clubs and associations. Queensland, NSW and Victoria State facility strategies all found that in most cases, participation rates are higher in regions where indoor sporting codes have access to multi-court facilities for competition. They identify that the level of court provision, the hours allocated during peak times and the number of locations volunteers/players travel, impacts on the level of participation.

A comprehensive consultation process has been undertaken for this project. In all, more than 70 organisations, institutions, associations and clubs have provided input as follows:

Number	Group	Consultation Method/s
30*	Macedon Ranges Shire associations and clubs that use existing local indoor sports facilities	<ul style="list-style-type: none"> One on one interviews with representatives of all associations Email and/or telephone discussion with clubs
13	Other sports and recreation groups that use existing local indoor sports facilities	<ul style="list-style-type: none"> Email and/or telephone discussion
18 of 24	Schools provided feedback, 15 via survey and 3 through direct discussion	<ul style="list-style-type: none"> School survey One on one telephone conversation with three schools (Gisborne Secondary, Our Lady of the Sacred Heart and Braemar College)
7	State Sports Associations	<ul style="list-style-type: none"> Telephone and email conversations
6	Neighbouring Local Government Area's	<ul style="list-style-type: none"> Telephone and email conversations
2	Other local facility owners (other than Council)	<ul style="list-style-type: none"> Site visit and telephone conversation
1	Sport and Recreation Victoria - State Government Department	<ul style="list-style-type: none"> One on one meeting and telephone conversation
1	Internal council officer workshop – representatives from across departments	<ul style="list-style-type: none"> On site workshop with officers and consultant team

** Note: though not included in the 30 basketball groups above, Council also provided information here as it operates Romsey Recreation Centre basketball program and the Access All Abilities program at Buffalo*

In addition to and underpinning the above has been the formation of the Indoor Sports Reference Group at the commencement of the project in August 2017. Made up of representatives of local basketball, netball, soccer, futsal, badminton, squash, volleyball and schools, the Indoor Sports Reference Group was established to:

- Provide input into the Indoor Stadium Feasibility Study including the need for a Sports Hub.
- Act as a sounding board for Council.
- Act as an ambassador to share knowledge and educate others about the process and opportunities for involvement.
- Provide independent, honest and constructive comment about the content and process of the Study.
- Respect and allow for all points of view within the group.
- Relay accurate and appropriate information to the community and users of the indoor stadiums based on documents provided by Council to ensure a unified and consistent message.

It has also provided input into the preparation of the Feasibility Study at key stages of the project:

- Current Situation Analysis.
- Summary of community consultation.
- Proposed location, design and cost of a potential Sports Hub and master plans for existing indoor sports courts.
- Review of draft Feasibility Study.

4.1. Basketball

Basketball Australia (BA) is the governing and controlling body for the sport of basketball in Australia. BA's structure is federal with affiliated associations in all Australian States and mainland Territories.

Basketball Victoria (BV) is the governing state body in Victoria. Basketball Victoria Country (BVC) sits within the BV structure. A sizable proportion of Macedon Ranges' basketballers play their basketball under the auspice of BVC.

Within the State structure there are:

- Local: Affiliated Associations.
- Members: Local Clubs, comprising varying number of teams.

From a competition and pathway perspective, there are:

- Development programs: Aussie Hoops development program.
- Early competition: Hoop time Schools competition.
- Local competition: Junior and Senior domestic.

State Elite competition pathways:

- Development program: NITP (National Intensive Training Program).
- Competition: MUVJBL (Junior State Championships level and Regional level).
- Senior Under U23: Big V Youth League – Divisions 1 & 2 and Championship levels.
- Senior Open age: CBL (Country Basketball League).
- Big V (Divisions 1 & 2).
- Big V State Championships.

National Elite competitions:

- Interstate Winter League: SEABL (South East Australian Basketball League).
- Women: WNBL (Women’s National Basketball League).
- Men: NBL (National Basketball League).
- International pathways: from the above, selected athletes progress to the national men’s and women’s elite teams that compete initially in Regional Championships, then if they qualify, progress to World Championships and Olympic representation.

There are World Championships for U17, U19 and Open age teams (Boomers and Opals), and the Boomers and Opals are the Olympic representative teams.

Ausplay results from a national survey in 2017 found that for sport played as part of a sporting club, basketball is the sixth most popular sport in Australia among adults and the seventh most popular among children.¹ From this survey it was estimated that 540,000 people participate in basketball in Australia each year.

Participation in basketball in Victoria accounts for more than half of the participation nationwide. In Victoria:

- 257,700 people or 5.2% of the adult population participate in basketball each year.
- 140,000 children (12.1% of children 0-14 years of age) participate in basketball each year outside of school hours).

4.1.1. Basketball Victoria

There are currently 1,722 Macedon Ranges Shire residents registered with Basketball Victoria (BV). Many of these currently travel out of the shire to play in Sunbury and/or Bendigo because Macedon Ranges Shire does not have enough facilities to meet demand and/or to accommodate local associations and their competitions.

Local stadiums predominantly accommodate some domestic competition and training.

The participation rate in Macedon Ranges is higher than the State basketball participation rates. The table below compares the current Macedon Range Shire basketball participation rate to the State basketball rates.

Table 4: Basketball participation rates

Category	Macedon Ranges Participation Rate %	Victorian Participation Rate%
Basketball	3.6%	3.5%

Source: Basketball Victoria Registration Data Base 2016

4.1.2. Macedon Ranges Basketball associations and clubs

The following associations and clubs provided their information and issues for this project:

- Macedon Ranges Basketball Association
- Kyneton Basketball Association
- Riddells Creek Junior Mixed Basketball Association
- Gisborne Bulldogs Basketball Association
- Dodgers Basketball Club
- Hoopsmart
- Private Basketball hirers
- Sunbury Basketball Association
- Council – Council operates Romsey Recreation Centre basketball program and the Access all Abilities program at Buffalo Sports Stadium

¹ <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results>

A count of player numbers provided by Macedon Ranges Basketball Associations, Clubs and Council indicates that there are approximately 1,935 basketball players.

The following summarises the key issues identified:

- Basketball training and/or competition takes place in all of Council's existing indoors sports facilities.
- While clubs/associations reported some senior teams, the clubs are majority populated by junior players.
- Lack of available court space for training and competition (whether competition size compliant or not) is the number one issue identified by all organisations/clubs.
- All the clubs/associations indicated that their ability to provide competitions and field teams across all age groups as well as accommodating significant additional demand and/or grow their organisations, is restricted by lack of facilities.
- Limited court availability means that over 18's teams have very little opportunity to play. There were reports of senior teams being turned away each season.
- Open Women's and Midweek evening competitions have folded due to lack of court availability. Lack of childcare exacerbates this problem.
- With regard to lack of court space/time for training, one association cited having to run a combined one-hour training session per week for its U13 and U15 teams and having up to 40 children on the court at once, instead of running sessions for six teams.

4.2. Netball

According to AusPlay, netball is the most popular women's sport in Australia. AusPlay provides national data on the number of people participating in sport and physical activity and how they participate.² AusPlay results from a national survey in 2017 found that for sport played in sporting clubs, netball is the fourth most popular sport among adults and children combined. Among girls and women, it is by far the most popular sport played in sports clubs with 5% of females aged 15 and over and 14% aged 14 and under. From this survey it was estimated that 943,200 people participate in netball in Australia each year with 873,000 being female.

In Victoria:

- 5.7% of adult females participate in netball each year.
- 17.1% of girls (0-14 years of age) participate in netball each year outside of school hours.

Community based netball competitions are normally coordinated through locally based netball Associations that are either affiliated with Netball Victoria (NV) or more recently, the local Netball Football League. There are some privately run netball competitions (not affiliated with NV) that are based more on a 'social' competition.

Throughout Victoria competitions usually occur on a Saturday (juniors in the morning, seniors in the afternoon) on centrally based outdoor netball courts, with training occurring on the outdoor courts on weekdays after school hours. Some associations are based at facilities with between four to twelve courts that are either solely outdoors or a combination of indoor and outdoor courts. There are some competitions that have access to indoor courts for both competition and training.

Netball Australia (NA) would like to see greater access to indoor courts for netball competition to reduce the impact of poor weather conditions and hard surfaces on netball participation.

² <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results>

Over the past 10 years the football/netball competitions have increased in popularity with many Australian Rules Football Clubs introducing netball teams to help create a more ‘family friendly’ culture within the club.

NV has recently introduced ‘Rock Up Netball’ in response to demand for more casual/social competitions. Players ‘rock up’ to a game and teams are formed from the people who turn up on the night.

Although traditionally identified as a sport for women, there is no reason why it can’t be played with mixed teams and more boys and men are becoming increasingly involved.

A person interested in netball can enter the sport as a young child in the Net Set Go Development Program, and progress to local domestic competition and then onto representative/regional, state, national and international competitions. At a Victorian level these competitions operate through the Victorian Netball League.

4.2.1. Netball Victoria

Netball Victoria (NV) is a not for profit organisation responsible for the management and development of the sport of netball across the State.

The organisation’s core function is to identify and meet the needs of netball players, coaches, umpires, administrators, associations and clubs and in doing so, enhance participation experiences and encourage the uptake of the sport.

A NV member will be a member of one of the 200 Leagues and Associations that are affiliated with NV, which has seen an 8% increase in membership since 2010 with 114,681 individual members in 2016.³

There are 1,700 individual members registered with NV in 2016 in postcode areas aligned to Macedon Ranges Shire.

The netball participation rate in Macedon Ranges is higher than the State netball participation rates. The table below compares the current Macedon Ranges Shire netball participation rate to the State netball rates.

Table 5: Netball participation rates

Category	Macedon Ranges Participation Rate %	Victorian Participation Rate%
Netball	3.57%	1.3%

Source: Netball Victoria Membership Data Base 2016

³ Netball Victoria 2016 Annual Report



4.2.2. Macedon Ranges netball associations and clubs

The following associations and clubs provided their information and feedback for this project:

- Kyneton Netball Association.
- Riddells Creek Netball Association.
- Romsey & District Netball Association.
- Macedon Ranges Netball Association.
- Woodend Netball Association.
- Macedon Cats Junior Netball Club.
- Woodend District Netball Club.
- Woodend Football Netball Club.
- Riddells Creek Junior Football Netball.
- Romsey Junior & Senior Football Netball Club.
- Rebels Netball Club Inc.
- Saints Netball Club.
- Gisborne Possums Netball Club.
- United Netball Club.

A count of player numbers provided by the various Macedon Ranges netball associations and clubs indicates that there are approximately 1,700 local netball players.

The following summarises the key issues identified by Macedon Ranges netball associations and clubs:

- Growth of football netball clubs is impacting membership numbers in netball clubs/associations.
- Most local netball, with the exception of some ladies' competitions, is currently played outdoors however there is strong demand for access to indoor facilities for training.
- The indoor facilities used for netball are Kyneton Toyota Sports and Aquatic Centre, Macedon Community Centre, Riddells Creek Leisure Centre, Buffalo Sports Stadium, The Stadium and Romsey Recreation Centre.
- Clubs/associations reported that they often found it difficult to secure court time for training.
- Most clubs/associations would intend to continue to play outdoors, however access to indoor courts for training is a priority.
- Current facilities are reported as full to capacity.
- Netball can often only secure indoor court space when basketball does not require it, which generally gets priority because it is running competitions rather than just training.
- The outdoor court at Tony Clarke Reserve is behind the indoor stadium which is a long way from the football netball club rooms. There is lighting, but the lights are off the side of the building/stadium so the lighting on the court is poor. This makes training there at night difficult/dangerous.
- The indoor courts in almost all Macedon Ranges stadiums are undersize for netball.

4.3. Futsal

Futsal is one of the fastest growing sports in the world. It is played in over 100 countries and has millions of players around the world.

The game of futsal is played on a firm, flat surface on a court ranging in size from that of a standard basketball court to the full FIFA International size of 40 x 20 metres.

Futsal is a fast-paced sport that is a great skill developer, demanding quick reflexes, fast thinking, and pinpoint passing, it is an exciting game for children as well as adults.

In Australia, there are two separate overarching bodies for the sport of futsal - the Australian Futsal Association and the Federation of Australian Futsal.

The Australian Futsal Association is the biggest futsal only governing body and is the association that Victoria Futsal and in turn, Macedon Ranges Futsal are affiliated with.

4.3.1. Victoria Futsal

Victoria Futsal (VF) is the futsal governing body for Victoria. Its purpose is the development of futsal at all levels and the support of local clubs to achieve this. VF's role is to promote, foster and develop opportunities for players, coaches and officials at all levels of the game.

There were 470 individual members registered with VF in 2016 in Macedon Ranges Shire.

4.3.2. Macedon Ranges futsal

The following associations and clubs provided their information and feedback for this project:

- Macedon Ranges Futsal.
- Private facility hirer – hired council facility for futsal (one off).

The following summarises the key issues identified:

- The club's capacity to expand is limited by facility availability. Lack of court space is impacting the clubs ability to grow/support girls competition, all abilities competition and masters competition.
- Macedon Ranges Futsal currently uses Buffalo Sports Stadium (Woodend), The Stadium (Gisborne) and Macedon Community Centre (Macedon). It programs its games/competition across all three venues which, from a social/parent perspective can be difficult. Would ideally like ability to focus activities on one venue.
- The club cannot get any court access/time for training.
- The club would like to attract and host external AFA affiliated competitions, however there is not venue space available for this.
- Three courts would be a perfect configuration for the club to run its activities over two nights.
- Macedon would ideally be a training venue for futsal as it is not really suitable for competition.
- The club has been willing to take Sunday stadium time for training, however this can be problematic as, if a tournament is played in any of the centres, these get precedence and so training gets bumped.
- There is a roof leak at Gisborne which is a safety/risk issue. Getting the roof leak fixed (given the facility is a DET/Council venue) is proving difficult.

4.4. Volleyball

The Australian Volleyball Federation (AVF) is the national governing body that administers and controls the sport of volleyball in Australia.

Volleyball Victoria Incorporated (VVI) is identified in the AVF Constitution as having responsibility to administer the sport of volleyball in Victoria.

VVI assists and participates with AVF in the promotion and administration of volleyball in Australia to meet their mutual goal of promoting and developing the sport of volleyball in Australia.

VVI is governed by a Board of volunteer Directors who oversee VVI's strategic direction. VVI's Board of Directors is elected by the affiliated membership that currently comprises 17 Regional Incorporated Associations and 16 State League clubs.

Ausplay results from a national survey in 2017 found that an estimated 209,900 people participate in volleyball in Australia each year.⁴

In Victoria:

- It is the fourteenth most popular sport played in a sports club for people aged over 15 years
- 26,400 people or 0.5% of the over 15 years age group participate in volleyball each year

VVI has indicated that it has 58 registered members who reside in the postcode areas within the Macedon Ranges Shire.

4.4.1. Macedon Ranges Volleyball

The volleyball associations/clubs/organisations that contributed their information for this project were:

- Riddells Creek Volleyball Association
- Woodend Volleyball
- Volleyball Group (casual KTSAC)

The following summarises the key issues identified:

- Volleyball occurs in the Kyneton Toyota Sports and Aquatic Centre, Riddells Creek Leisure Centre and Buffalo Stadium in Woodend.
- Current facilities are too small for volleyball. Courts sizes and/or run offs (and roof heights) are not compliant for volleyball.
- Very limited court availability at appropriate times for junior players makes club growth difficult. Required timeslot is before 9.40pm as after this time is not suitable for 11-12-year olds and teenagers.
- Riddells Creek Volleyball Association plays at Riddells Creek Leisure Centre but cannot train there as there is no available time.
- Local clubs/associations are unable to run tournaments as current facilities are not suitable – would like capacity to run tournaments particularly Victorian Country Championships.

⁴ <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results>

4.5. Squash

Squash Australia (SA) is the national organisation for squash in Australia. The SA organisation has a Federated structure and its members are the State Squash Associations. Its focus is on the development of the game across Australia, in all its aspects.

Squash and Racquetball Victoria is a member of SA. It is the peak organisation for squash and racquetball in Victoria, representing more than 4,000 members across more than 100 affiliated clubs and venues.

Ausplay results from a national survey in 2017 found that an estimated 126,800 people participate in squash in Australia each year.⁵

Squash and Racquetball Victoria has indicated that it has 40 registered members who reside in the postcode areas within the Macedon Ranges Shire.

4.5.1. Macedon Ranges squash

The squash associations/clubs/organisations that contributed their information for this project were:

- Macedon Ranges Squash Club.

The following summarises the key issues identified:

- Macedon Ranges Squash Club play at Kyneton Toyota Sports and Aquatic Centre (three courts) and use Romsey Recreation Centre (two courts) for a social hit.
- The quality of facilities is affecting the club's ability to grow.
- Kyneton Toyota Sports and Aquatic Centre presents a number of current condition, maintenance and management challenges for promoting/supporting squash being played. Issues include:
 - The third court at Kyneton is less usable because it does not have a mezzanine/viewing area. This breaks up the club as there is nowhere for members and supporters to gather while games are on.
 - There are moisture problems on court one where at times, water can drip off the walls. During winter, heat from the pool also enters the court. The centre also runs spin classes on this court which exacerbates the moisture/condensation problem. Black mould has been detected in this court and there can be water on the floor.
 - Court two is also beginning to show signs of moisture/moisture damage.
 - Centre management has booked the mezzanine for functions while the courts are in use for squash. This is not workable as it interrupts both the function and the squash club activities.
 - There are safety and duty of care concerns relating to sports club access and use of the venue after hours.
 - Current facilities are not big enough to enable clubs to host inter club tournaments. Ideally club would like four to six courts.

⁵ <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results>

4.6. Badminton

Badminton Australia (BA) is the national sports organisation for badminton in Australia. BA, in partnership with its members, the State/Territory Badminton Associations, is responsible for the management and sustainable development of the sport nationally and the management of relations internationally through the governing body for the sport, the Badminton World Federation (BWF).

Badminton Victoria (BV) is a member of BA. It is the principle body in the State of Victoria for governance of the sport of badminton. Its focus is to do all things incidental or conducive to the promotion of the sport of badminton.

Ausplay results from a national survey in 2017 found that an estimated 107,500 people participate in badminton in Australia each year.⁶

BV has indicated that it has 97 registered members who reside in the postcode areas within Macedon Ranges Shire.

4.6.1. Macedon Ranges badminton

The badminton associations/clubs/organisations that contributed their information for this project were:

- Kyneton Badminton Association.
- Macedon Ranges Badminton Club.

The following summarises the key issues identified:

- Location of existing facilities works well for the two Macedon Ranges badminton clubs: Kyneton Toyota Sports and Aquatic Centre works well for Kyneton Badminton Club as this seems to be a central location for most members. Tony Clarke is Macedon Ranges Badminton Club's base, it is centrally located for the club's player base.
- Ability to access more courts and/or court time limits the clubs' ability to grow their memberships.
- Both clubs have access to four badminton courts. Each identify having difficulties with being able to enable potential players the opportunity to have a hit/try out as all courts are fully occupied at the times allocated to the clubs.
- Aside from court number and time availability, both Macedon Community Centre (MCC) and Kyneton Toyota Sports and Aquatic Centre (KTSAC) present a number of current condition, maintenance and management challenges for promoting/supporting badminton being played. Issues include:
 - Court lighting not compliant for badminton requirements.
 - Lighting for the stadium (& all stadia,) should comply with the Australian Standard for Multipurpose Indoor Stadiums (AS2560).
 - Court run off zones are too small at both stadiums.
 - Insulation on ceiling (MCC) is reflective – not suitable for badminton.
 - Basketball backboard and hoop not high enough to be out of shuttlecock hitting zone (MCC).
 - Roof leaks (KTSAC) are a risk/safety issue. This is a long running problem with poor communication about likely rectification.
 - Would like to be able to work more collaboratively with Council on the upkeep and renewal programs for the courts.
 - Exchange times between other sports and badminton are not right as groups leaving slowly eat into badminton's time (KTSAC).

⁶ <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results>

4.7. Other recreation and sporting activities

Although this project is for the development of an indoor sports hub and has a focus on indoor sports court needs, there is a number of other recreation and sporting activity organisations who are Macedon Shire stadium/leisure centre users and were invited to provide input for this project. Those that provided feedback were:

- Gisborne Rookies football.
- Outfit health and fitness.
- Romsey Occasional Care.
- Mini Maestros.
- Cobaw Health Service.
- Macedon Ranges Calisthenics.
- Steps Performing Arts.
- Riddells Creek Toddlers Playgroup.
- Macedon Senior Citizens.
- Kyneton District Soccer Club.
- In2 Strength and Fitness.
- Ti-ga Karate Self Defence.
- Change It Up training.

The following summarises the ranges of issues and ideas identified:

- Ancillary rooms within the current stadiums generally work well for a range of non-court-based sport and recreation activities.
- Some spaces require improved amenity such as kitchen/kitchenette facilities.
- Accessibility can be an issue in some spaces where they are upstairs with no alternative access. e.g. Riddells Creek, Macedon Community Centre.
- Gym facilities are identified as a gap in Macedon Ranges Shire. Would be good to have access to these as part of a larger facility.
- Storage is important for regular users.
- Capacity of existing facilities generally seems adequate for needs.
- Heating and cooling is an issue in most venues. Buffalo and Riddells Creek were particularly noted.

4.8. Internal council officer workshop

The Council officers that contributed information reflecting their departments programs and strategies for this project were:

Name	Department
Matthew Irving	Operations/Engineering
Anne-Louise Lindner	Community Safety
Jill Karena	Community and Culture
Luke Beattie	Aquatic and Leisure
Carina Doolan	Buildings and Projects
David Mitchell	Information and Communications
Kerry Haby	Community and Culture
Fiona Alexander	Community Services
Shelley Knott	Aquatic and Leisure
Lee Witmitz	Aquatics and Leisure
Suzane Becker	Strategic Planning and Environment
Dean Frank	Recreation
Leon den Dryver	Finance

The following summarises the key issues identified:

- Key consideration are opportunities for facility rationalisation, having fewer but better facilities as this makes asset management easier/more cost effective.
- Require whole of life costing for any new developments. Would like a five year works list to be included in the project.
- From an asset management perspective, MRSC has a focus on climate change and ESD. This would mean including in the development consideration of changing places/universal design and choice of construction materials would be important. Materials would ideally be sustainable, recycled/recyclable and low maintenance. Reducing carbon footprint and meeting climate change targets are priorities for Council.
- It will be important the building is fit for purpose – not trying to be everything for everyone.
- Inclusion of ICT will be important. Need to know the location to know what the comms will/can be.
- Would like options for other management models to be provided.
- Opportunity for new facility to be an emergency relief centre should be considered. If this is feasible, facilities to consider for inclusion include:
 - Outdoor spaces, parking, kitchens, toilets, catering, showers etc.
 - Location from a fire risk perspective (low risk).
 - Potential for horse trailers, pet etc.
 - Use for community meetings.
 - Safe play.
 - Note: there are some audit templates/criteria available that would be referenced. This should be added to the site criteria.
- Arts and Culture: need for an entertainment space in Gisborne. Ideally, consideration should be given to the facility being multipurpose and able to accommodate this need.

- Seniors/disability/access:
 - Consideration should be given to including facilities for child care
 - Transport links should be an important consideration for location
 - Dementia friendly design is important
 - Consideration needs to be given to having a mix of uses and age groups under one roof, as engaging senior citizens is important
- Inclusion of flexible programmable space that could be used for childcare is important.
- There is a lack of training and game space.
- Romsey Recreation Centre:
 - There is a problem with access as the mezzanine is where exercise sessions are run and seniors have difficulty accessing this.
 - Centre is extremely hot in summer and cold in winter.
- Location of the new centre is going to be extremely important.
- A survey was undertaken (door knock and online) this year (2017) of Gisborne and Kyneton residents about leisure facilities – this information should be referenced
 - There is strong need for holiday programming/activity and youth services.
 - Gisborne has high elderly and disability rates. Need to be careful that these groups don't miss out.
- There are smaller area population forecasts available for Kyneton and other townships. There are structure plans that need to be referenced
- The strategy needs to address if we need a large indoor sporting hub in view of what's available regionally. Pathways for people in sport need to be provided and this means that a large indoor stadium isn't needed in every shire. There needs to be regional consideration.
- Need to consider staging the facility.

4.9. Review of relevant document and reports

The provision and feasibility of additional indoor sports courts in the Macedon Ranges Shire needs to be considered within the local strategic planning context.

A key principle underpinning this project is to support and corroborate existing strategic visions and development plans.

Provision of and access to quality sporting facilities contributes to:

- A sense of local community
- Community health and wellbeing
- A place for community meetings, events and activities
- Civic pride

A Regional Sporting Hub and renewed and upgraded, existing Indoor Sports Stadiums will contribute to:

- Civic pride and engagement
- Community development, health and wellbeing
- Local business, economy and economic development
- Local and regional tourism

Seven documents with particular importance to a potential Macedon Ranges Sports Hub and its local social and economic development have been identified and reviewed for this project.

They are:

- Macedon Ranges Shire Council Leisure Strategy 2017 - 2027
- New Gisborne Regional Sports Fields Feasibility Study 2017
- Council Plan incorporating the Health & Well Being Plan
- Building Asset Management Plan
- 10 Year Capital Works Development Plan
- Community Access and Inclusion Plan
- Indoor Sports Stadium Feasibility Study 2009

All of these documents articulate a vision, goals, recommendations and/or research that supports or are supported by the Macedon Ranges Regional Sporting Hub feasibility study. The full document review notes can be found in Appendix 7.

4.10. School Survey

An online survey was sent to 24 schools in the Macedon Ranges Shire, with 15 schools taking the opportunity to have their say regarding their use of indoor sporting facilities. A further three did not complete the survey but took the opportunity to provide feedback directly to the project consultants meaning that of the 24 local schools contacted, 18 provided feedback.

4.10.1. Use of indoor sports centres

School representatives were asked a range of questions about their school's use of indoor sport facilities and programs and services. The questions were aimed at identifying indoor sports participation and facility usage trends and key reasons why activities and facilities were selected.

Of the fifteen schools that completed the survey, a total of eight had participated in an indoor sports program. This equates to 53% of schools participating in indoor sports programs.

The schools that did not participate in an indoor sports program (seven) indicated that the following were the key reasons why they did not participate:

- Location of facilities
- Lack of transport to facilities
- Cost
- Lack of staff resources
- Facilities do not suit

4.10.2. Schools indoor program coordination

Of the eight schools that participated in an indoor sports program, indoor facility instructors were solely responsible for conducting four of these programs, school teachers were responsible for conducting three of these programs and one school utilised both teachers and facility staff. One school also hired external coaches and another used people from School Sport Victoria.

4.10.3. Frequency of student visitation

Of the schools that participated in indoor sports programs, the average number of visits per year is detailed below:

- 1 or less times per year 3 schools.
- 2 – 4 times per year 1 school.
- 5 – 9 times per year 1 school.
- 1 time per week 1 school.
- Other 2 schools.

The frequency of visitation results indicates that the majority of schools that completed the survey and that undertook indoor sports programs visited once or fewer times per year.

4.10.6. Reasons for choosing indoor sports centres

Schools respondents were asked to identify the key reasons that their school had chosen to use the facility that they use the most (multiple response options were permitted).

- Close to school 4 schools.
- Good facilities 3 schools.
- Affordable price 2 schools.
- Quality of programs 2 schools.
- Number of courts 1 school.

The proximity to the school, and the quality of the facilities were the most highly identified reasons for a school choosing an indoor sports facility to host their sports programs.

4.10.7. Future facility development

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

- More indoor sports courts 4 schools.
- More variety of programs/activities 4 schools.
- Good transport service to centre 4 schools.
- Outdoor sports courts (tennis, netball etc) 3 schools.
- Outdoor grasses/shaded areas 3 schools.
- Family change rooms 2 schools.
- Onsite management 2 schools.
- Separate school change rooms 2 schools.

Other suggestions included health related programs (nutritionist, masseuse etc.), access to referees, access at different times than allocated, and better administration of bookings.

4.10.8. School facilities

Of the eight schools that identified they use indoor sports facilities, five have an indoor stadium on their school grounds.

Table 7: School indoor sports facilities

School	No of courts	Line Markings		Other facilities	Community Accessible
		Basketball	Netball		
1	1	Y	Y	Weights room	Y
2	Large indoor hall			Nil	Y
3	1 (undersized)	Y	Y		Y
4	Small school hall				Y
5	School hall with wooden floor			Outdoor BB/tennis court	Y

Of the five schools with indoor sports areas, only one identified that it has a court that is marked with basketball and netball lines and may be big enough for external user indoor sports events. There is also an undersized court with basketball and netball line markings.

All survey respondents were asked to identify up to three indoor sports facilities or programs that they felt were lacking in the Macedon Ranges local area. The following areas were identified:

Area one:

- Rock climbing.
- Sports stadium.
- Indoor soccer.
- The only thing we could really use would be available transport to indoor facilities, otherwise it is very difficult to make use of facilities or programs.
- We don't have any indoor facilities readily available in our community .
- A managed stadium with longer opening hours and marked courts (indoor and outdoor) would be incredibly helpful.
- Multi indoor courts.
- Indoor netball.
- Gymnasium.
- Basketball.
- Indoor pool.
- Multipurpose facilities to accommodate large numbers.

Area two:

- Trampoline centre.
- Indoor cricket.
- Indoor volleyball.
- Netball.
- More multi-purpose indoor courts for hire.

Area three:

- High ropes experience.
- Indoor cricket.
- Early childhood indoor facility.

4.10.9. School Survey Written Comments

Response	Comment
1	An indoor sports hub would be really useful especially during inclement weather, but our school would require transport to access the hub, which adds extra costs to our families.
2	I don't believe the indoor facilities are lacking in our area, as a primary school, we don't have the need for them as much, or have the staff resources to use them suitably.
3	We totally support the idea of a sports hub in the area.
4	Larger indoor facility for our school.
5	Bolinda Primary School in in a remote area. Accessing indoor sports is challenging. The costs of busing students to any facility is very costly.
6	Poor weather in Macedon throughout Terms 2 & 3 restrict sports programs we can offer.

5. Indoor sports stadium trends 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 sub-regional area. Implications from these trends have been considered in completing the overall demand assessment and facility development requirements presented later in this report.

5.1. Indoor sporting facility trends

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.

Financial performance of indoor sports facilities

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

- Generally, stadiums with less than three 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 (four or more courts) for competition and a range of smaller facilities (i.e. schools) for training.

5.1.1. 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.

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.

Participation

Although it does not appear to be reflected in local Macedon Ranges Shire experience, national trends show that there is an overall 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.

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 run-off 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 your customers are and how to attract them.

5.2. Benchmarking

Benchmarking of a range of indoor sporting facilities has been completed to understand the current indoor stadium facilities operational environment. Table 8 details the following in relation to a number of indoor sporting facilities. The benchmarking is summarised under the following key headings:

- Facility name.
- Number of courts.
- Other facilities provided.
- Court hire fees and charges.
- Association license fee/arrangement.
- Spectator/entry fee.
- Sheet fees.
- Kiosk/merchandise arrangement.
- Management arrangement.
- Big V/SEABL arrangement.
- Capital contribution.
- Contribution to asset management.
- Maintenance arrangements.

It also identifies where known, the year of development (and/or most recent upgrade), the local government area and the population of that area.

Based on assessment of the benchmarking research in Table 8, the standard components that could be considered for inclusion in a four-court facility would include:

- Full size indoor sports courts suitable for competition netball.
- Spectator areas between courts.
- Show-court spectator seating (retractable or fixed seating).
- Control/operations room.
- Break out space.
- Support facilities for all areas e.g. storage, plant rooms etc.
- Foyer/reception/ merchandising areas.
- Management Offices.
- Club administration office area.
- Café/lounge.
- First aid facilities.
- Team change rooms.
- Public and team amenities.
- Referees control room and change room.
- Multi-purpose activity and meeting room(s).
- Cleaners room/store.
- General circulation area.

The benchmarking also gives insight into the range of management structures that are in operation across venues. Of those reviewed, four are Council managed, six are local basketball association managed and five are managed by management organisations. As identified in Section 5 (above) the overall trend is for management to be moving back to in-house (Council) management.

Locally, Macedon Ranges Shire clubs and associations verbalised strong support for the Council management structure during the project consultation. Council's internal sports venue team manages Macedon Ranges Shire's existing venues.

None of the local clubs or associations expressed any interest in overall management of a regional sporting hub and all expressed support for the existing structure.

Table 8: Indoor sports facilities benchmarking

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
Broadmeadows Basketball Stadium <ul style="list-style-type: none"> Opened 2009 Hume City Council Pop. 207,830 	4	<ul style="list-style-type: none"> Show court seating: 800 Kiosk Meeting room 	On + Off Peak \$65 p/h Do not do Casual Shooting as over the road from Broadmeadows Leisure Centre, which caters to this market.	<ul style="list-style-type: none"> License Agreement between Cr and Basketball Association Fee based on valuation of site License fee discounted based on criteria identified within policy i.e. provides a service to the community New agreement being established will allow association to sublet facilities i.e. to schools based on agreed conditions. Current license fee \$40k to \$45 per annum. Association operate kiosk and retain revenue. Period of license 5yrs Association responsible for cleaning, minor maintenance and outgoing i.e. utilities Council responsible for capital works 	Domestic \$2.50 Rep. \$3	\$50	\$45	\$55	Operated by Basketball Association with all profits going to Basketball Association	Owned by Hume City Council, Managed by Broadmeadows Basketball Association under licence agreement	<ul style="list-style-type: none"> Hume City Broncos: <ul style="list-style-type: none"> Big V State Championship Men Big V State Championship Women Big V Youth League 1 Men Big V Youth Championship Women Players can come and train for free 	No	No	License agreement responsible for minor maintenance \$10k Major maintenance \$10K plus Council
Boroondara Sports Complex <ul style="list-style-type: none"> Updated 2015/16 Boroondara City Council Pop. 177,361 	3 (1 additional court being constructed)	<ul style="list-style-type: none"> Show court seating 500 Kiosk Multi-purpose room Gym Outdoor 50m pool 	Peak \$54.60 – \$65.85/hr Off peak \$41.60 - \$54.60/hr (Depends on type of usage) Casual \$7.00 p/p	<ul style="list-style-type: none"> Facility managed by the YMCA. License agreement between YMCA and the basketball association. Court hire rates range from \$41.60 through to \$65.85. Majority of hour hired out at \$50.50/hr Association pays an annual rental fee of approximately \$191,000. YMCA/Council responsible for all outgoings, maintenance, utilities and cleaning. YMCA operates kiosk. 	Domestic \$0 Rep. \$3	\$50	\$70	\$55	Operated by YMCA	Management contracted to YMCA Council owned.	<ul style="list-style-type: none"> Hawthorn Basketball Association <ul style="list-style-type: none"> Big V State Championship Men Big V Div 1 Women Big V Youth Championship Men Big V Youth Championship Women 	\$400,000	\$0	\$0
Craigieburn Leisure Centre <ul style="list-style-type: none"> Hume City Council Pop. 207,830 	5	<ul style="list-style-type: none"> 2 courts with show court seating: 300 Separate kiosk to leisure centre Meeting room, Squash courts, Health Club, Pool Crèche 	Peak \$65.40/hr Off Peak \$43.80/hr Junior \$32.70/hr Casual \$2.50 p/p	<ul style="list-style-type: none"> Association hire facility under Occasional Hire arrangement Fee approx. \$95K pa Council responsible for outgoings and asset management. One of the two kiosks is operated by netball and basketball who share revenue. 	Domestic \$0 Rep \$3	\$55	\$55	\$70	Kiosks: 1 Community run kiosk in stadium (basketball and netball receive profits) 1 Council run kiosk in Aquatic Area (servicing mainly the swimming pool area)	Hume City Council owned and managed Pay court hire fee not under a licence due to multi-use	<ul style="list-style-type: none"> Craigieburn Eagles: <ul style="list-style-type: none"> Big V Div 2 Men Big V Div 1 Women Big V Youth League 2 Men Big V Youth League 1 Women 	No	No	Council responsible for all

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/ Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
Dandenong Basketball Stadium <ul style="list-style-type: none"> Opened 1991 City of Greater Dandenong Pop. 157,242 	15	<ul style="list-style-type: none"> Show court seating: 2000 Kiosk 250 seat function space 3 Beach Volleyball courts 	Peak + Off peak <ul style="list-style-type: none"> Basketball \$39.00/hr Volleyball \$39.00/hr Beach Volleyball \$42.60/hr Basketball casual use - \$5.30 p/p 	<ul style="list-style-type: none"> License agreement between Elite, umbrella management group and Council. License fee \$157K (2014/2015) per annum increasing by CPI. Term of license 5 years commenced May 2012. Elite sublet the facility to Dandenong Basketball and Volleyball. Management body responsible for all outgoings, maintenance, cleaning and kiosk. Council responsible for capital works. 	\$2.70	\$41 (U10-20)	\$52	VC \$50 VJBL \$45	Managed internally with all profits being split between the tenants	Council owned Managed by Elite Stadium and Events (sub group of Dandenong Basketball) under agreement with City of Greater Dandenong Council	<ul style="list-style-type: none"> Dandenong Rangers: <ul style="list-style-type: none"> SEABL Men SEABL Women Big V Youth Championship Men Big V Youth Championship Women 	Info not provided	Info not provided	Info not provided
Darebin Community Sports Stadium <ul style="list-style-type: none"> Opened 1991 Darebin City Council Pop. 146,719 	4	<ul style="list-style-type: none"> Show court seating: 1500 Mezzanine hall, Multipurpose room 3 outdoor netball and 2 tennis courts 	Basketball/netball: Peak \$51/hr Off peak \$39.50/hr Casual: \$4.00 p/p	<ul style="list-style-type: none"> Facility managed by the YMCA. Peak Contract Agreement negotiated annually between YMCA and the basketball associations. Peak Contract rate of \$44.50 by the agreed number of courts hours per year. Invoiced monthly for court usage. If usage changes fee can alter if prior notice given. 	Domestic Adult \$2.30 Child \$2.00 Family \$6.30	\$50 (\$3 entry fee)	Men \$55 Mixed \$55	No	Run internally by the YMCA with all profits retained by the YMCA	Facility located on DEECD Land Joint Use Agreement Council responsible for management which is contracted to YMCA, Asset maintenance the responsibility of the YMCA	NA	No	No	No

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/ Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
Diamond Creek – Community Bank Stadium <ul style="list-style-type: none"> Opened 2012 Nillumbik Shire Council Pop. 61,273 	3	<ul style="list-style-type: none"> Show court seating: 900 Multi-purpose room Café Performing arts space Gymnastics space 	Peak \$50.60 p/h Off Peak \$38.50/hr Casual \$4.00 p/p	<ul style="list-style-type: none"> The Shire of Nillumbik developed Indoor Pricing Policy 2011 as a result of inconsistent fees and charges being levied for the use of Councils indoor courts. The policy provided for a five year "phase in" period commencing in 2011/2012 and concluding 2015/2016. The policy provides for a peak and off-peak rate for each code of sport i.e. basketball/netball, badminton, volleyball and table tennis The annual license fee is calculated on the hours of use by the hourly rate. The proposed 2015/2106 fees are: <i>Basketball/ Netball</i> <ul style="list-style-type: none"> Peak \$45/hr Off Peak \$33.75/hr <i>Badminton</i> <ul style="list-style-type: none"> Peak \$11.25/hr Off Peak \$8.45/hr <i>Volleyball</i> <ul style="list-style-type: none"> Peak \$22.50/hr Off Peak \$16.88hr <i>Table Tennis</i> <ul style="list-style-type: none"> Peak \$5.65hr Off Peak \$4.20/hr Council is responsible for all outgoings, recurrent and capital maintenance. 	Info not provided	Sporting association set and charge sheet fee with all associations being different	Profits from Kiosk are split between Council and YMCA according to their contract	Owned by Nillumbik Shire Council, managed by YMCA	<ul style="list-style-type: none"> Diamond Valley Eagles <ul style="list-style-type: none"> Big V State Championship Men Big V State Championship Women Big V Youth Championship Men Big V Youth Championship Women 	No	No	No	DET contributed land	
Diamond Valley Sports and Fitness Centre <ul style="list-style-type: none"> Opened Nillumbik Shire Council Pop. 61,273 	5 + one ¼ sized court	<ul style="list-style-type: none"> Show court seating: 250 Squash x 3 Multi-purpose rooms x 6 Health club, Childcare Kiosk 	Competition: Peak: \$50.60/hr Casual: \$3.70	As above Diamond Valley Basketball Association paid approx. \$323,000 in court hire in 15/16. Office space is leased at facility for association at \$542/month (CPI or 3% rise each year)	Centre does not change door fee however Associations occasionally do.	\$50	\$65	\$60	Basketball Association stock merchandise at the stadium and all profits go back to them Kiosk operated by external contractor.	Nillumbik Shire Council owned. Clublinks managed. Council and Management group responsible for asset management.	<ul style="list-style-type: none"> Diamond Valley Eagles: <ul style="list-style-type: none"> Big V State Championship Men Big V State Championship Women Big V Youth Championship Men Big V Youth Championship Women Players pay minimal registration fee which the players are encouraged to cover with sponsorship, then don't pay game fees or court hire	No	No	No

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
Frankston Basketball Stadium <ul style="list-style-type: none"> Frankston City Council Pop. 134,143 	6	<ul style="list-style-type: none"> Show court seating: 700 Kiosk (subleased) Meeting room Merchandise outlet 	Peak and Off Peak \$38.50/hr Casual: \$4 p/p	<ul style="list-style-type: none"> Lease arrangement between Cr and the Basketball Association. 21 yr. leases commenced in 2005. Currently \$22k pa increasing by CPI each year. Association responsible for outgoings and maintenance indoor. Council responsible for outdoor maintenance. Lease being reviewed as part of stadium expansion (2 additional courts) to commence in 2017/2018. 	Info. not provided	\$38 - \$55 depending on age	\$55	\$50	Merchandise/Canteen operated by Frankston Basketball Association with takings retain by FBA. Kiosk	Owned by Frankston City Council, managed under lease by FBA. Basketball Association responsible for asset management/maintenance.	<ul style="list-style-type: none"> Frankston Blues: <ul style="list-style-type: none"> SEABL Men SEABL Women 	Contributed some capital for initial development (Amount not provided) \$1M towards recent \$12M extension	No	Association. Responsible for all maintenance Council does some (ad hoc) maintenance
Kilsyth Sports Centre <ul style="list-style-type: none"> Upgraded 2011 Yarra Ranges Shire Council Pop. 149,537 	6	<ul style="list-style-type: none"> Show court seating: 1000 Kiosk Meeting Room The Locker Room merchandise store 8 outdoor netball courts 	Peak + Off peak <ul style="list-style-type: none"> Show Court 1 \$50/hr Court 2 \$35/hr Court 3 & 4 \$30 Courts 5 & 6 \$40 Casual \$2.00 p/p <ul style="list-style-type: none"> Doesn't charge schools or charities Currently fully booked during peak times 	<ul style="list-style-type: none"> Facility leased separately to basketball association and table tennis association. 30-year lease due to expire 2022. Peppercorn rental of \$1 pa. Associations responsible for all recurrent maintenance for own areas and outgoings. All associations contribute to maintenance reserve fund that is used for common area maintenance. <ul style="list-style-type: none"> Basketball \$10K Badminton \$10K Council \$15k Committee determines how funds are to be spent. Unused funds rolled over to next year. Council responsible for infrastructure maintenance. Association have contributed significant funding to recent court extensions i.e. \$1.5M to 2 court extension and \$900k to kiosk/foyer refurbishment. Eastern Sports Development (ESD) with separate board are the umbrella organisation responsible for overall management. General manager of Kilsyth and Mountain District Basketball reports to the board. ESD own and operate Club Kilsyth and Club Ringwood (both with gaming machines). Profits help fund stadium developments and provide community grants. 	Domestic \$2.50 SEABL Games Adult \$8 Child \$2 Concession \$5 Family \$18	\$33.00 U12+	Senior Domes tic \$43 Senior Domes tic Champ ionships \$55 Ladies Daytime 50	80min game - \$65 70min game - \$65 50&60 min games - \$5	Managed and run by Kilsyth Basketball with profits going back into the running of the Centre	Kilsyth Basketball manages 2 facilities including Kilsyth Sports Centre. The facility is located on council land however the Association provided capital funds towards the development of the facility.	<ul style="list-style-type: none"> Swinburne Kilsyth Cobras: <ul style="list-style-type: none"> SEABL Men SEABL Women Big V Youth Championship Men Big V Youth Championship Women 	Yes \$1M +	Yes Fund major maint.	Association responsible for maint

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/ Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
The Rings (Previously called Maroondah Indoor Sports Centre) <ul style="list-style-type: none"> Maroondah City Council Pop. 110,376 	4	<ul style="list-style-type: none"> Show court seating: 265 Crèche Kiosk, Function room 	Off Peak \$34.90/hr Peak \$45.30/hr Casual \$4.00 p/p	<ul style="list-style-type: none"> Council own and operate the facility. Council operator collects score sheet fees and door entry from all games on behalf of the basketball association and then transfers the entire amount to the association at the end of each month. The basketball association are then charged \$43.47(GST Inc) per court per hour for their agreed hours of use. The association are also charged a monthly administration fee for Council time spent of administering the competition and banking revenue. If the association wants additional hours this is charged at normal rates unless it is a public holiday where additional charges are required. Council responsible for all outgoings and maintenance. 	Domestic \$2.50 \$3.00	\$36	\$64	\$65 VC \$55 others	Managed by the Council and takings go back to the Council	Managed by Maroondah City Council's Leisure Group. Council responsible for asset management and maintenance.	<ul style="list-style-type: none"> Ringwood Hawkes – Big V State Championship Men – Big V State Championship Women – Big V Youth Championship Men – Big V Youth League Championship Women • Players pay for court hire 	No	No	No
Keilor Indoor Stadium <ul style="list-style-type: none"> Upgraded 2015 Brimbank City Council Pop. 194,319 	6	<ul style="list-style-type: none"> Show court seating: 900 Kiosk Meeting room 	Hire Rate: \$34-\$38 Casual \$3.80 p/p	<ul style="list-style-type: none"> New license agreement recently negotiated between Cr and basketball association. Annual License Fee: \$330,910 incl. GST (CPI will apply each year) License Term: 10 years This includes a \$20,000 fee for sole use and profit of canteen sales. Fee determined after benchmarking exercise that determined peak times would be \$34 per hour/per court and off peak at \$28. The flat fee only applies to KBA given their capital contribution towards the upgrade project. (2015) Council is responsible for all operating costs of the facility including cleaning, maintenance and utility bills as well as provide Council staff at the centre whom oversee the operation of the centre during business hours. Licensed areas include: <ul style="list-style-type: none"> – 6 indoor courts – Office area – Canteen area – A crèche – Male and female amenities/change rooms 	Domestic \$2.50 Rep \$3	\$50	\$75 (no door fee charge d)	\$80	Canteen managed by Stadium Management Group	Council owned and managed	<ul style="list-style-type: none"> Keilor Thunder Basketball: <ul style="list-style-type: none"> – Big V Division 1 Men – Big V Division 1 Women – Big V Youth League Championship s Men – Big V Youth League 2 Women 	\$6.4M extension \$1.2M Council guarantor for the loan 10 yr license agreement based on per crt per hr increased by published CPI	No	Council responsible for maintenance Second tenant netball

Facility Name	No. of Courts	Other facilities	Court Hire Fees & Charges	Association License Fee/Arrangement	Spectator/ Door Fee	Sheet fees			Kiosk/ Merchandise arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Cont. to Asset Manage.	Maintenance Arrangement
						Junior	Senior	Rep						
Nunawading Basketball Centre <ul style="list-style-type: none"> Opened 1970, upgraded 1997 onwards Whitehorse City Council Pop. 162,078 	5	<ul style="list-style-type: none"> Show court seating: 650 Kiosk 2 x conference/function rooms Bar Commercial kitchen 	Peak + Off peak \$19 - \$29.70 (Community groups and charity at the lower end, Rep Basketball charged \$29.70) Casual \$3.00	<ul style="list-style-type: none"> Lease Agreement between Cr and Basketball Association Lease is in over holding Current lease fee \$12,000 pa Association operate kiosk and retain revenue. Association responsible for cleaning, maintenance and outgoing i.e. utilities, insurances Council responsible for capital works Council is in the process of reviewing and updating its leases and licenses policy. The Lease for Nunawading stadium will be updated based on the outcomes of the review. 	Domestic \$2.50 Rep \$2.50	\$34	\$43	VC - \$59 Metro - \$52	Managed by the NABA with profits returned to the NABA	Council owned, managed under lease by the Nunawading Amateur Basketball Association on Council land	<ul style="list-style-type: none"> Nunawading Spectres: <ul style="list-style-type: none"> SEABL Men SEABL Women Big V Youth Championship Men Big V Youth Championship Women 	No	No	No
State Basketball Centre <ul style="list-style-type: none"> Opened 2012 Knox City Council Pop. 154,110 	6	<ul style="list-style-type: none"> Show court seating: 2900 Admin offices Kiosk Meeting rooms Function room Admin base for Basketball Victoria 	<ul style="list-style-type: none"> Rep teams \$15/hr Club teams \$25/hr Community \$35 or \$40 (off peak/peak) Casual use \$2.50 	Information not provided	Domestic \$2.50 Rep \$2.50	\$35 (plus \$2.50 door fee)	\$60 (no door fee)	\$50 (\$3.00 door fee)	Managed by Knox Basketball Inc	Owned by Knox City Council, managed by Knox Basketball Inc under a 10-year license agreement with option to extend	Info not provided	\$600,000	\$75K Yrs 1,2 & 3	Info not provided
Boronia Basketball Stadium <ul style="list-style-type: none"> Opened 1975 Knox City Council Pop. 154,110 	6	<ul style="list-style-type: none"> Show court seating: 1200 Kiosk Meeting Rooms Administration area 	Peak and Off Peak \$38.50/hr Casual: \$2 p/p	Information not provided	Domestic \$2.50 Rep \$2.50	\$35	\$60 Monday-Thursday	\$50	Managed by Knox Basketball Inc	Owned by Knox City Council, managed by Knox Basketball Inc under lease agreement	Info not provided	Info not provided	Info not provided	Info not provided
Wyndham Eagle Stadium <ul style="list-style-type: none"> Opened 2015/16 Wyndham City Council Pop. 217,122 	12	<ul style="list-style-type: none"> Show court seating for 900 Administration Café Meeting rooms Referee room Gym Group fitness rooms x 2 Crèche Sports Association Offices 	<ul style="list-style-type: none"> Rep teams \$15/hr Club teams \$25/hr Community \$35 or \$40 (off peak/peak) Casual use \$2.50 	<ul style="list-style-type: none"> Facility managed by Western Leisure. Sporting Associations have a license with Western Leisure based on \$45/hr 	Domestic \$2.50 Rep \$2.50	\$35 (plus \$2.50 door fee)	\$60 (no door fee)	\$50 (\$3.00 door fee)	Managed Western Leisure	Owned by Wyndham City Council and Managed by Western Leisure under contract	<ul style="list-style-type: none"> Werribee Devils Basketball: <ul style="list-style-type: none"> Big V Men Big V Women Division 2 	No	No	No

6. Facility demand and strategic direction

As part of establishing an evidence driven strategic plan for the provision of indoor sports facilities to service the needs of Macedon Ranges Shire, a review of the key market factors that would be expected to impact long term stadium requirements has been undertaken.

The significant market factors are:

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

A summary of findings follows.

6.1. Current and future participation

6.1.1. Summary of current indoor sport participation

Based on discussions with the local sporting associations and clubs and the relevant state sporting bodies, the following key issues regarding participation in indoor sports have been identified:

- All of the 30 local indoor sports facility groups, clubs and associations representing an estimated 5,313 players consulted for this project identified an inability to gain access to court space as a significant challenge and that lack of court space had in the past and was into the future, impeding their ability to meet local demand for sport. Most existing venues are at or are close to capacity in peak times.
- Demand for increased participation cannot be accommodated without groups, clubs and associations gaining access to more courts.
- There is not sufficient court time, nor sufficient competition standard compliant courts available in Macedon Ranges Shire for associations to meet association/club competition and/or training needs. With high demand for competition purposes, access to courts for training is even more difficult with many clubs running training for a number of teams on one court at one time. Some clubs are unable to gain any training times meaning that their teams do not train.
- A large number of basketball players living in Macedon Ranges Shire are playing in venues and competitions outside of Macedon Ranges Shire.

The tables below summarise the current participation levels of indoor sports in the Macedon Ranges. The first provides data from the peak sporting bodies relating to registered members in Macedon Shire postcode areas. The second provides the membership numbers provided by local clubs and associations.

Table 9: State association data summary of current Macedon Ranges Shire indoor sport participation 2017

Sport	Participation 2016	% of Population	State Averages
Basketball Victoria	1,722	3.60%	3.50%
Netball Victoria	1,700	3.57%	1.30%
Volleyball Victoria	58	0.12%	NA*
Badminton Victoria	97	0.20%	NA*
Squash	40	0.08%	NA*
Futsal	470	1.00%	NA*
TOTAL	4,087	8.60%	

* Note: State averages data is not collected by these sporting codes.

Table 10: Local club and association data summary of current indoor sport participation 2017

Sport	Participation	% of Population
Basketball	1,935	4.07%
Netball	1,700	3.57%
Volleyball	160	0.33%
Badminton	114	0.23%
Squash	29	0.06%
Futsal	450	0.94%
Council programs	925	1.94%
TOTAL	5,313	11.18%

6.1.2. Current facility provision

The review has found that there are not enough indoor courts to meet current or future sports demand. The following provides a summary of the key issues identified.

- There is a total of nine indoor multi-sports courts spread across seven facilities in Macedon Ranges Shire that are accessible for community club/association use.
- Of the seven indoor sports facilities in Macedon Ranges Shire:
 - Eight courts are used for competition and training, one is suitable for training only.
 - Five of the seven indoor sports facilities are single court venues and only two are double court venues.
 - The majority of courts do not meet current size/run-off and in some cases lighting requirements to be fully compliant for competition purposes.
- There are not enough facilities to meet the needs/usage demands of local basketball, netball, volleyball, futsal and badminton clubs/associations. Macedon Ranges Squash club would like additional facilities in order to build club numbers and competition capacity.

- Lack of facilities has affected all clubs/associations interviewed ability to:
 - Provide competitions for and/or field teams across all ages.
 - Accommodate demand and/or grow sports clubs.
 - Provide for open women's, seniors and midweek competitions.
 - Provide training – a number of clubs/teams are unable to train or have to train multiple teams on one court at one time.
 - Provide training and competition/play at the same venue.
- Across all the venues, there are design, size, condition and/or access constraints that limit their effectiveness as competition venues. Issues identified include:
 - Most current facilities court sizes and/or run-offs are not compliant for netball (The Stadium and Buffalo have netball compliant court size). Many do not have compliant run-off zones for basketball and are not height or run-off compliant for volleyball.
 - Venues used for badminton do not have compliant lighting.
 - Limited court availability at appropriate times for junior players makes club growth difficult.
 - Condition of some facilities is poor.
 - There are some ongoing maintenance issues i.e. roof leaking (Gisborne, Kyneton, Riddells Creek).
 - Heating and cooling is an issue in most venues.
- Activity rooms for club meetings, presentation nights and other sport and recreation activities (e.g. martial arts, dance etc.) are important components of indoor sports stadiums. They are well utilised in existing indoor sports facilities and identified as important to have in any future facilities. The following was identified about existing activity rooms:
 - Amenities/improved amenities such as kitchen/kitchenette facilities are required.
 - These spaces need to be accessible to all. Some of the existing are not.
- Other than compliant multi-sport court space, the following components were identified as desirable in a new facility:
 - Activity rooms suitable for club meetings, presentation nights and other sport and recreation activities/classes (e.g. martial arts, dance etc.).
 - Gym facilities are identified as a gap in Macedon Ranges Shire. This was proposed for consideration for inclusion as part of a larger sports hub.
 - Storage for regular users.
 - Childcare.
 - Kiosk/café area with sufficient gathering space to enable/support social interaction and community building.
- Indoor Sports Facility trends indicate:
 - That a minimum of four courts are required for a venue to be financially viable.
 - Indoor venues with a size of 3,000m²+ have the highest median expense recovery ratio (92%)⁷.
 - Multi-court venues are more socially viable for parents/referees not having to attend multiple venues.
 - Multi-court venues attract a vastly higher median number of visits than smaller facilities.
- Discussions with Mitchell, Mount Alexander, Hepburn and Moorabool Shire Councils and, Melton and Hume City Councils (Council's neighbouring Macedon Ranges) indicated a high demand for additional indoor courts across the region with all requiring additional facilities and a number either currently undertaking or intending to undertake strategies to address the unmet demand.

⁷ Benchmarking for Australian public aquatic & recreation centres: Operational Management, service quality, satisfaction, loyalty and benefits. Dr Gary Howat. CERM PI Project. Centre for Tourism & Leisure Management. UniSA Business School. University of South Australia

6.1.3. Predicted participation and court requirements

Based on the predicted population growth of an estimated 40.8% increase over the next 20 years, it is likely that the indoor sports participation for netball and basketball alone could increase to between 4800 and 5200 if residents had access to quality, compliant, multiple indoor sports courts.

This participation level is based on:

- An increasing population in the most active age group 5–49 years.
- Providing opportunities for residents currently accessing programs outside of Macedon Ranges Shire to participate in their chosen indoor sport within their Council area.
- Providing opportunities for those residents who do not participate in indoor sporting activities due to lack of available opportunities locally.
- Access to multiple, quality courts that are fit for purpose and compliant.
- Access to venues for training opportunities.
- Access to quality indoor sporting programs that provide a development pathway from beginner development programs through to elite programs.

It is assumed that participation in indoor sporting activities will increase in line with predicted population increases and demographic profile. Basketball, netball, volleyball and futsal particularly have claimed increases in participation over the last five years which are in line with the population increases during the same period.

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

Based on the predicted population growth and using local club/organisation current membership numbers, the likely Macedon Ranges participation in indoor sports could increase from just over 5000 people to between 6000 and 7000 over the next 20 years. This assumption is based on the sports groups consulted for this project having access to a multiple court venue within the Macedon Ranges Shire.

The Table 11 below details the predicted participation increases over the next 20 years and, based on this, the projected level of court provision requirement.

Table 11: Predicted participation and court requirements

	Year		
	2016 (current)	2026 (10 years)	2036 (20 years)
Population	47,512*	55,242	64,901
Percentage of populations change		18%	16%
Population aged 4 – 49 years	26,581	29,659	34,648
Predicted indoor sports participation	5,313	6,269	7,272
Court requirement	10 - 17	12 - 20	14 - 24
Current competition courts available	8	8	8
Additional court needs	2 - 9	4 - 12	6 - 16

* Source: Profile ID ERP population estimates 2016

Based on these assumptions, it is estimated that between 10 and 24 courts will be required to service the demand for indoor sports courts over the next 20 years. If the current court provision is taken into account, the additional court requirement over that period is between two and 16 courts.

Over the course of the 20-year period to 2036, Council would need to continuously monitor actual population growth and participation levels and assess based on this, whether the number of courts to be developed should be at the higher end (i.e. up to 16 courts) or lower end (i.e. as few as six courts). Based on current population and the very high participation levels, a minimum of four additional courts would be recommended as a Stage 1 development.

Discussions with Braemar College in the course of this study indicate that two new indoor sports courts are proposed as part of a future stage development at their new Woodend site. This could occur potentially within the next 5 -10 years. There is indication that these courts being available for community use outside of school hours would be supported by College management. This potentially reduces the impost on Council to develop all of the proposed required courts.

6.1.4. Macedon Ranges indoor sports stadium site review

A review of indoor sports facilities and/or potential sites for a Regional Sports Hub was undertaken for this project.

The purpose of the site review was twofold. To evaluate the:

- Quality and functionality of existing indoor sports facilities and,
- Potential for each site to accommodate a regional hub facility of four to six/eight courts.

The evaluation of the quality and functionality of existing facilities was not intended to be a full structural assessment, rather the focus was on:

- Court size and design compliance.
- Reported venue shortcomings from the user group consultations.
- Maintenance, renewal and/or upgrade that could improve the facilities short, medium and long term 'fit for purpose' functionality and useful life.
- Development of an overarching strategic approach to provision of indoor courts across the shire to meet local need.

The site review tour included inspection of the following facilities/sites:

Site/facility	Address
1. The Stadium (Gisborne)	95 Melton Road, Gisborne 3437
2. Macedon Community Centre (Tony Clarke Reserve)	37 Waterfalls Road, Macedon 3440
3. New Gisborne	Corner Hamilton and Barringo Roads, New Gisborne 3438
4. Riddells Creek Leisure Centre	9 Sutherlands Road, Riddells Creek 3431
5. Romsey Community Centre	Park Lane, Romsey 3434
6. Kyneton Toyota Sports and Aquatic Centre	4 Victoria St, Kyneton 3444
7. PGL Campaspe Downs Camp	1302 Trentham Rd, Kyneton 3444
8. Buffalo Sports Stadium – Woodend	1-29 Forest St, Woodend 3442
9. Braemar College – new development site Woodend	Woodend

The sites reviewed for their potential to accommodate a Regional Sports Hub did not include PGL Campaspe Downs Camp and Braemar College in the list above because:

- PGL is a privately-owned facility. The owner's intent is only to retain the courts as a large multi-purpose facility for large group gatherings. Specific use for basketball or other sports is not intended and there is no plan for either renovation or extension.
- Braemar College is a privately-owned site. The College has a current development plan that includes development of two additional courts at some time in the future, however construction of the regional hub is not part of that planning. That said, potential for future community access to the new courts when/if they are developed was identified as possible.

The outcome of the site review assessments, in the form of an overarching strategic approach across all of Macedon Ranges Shire indoor sports stadiums follows in Section 8 of this report.

The evaluation of each site for its ability to accommodate the potential regional sports hub was undertaken against a set of assessment criteria as follows:

Assessment Criteria	Explanation
Size of site	Does the site have capacity to fit six to eight courts plus ancillary spaces and/or have capacity for a facility to grow in stages?
Visibility of the site	Is the site in a visible location?
Site topography	Is the sites topography suited to easy development of indoor sports stadium?
Planning/Zoning	Is the site's zoning/planning conducive to building a regional sports hub?
Site services	Does the site already have service connected?
Site access and traffic impacts	Is the site easily accessible? Is traffic management an issue?
Access to public transport	Is the site near/accessible by public transport?
Site geology	Does the sites geology make it easier or more difficult to build on?
Site ownership/control	Does Council own the site?
Location to future population/ catchment	Is the site located to be accessible to greatest population catchment?
Impact on current users	Is there any positive or negative impact on current site users?
Neighbourhood impact	Will there be impact on neighbours?
Image/compatible with use of the site	Does the proposed site use fit with current and/or expected future use?
Commercial potential of the site	Will development impact any potential commercial development potential for the site?
Capital cost of development	Will the site be likely to increase development capital cost?
Environmental impacts	Are there any significant environmental impacts from development on the site?

The full site assessment can be found in Appendix 4.

It is recommended as an outcome of the site evaluation process that the New Gisborne site, on the corner of Hamilton and Barringo Roads, is the preferred site for development a Regional Sports Hub. The New Gisborne site is recommended because it scored most highly against all of the site assessment criteria.

Primarily though the most compelling arguments for this site are:

- The availability of the required space to develop the facility components required.
- Co location of a range of sporting facilities to create an integrated sporting precinct.
- The proximity to population/proposed growth corridor 61.36% of Shires population live within 16km of the site
- Accessibility to the rest of the Shire via closely located public transport links the road freeway network.
- Access to walking /cycling path connections

7. Macedon Ranges Regional Sports Hub

This study has confirmed that there is a shortfall in the current provision of indoor sports courts in Macedon Ranges Shire and the shortfall will increase to as many as 16 courts by 2036 if the Shire's population continues to grow at the rate projected (40.8%).

An assessment of potential sites across the Shire has identified that the most suitable site available is the site on the corner of Hamilton and Barringo Roads in New Gisborne. This is the same site as the current Regional Netball Complex consisting of eight outdoor netball courts, meeting room, kiosk, kitchen facilities etc.

7.1. Macedon Ranges Regional Sports Hub management

Based on the industry trends review, the stadium benchmarking review, and the club and association consultation undertaken for this project, it is recommended that the management of the proposed Regional Sports Hub should be managed under Council's current aquatic and leisure centre's structure as this ensures equity of access by all users and appropriate asset maintenance.

The internal management structure is assumed as part of the financial modelling in Section 9 in this report.

7.2. Macedon Ranges Regional Sports Hub components

A component brief has been prepared for the Regional Sports Hub on the New Gisborne site. The brief reflects the findings from project consultation, other venue benchmarking and industry best practice in terms of facility components required for indoor sports facilities.

The component brief (refer following page) details the vision, design principles and the priority facility components that have been established to guide the facility layout plans.

7.2.1. Draft component schedule

The Regional Sports Hub must be of a scale needed to support region-wide competition and tournaments. It will enable efficient use of shared multi-sport facilities, ongoing community sport stakeholder collaboration, continued sports participation growth, and build regional identity to keep the Macedon Ranges community connected, engaged and active.

The hub must be: “A local, regional or state centre of sport and active recreation activities that optimises the shared use of location and facilities to meet the needs of the communities it serves. In serving this purpose, a hub must strive to be sustainable, multi-use, accessible, safe, inclusive and relevant to its communities and connected to the principles of community building.”⁸

Our Vision is for a Regional Sports Hub that is:

- An attractive and environmentally sustainable building that is a vibrant regional hub of activity for sport, recreation and community.
- A warm, comfortable, inspiring and inviting place where people of all ages and backgrounds feel they belong. A place that attracts, locals and visitors alike for sport, recreation, events and is also just a great place to meet for coffee.
- An expression of our pride in the local region and builds the local region’s destination profile.

Design Principles:

- Its visual impact will announce the Regional Hub as a destination and activity hub. The design will maximise internal and external space and will acknowledge the unique natural environment that surrounds it.
- Materials and finishes will be high quality to reflect the civic and social importance of the facility.
- The design will integrate and connect existing and new spaces and facilities on the site. It will complement and support the proposed sports fields development on the adjacent site.
- The Regional Sports Hub must be both spacious and intimate, open, bright and airy with natural light. Spaces will be flexible but built for purpose.
- Environmentally sustainable design will be at the core of the building. Maximising the energy and water management efficiency of the facility will be a priority as well as ensuring the building is recognisable as a significant cultural landmark for today and for future generations.
- Open, welcoming and accessible for everybody. Navigation through the building will be intuitive, leading people comfortably to the range of spaces and activities onsite.
- Access to and egress from the facility will make clever use of available space. The facility will cater for people to arrive by public transport, on foot, by bike or by car.
- Technology rich facilities will be core to the design to enhance the operational capacity of the site into the future.
- There will be interconnection between the indoor and outdoor spaces. The facility will have an open feel and incorporate the surrounding nature
- Overall, the outside areas of the site will invite, encourage and contribute to a strong community feel. Comfortable, playful, inviting, safe and pedestrian/cycle friendly spaces and pathway connections will be created through creative landscaping solutions.
- Traffic will be managed so as not to dominate the visual impact of the site while providing adequate, safe and functional access to the services, activities and facilities on the site.

⁸ http://www.ors.sa.gov.au/__data/assets/file/0007/145798/Working-with-Local-Government-Booklet.pdf

Table 12: Draft component schedule

ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m ²)
Indoor Sports Hall	4 to 6 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 Full development of 6 courts may need to be staged. This should be factored into the design solution 	<ul style="list-style-type: none"> 4 - 6 courts (for basketball, netball, volleyball and soccer) Courts 15.25m x 30.5m Run-off 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 - 6 courts = 2,965 - 4,448m ² approx.
	Spectator Area	<ul style="list-style-type: none"> Education Competition Events Casual spectator 	<ul style="list-style-type: none"> Option (Stage 1) – basic fixed spectator seating adjacent to one court (250) Option (Stage 2) - show court provide seating provision (1500) 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 courts 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 (Athlete warm-up areas)	<ul style="list-style-type: none"> Education Competition Events Training 	<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 courts to avoid disruption to games 	<ul style="list-style-type: none"> Should not be in run-off zone 	<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 	40-60m 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 Storage systems to maximise store capacity 	<ul style="list-style-type: none"> Storage – 150m² Plant – 300m² 	450m ²
Subtotal Indoor Sports Hall							3,665 – 5,168m²

ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m 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 and reception area that allows users to relax and socialise before entering main activity areas. Social areas that encourage casual stay and increased secondary spending. Open gathering area for pre-match mingling and/or overflow from other community activity spaces and events Area for breakout during presentations and events Provide efficient access to all spaces, events and activities in the centre 	<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. Needs to integrate/provide seamless connection to the existing netball pavilion and outdoor court areas 	<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 mgmt) 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							845m²
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

ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m 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							370m²
Other Areas	Multi-purpose meeting Room(s)	<ul style="list-style-type: none"> Recreation and sports group (classes) Community groups 	<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 	<ul style="list-style-type: none"> Easy access from main entrance Easy access to toilet amenities 	<ul style="list-style-type: none"> Include kitchenette facilities to support social functions/activities Option (Stage 2) may be double story. Second storey could be further community space as well as corporate viewing boxes that overlook show the court area 	<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 	702 m ²
Subtotal Other Areas							872m²
Subtotal							
<ul style="list-style-type: none"> Indoor stadium car parking 320 spaces for normal usage (allows for game cross over to be considered as part of whole precinct and included in a Precinct Traffic Management Plan) Drop off area 							TBCm²

7.3. Macedon Ranges Regional Sports Hub concept design

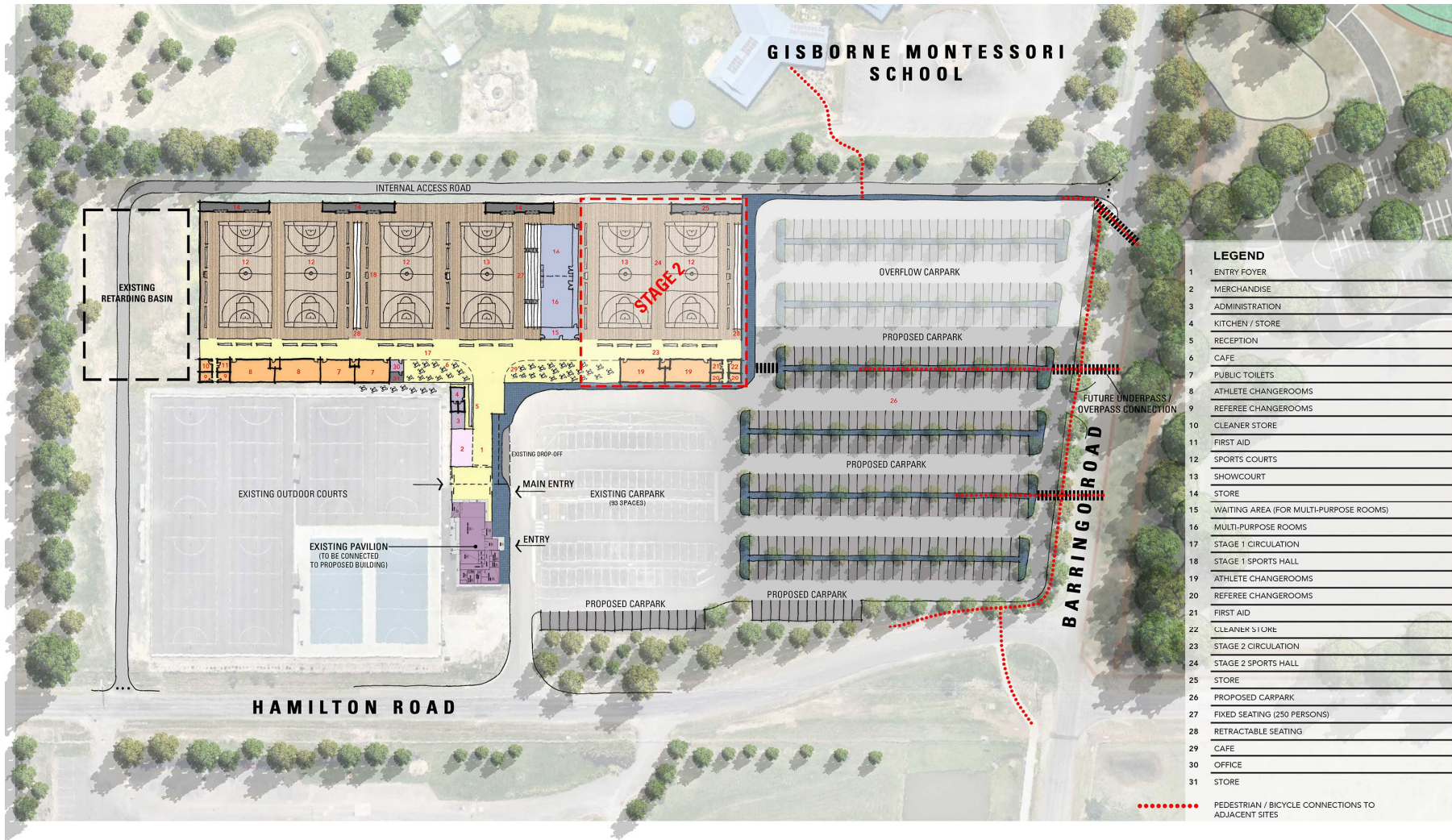
Peddle Thorp Architects has prepared a concept design based on the draft component schedule and a perspective drawing based on the concept design.

The concept design (refer Figure 4) shows capacity for a staged development approach as well as providing for the range of component requirements identified during the association and club consultation and benchmarking phases of this project.

The perspective drawing (refer Figure 5) is intended to give an indication of what the Regional Sports Hub could look like on the outside.

It is not the final design and is intended to be indicative only.

Figure 4: Macedon Ranges Regional Hub – Concept Design



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MACEDON RANGES REGIONAL SPORTS HUB
NEW GISBORNE
CORNER OF HAMILTON & BARRINGO ROADS

PROJECT NO:
37-0171

REASON FOR ISSUE:
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FLOOR PLAN

REVISION:
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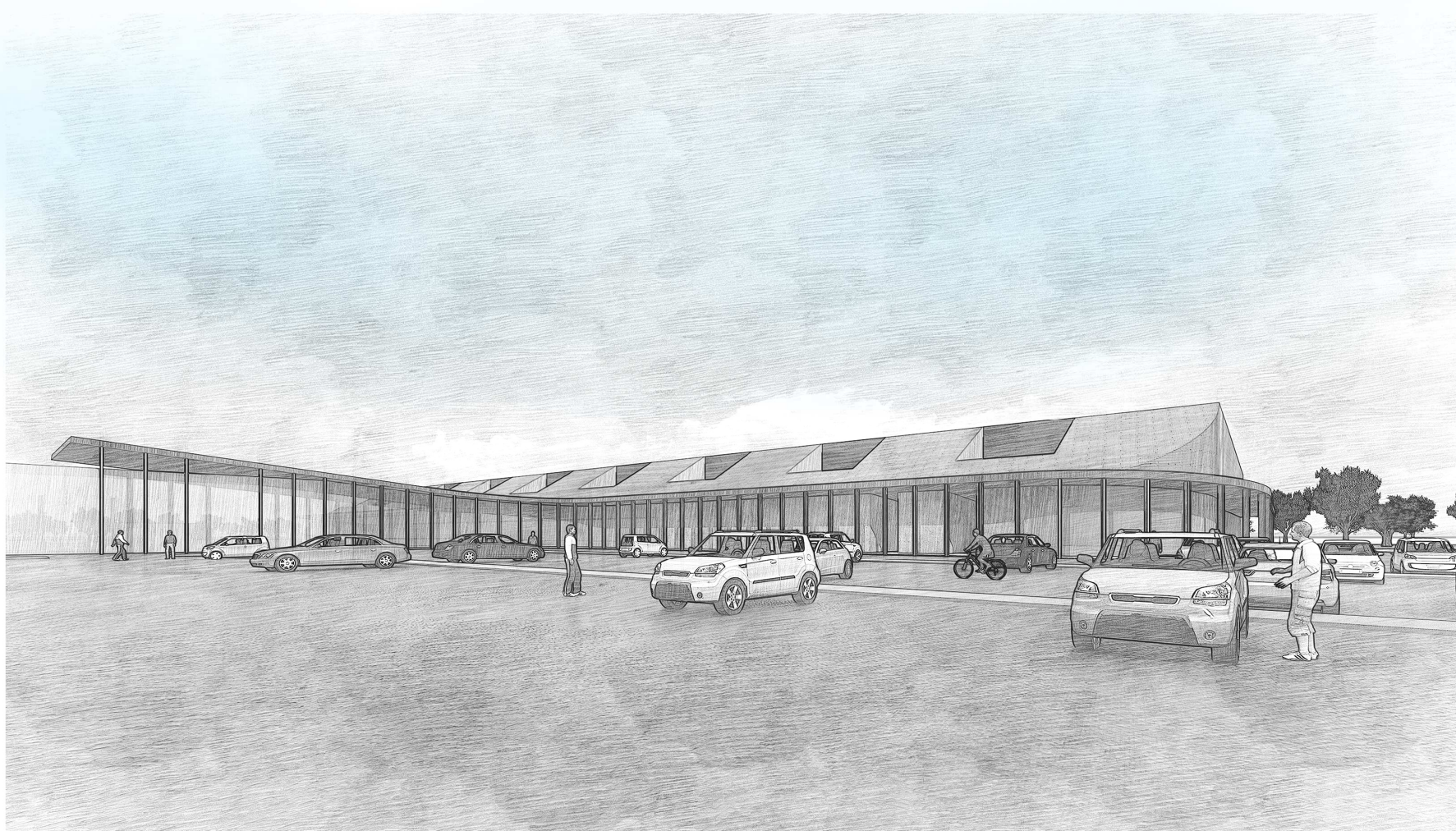
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Figure 5: Perspective Drawing of Macedon Ranges Regional Sports Hub



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PROJECT NO:
37-0171

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7.3.1. Macedon Ranges Regional Sports Hub capital cost

Quantity surveyors Turner and Townsend have prepared a capital cost estimate for the proposed Regional Sports Hub.

The cost plan provides separate estimates for Stages 1 and 2 of the Regional Hub. It also provides some Stage 1 options that might be considered with the first stage of construction if funding were available. The estimates are provided in 2017 dollars. Cost escalation has been included for the project to February 2020. A summary of the cost estimates follows:

Stage 1	Stage 1 Optional Additions	Stage 2
\$15,488,859	\$2,468,138	\$10,152,504

The full cost plan can be found in Appendix 8.

As indicated in the review of key strategic documents, Council's current 10-year capital works program shows an allocation of \$2.5M in 2023/24 and \$2.5M in 2024/25. Only half (\$2.5M) is Council contribution which is proposed to match external funding of \$2.5M.

It is understood that there is a further allocation of \$15M identified for 10 years plus although again not all is Council funding, however this not shown in the plan.

Council reviews its 10-year capital work program annually. As the time of preparing of this report, that review process was being undertaken.

Also, at the time of preparing this report Council was involved in discussion/consideration of external funding opportunities as well as the need to review the capital works allocation dependant on the outcome of this and other potential capital development projects.

A range of potential funding options have been identified for this project including Building Better Regions Funding (Federal Government), Better Stadiums Funding (State Government), securing state election commitment/s.

The identified funding options would not fully fund the stadium. Council would need to pursue any or each funding option having endorsed its own level of funding commitment to the project.

7.4. Traffic management

The Regional Sports Hub will generate additional traffic movement in and around the site. The Regional Sports Fields on the adjacent site will also increase traffic movement.

The Regional Sports Fields Sports Fields Feasibility Study did not undertake a detailed traffic management review but did propose that a main reserve entry be developed off Barringo Road that should include reserve signage and landscaping to create a feature entry. A secondary entry was proposed off Hamilton Road to be used to assist traffic management and flow during large events at the reserve.

It is understood that development of an updated structure plan is due to commence in 2018 and that this will address traffic flow and volumes within New Gisborne and this site.

A number of previous studies in relation to New Gisborne have identified traffic flow and management as an issue to be addressed.

Most recently, the Gisborne Movement Network Study 2016 identified the following in relation to Barringo and Hamilton Roads:

- Hamilton Road east of Barringo Road carries an average of 1,440 vehicles per day and is classified as a secondary traffic route accounting for a portion of externally generated traffic volumes. Hamilton Road east services a direct link to Gisborne - Kilmore Road and on to Riddells Creek. Future development bordering Kilmore Road may see traffic utilising Pierce Road and hence Hamilton Road as:
 - A link to the New Gisborne Industrial Estate.
 - New Gisborne Schools.
 - Future industrial development on Hamilton Road.
 - The proposed Gisborne Sports Fields.
 - Forecast traffic volumes are significant and in the order of 2,267 vehicles per day.
- The traffic volumes on Hamilton Road east and west are expected to double in the 2036 projections. This increase is expected to have an impact on the intersection of Hamilton Road and Barringo Road. In addition to the forecast development figures and possible future developments, an intersection upgrade is recommended that can cater for the 2036 projections and possible future development.

The Gisborne Movement Network Study recommended that the Hamilton and Barringo Road intersection can be subject to traffic congestion and unsafe vehicular conditions and confirms that works should be undertaken but with timing dependant on the scope of future development in the area.

This Regional Sports Hub Feasibility Study recommends that a comprehensive traffic management project be undertaken to address both issues and opportunities previously identified and, to ensure that traffic flow around the proposed Sports Hub site be managed such that local residents and users of the site are not unduly impacted.

In view of previous traffic study findings and the potential for the Regional Netball Complex, Regional Sports Hub and Regional Sports Fields to all be within the one precinct, development of an integrated precinct traffic plan is recommended as part of the next phase of planning for the Regional Sports Hub.

The next phase of planning for the proposed project will be the development of a traffic management plan which will be an important aspect of preparing more detailed plans prior to commencing the planning permit process.

7.4.1. Car parking

The site concept plan (Figure 4) shows 380 car parks, which would be additional to the 85 formal car parks already provided, can be accommodated on the site.

Advice was sought from Macedon Ranges Shire statutory planning development regarding the number of car parks that would be required to service the needs of an up to six court indoor stadium. Advice was also sought on the requirements for the existing outdoor courts which are reported to, at some peak times require more than the current 85 formal car parks already provided.

Council's Planning Department advised that the planning scheme does not specify car park number requirements for an indoor sports stadium. In relation to the existing outdoor courts, it was advised that the number of car parks required was not triggered by a planning permit requirement and was likely to have been determined in collaboration with the user group(s).

It is likely that Council may wish to undertake a more comprehensive parking load requirement study in the next phase of project planning, however a common-sense overview of existing car parking conditions and future requirements indicates that the potential additional 380 car parks should be more than sufficient to meet requirements.

The number of car parks that is generally accepted as an industry benchmark for indoor stadiums to manage the peak crossover times between games is 40 car parks per court.

Based on this allowance, 160 car parks would be required for the Stage 1 development of four courts. For the Stage 2 additional two courts, a further 80 car parks would be required. This means that for a full six court stadium development, 240 car parks would be required.

With space to develop 380 car parks, it would be possible to achieve 140 more car parks than would be required for the indoor courts.

It is understood that at some peak usage times for the existing netball complex, car parking can overflow from the existing formal car parking into the overflow area. In this project, this area is designated for formal parking.

Discussion with the Macedon Ranges Netball Association, which is the organisation responsible for programming netball competition on Saturdays (all day) and Tuesday evening competitions, indicates that the number of cars regularly using the overflow car park areas may be almost (though no more than) 100 cars.

This suggests that the potential 140 car parks that are additional to the needs of indoor stadium, would be more than sufficient to manage the overflow requirements from the outdoor court netball competitions.

This assessment does not take into account the potential for some overflow car parking to occur on the Regional Sports Fields site if it were to be developed. Additionally, it is understood that negotiations with V-Line/New Gisborne Train Station Management have commenced to enable use of the train station car park, which is very close to the proposed Regional Sports Hub site, on weekends when there is little demand for the carpark by commuters. It is understood that an in-principle agreement has been reached.

It therefore seems reasonable to assume that there is ample car parking capacity on and around the proposed Regional Sports Hub site to meet demand.

7.5. Macedon Ranges Regional Sports Precinct opportunity

The site adjacent to the proposed Regional Sports Hub site (across Barringo Road) has been designated by Council as the New Gisborne Regional Sports Fields as an outcome of the New Gisborne Regional Sports Fields Feasibility Study 2017. A concept design for the sports fields was prepared as part of that study (refer Appendix 6).

Location of the Regional Sports Hub on the site adjacent to the proposed Regional Sports Fields points to the potential for the two sites to be considered an integrated Regional Sports Precinct with facilities and services on each site that support and enhance the other, offer increased user options and opportunities and minimise the need for facility duplication.

Key advantages include the ability:

- For the car parking on each site to provide overflow car parking for the other site since each has a different 'peak' activity time.
- For cafés and community spaces to service both sites.
- To connect the sites with passive recreation spaces and sympathetic landscaping.
- To manage traffic in around the sites in an integrated way.
- For grant applications to be made to State and Federal governments to fund the developments that are able to demonstrate:
 - That both sites are part of an overarching vision to provide sporting and recreation services to a large population within Macedon Shire.

- These are not separate and competing projects, rather they are part of a fully integrated strategic plan to meet a broad range of sporting and recreation needs on one site.

While this Macedon Ranges Sports Hub feasibility project did not originally include consideration for development of an integrated Regional Sporting Precinct, the option has arisen as this project has progressed as an important consideration for the future.

To this end, a 'whole of precinct plan' has been prepared that shows both sites as one precinct (refer Figure 6).

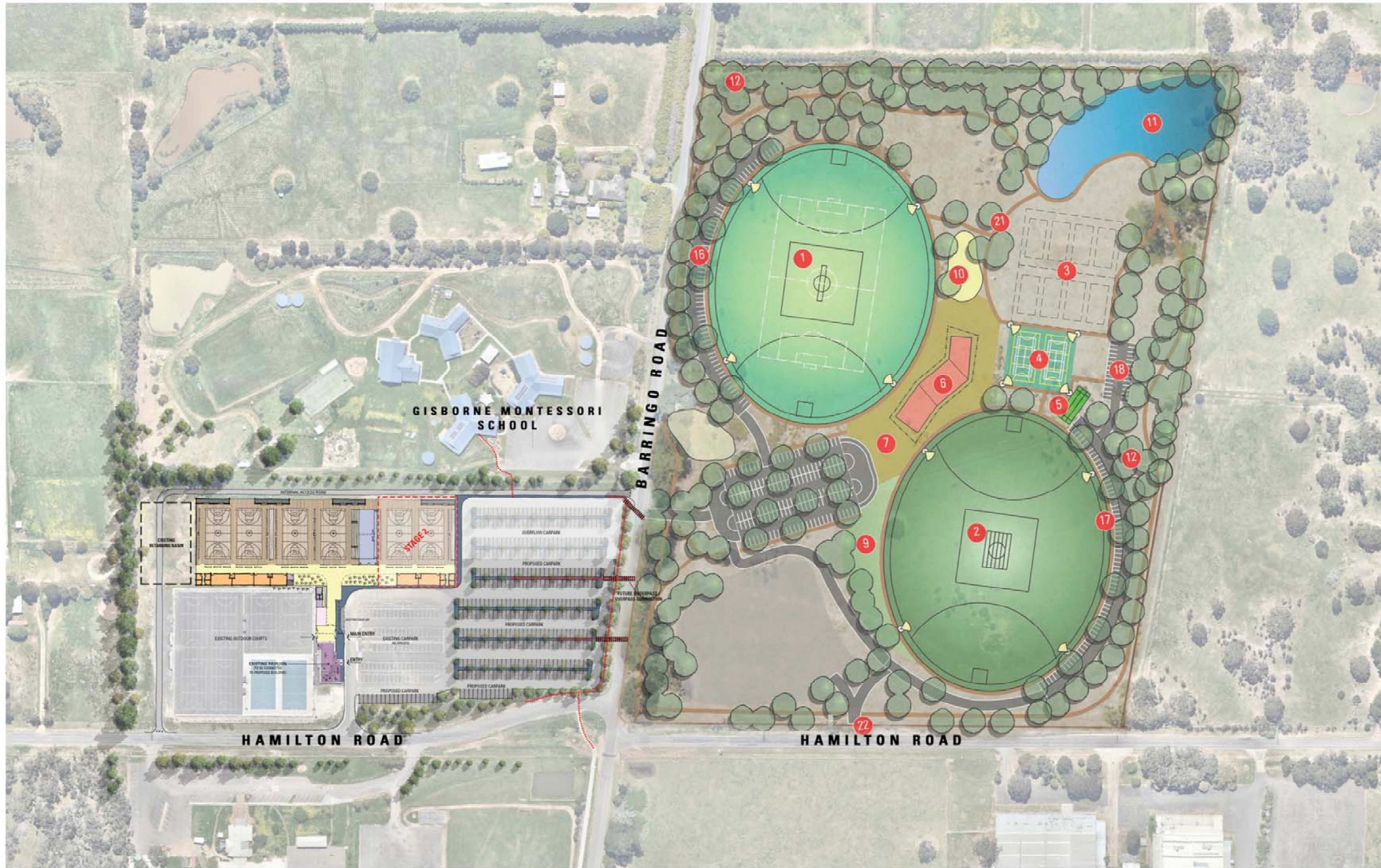
It is recommended that Council adopt an integrated strategic approach for development of a Macedon Ranges Regional Sports Precinct.

7.5.1. Macedon Ranges Regional Sports Precinct staged development

Combining the Macedon Ranges Regional Sports Hub (indoor stadium) and the New Gisborne Regional Sports Fields as an integrated Macedon Ranges Regional Sports Precinct may require revision of the project components and staging.

This has not been done as part of this project but is recommended to be considered by Council and officers as part of the ongoing capital projects and funding review process.

Figure 6: Macedon Ranges Regional Sports Precinct Concept



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MACEDON RANGES REGIONAL SPORTS HUB
 NEW GISBORNE
 CORNER OF HAMILTON & BARRINGO ROADS

PROJECT NO:
 37-0171

REASON FOR ISSUE:
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SITE PLAN

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8. Other Macedon Ranges Shire indoor sports facilities – a strategic approach

The development of a Regional Sports Hub (indoor sports stadium) will not replace the ongoing need for existing and additional courts around the rest of the shire.

As identified earlier in this report, the evaluation of the quality and functionality of existing facilities focussed on:

- Court size and design compliance.
- Reported venue shortcomings from the user group consultations.
- Maintenance, renewal and/or upgrades that could improve the facilities short, medium and long term 'fit for purpose' functionality and useful life.

The evaluation process has also informed development of a strategic plan for all of the existing Macedon Ranges Shire indoor sports facilities.

The plan, including a proposed order of development (identified by the #) is summarised in Appendix 5.

It is important to note it is very likely that the sports hub once operational will have an impact on the usage levels of the other facilities across the shire.

It is recommended that Council:

- Monitor, on an ongoing basis, usage levels at the other indoor sports court facilities once the Regional Sports Hub is operational,
- Review the timing of implementation of additions to them to reflect this, and
- Incorporate modifications to the timing of proposed works into Council budget and planning processes

Concept designs have been developed for each site to provide an indication of the works proposed to be undertaken.

It is recommended that a more detailed planning and design process would need to occur for each venue that is identified as having new indoor courts added or, old ones demolished and replaced or, other significant renewal or upgrade. The planning and design phase would need to commence in the year prior to the proposed capital development.

The following pages provide for each site:

- A summary site review assessment/function statement. The project number (across all of the sites) is identified which has been determined on assessment of local population level, demands and/or projected growth as part of an overarching strategic approach for provision of the required number of courts across the shire over the next 20 years.
- A summary of proposed works.
- A concept design and QS cost estimates.

8.1. Buffalo Sports Stadium - Woodend

STRATEGY - Court development project #3 or #7: This site is not suitable for the Regional Sports Hub but does have capacity for development of 2 additional courts over time as the local population and demand increases. It is proposed that development of these courts would follow the Stage 1 and Stage 2 development of courts (six courts) at the proposed Macedon Ranges Regional Sports Hub site.

The decision to develop these courts may however be impacted by development and/or availability of new Courts flagged for development at the new Braemar College site near Woodend.

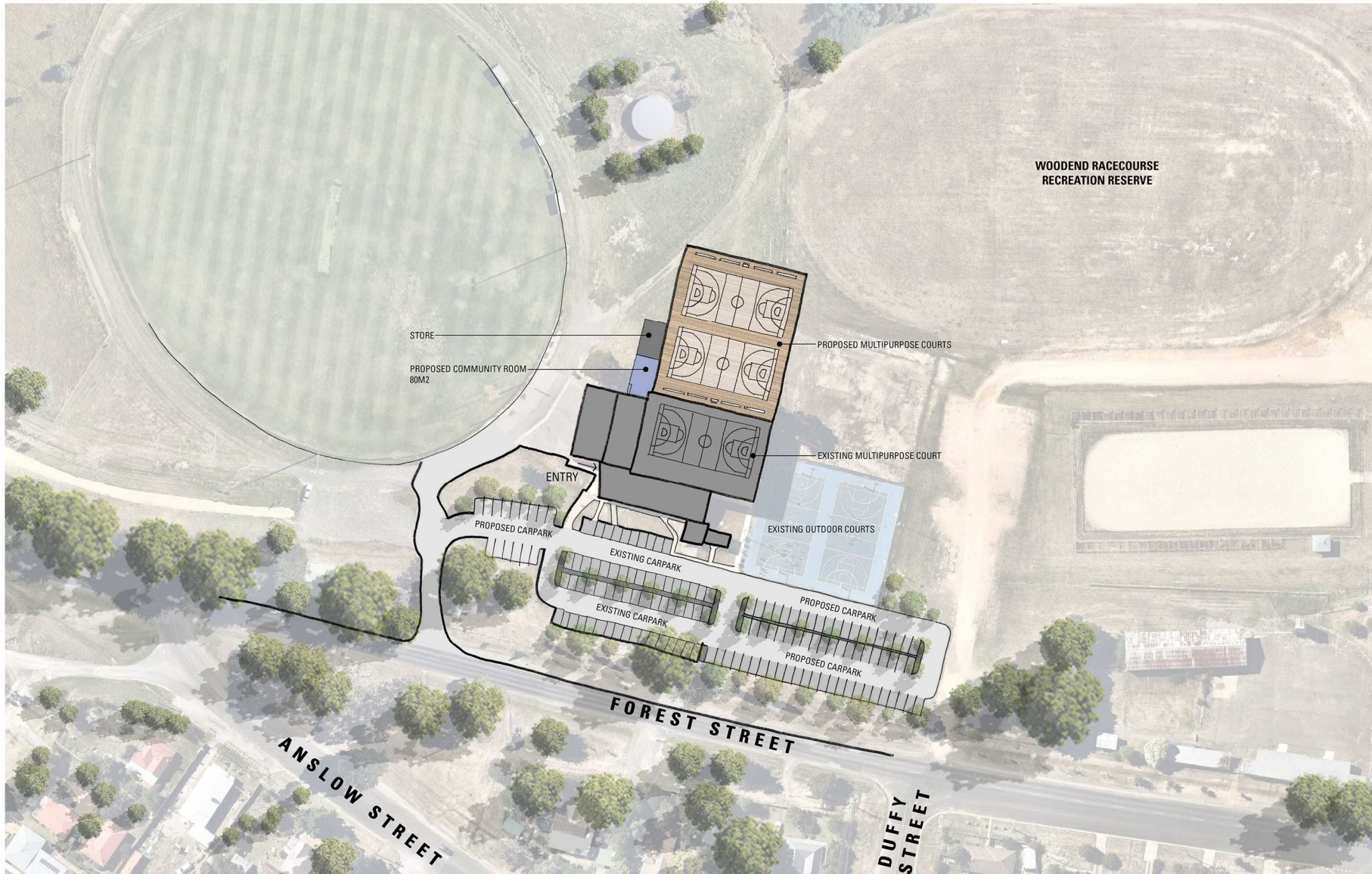
Two courts are proposed as part of the new school development. It is understood that these courts will likely be available for community hire/use.

The exact timing for their development is uncertain, however it is most likely to be beyond the first five years of this plan. The development of these courts and successful negotiation of a Joint Use Agreement (JUA) may change the priority for Council developed courts.

If the Braemar College courts were developed within the next 5 to 10-year period and use was able to be negotiated as has been indicated, development of new courts at Buffalo Sports Stadium could be reprioritised to the Long-Term development phase (between 11 and 20 years. i.e. Project #7).

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Cladding to improve amenity Cut into seating bank for scoreboard and players bench to make run off compliant and to create additional storage	Two court addition including community room storage and addition of unisex toilet (#3 – providing new Braemar College courts do not become available)	*(#7) possible two additional court development if not done in medium term –timing may be affected by timing of Braemar College courts development



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MACDON RANGES REGIONAL SPORTS HUB
BUFFALO STADIUM
1-29 FOREST STREET, WOODEND

PROJECT NO:
37-0171

REASON FOR ISSUE:
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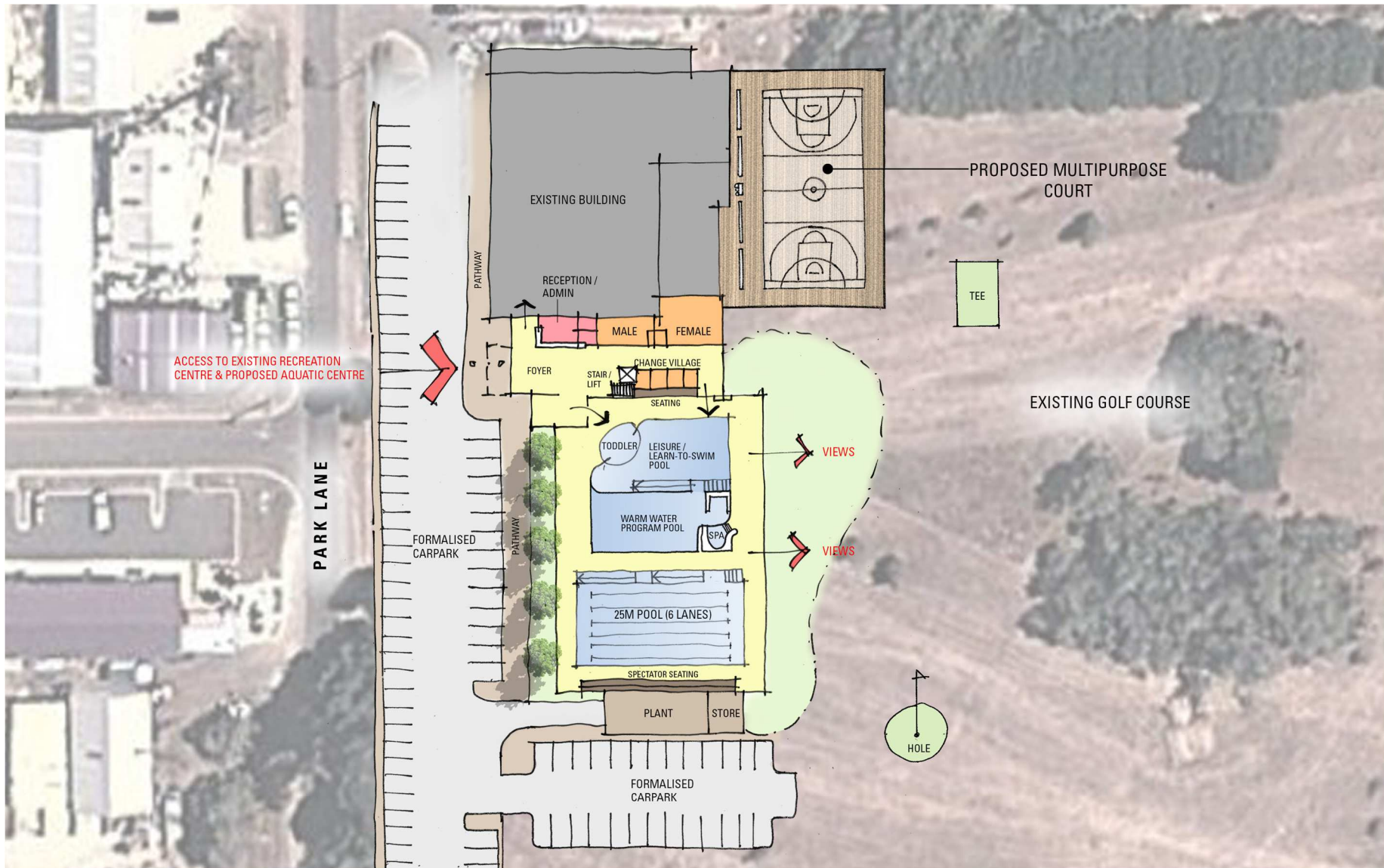
8.2. Romsey Recreation Centre

STRATEGY - Court development project #4: Development of additional court space at this site is recommended to meet local population demand.

It is recommended that future development be integrated with and/or undertaken in consideration of the Romsey Aquatic Centre Master Plan. All works identified are in keeping with this approach.

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Improved doors to food and beverage Padding – ends of court and on pillars Blinds on windows at end of courts Heating and cooling Power points in toilets Painting internal cladding to stadium	Create point of entry Improve access to program room - stair lift access to level one Improve seating to include bleacher style seating	One court addition (#4) at back behind building



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MACEDON RANGES REGIONAL SPORTS HUB
ROMSEY RECREATION CENTRE
PARK LANE, ROMSEY
PROJECT NO:
37-0171

REASON FOR ISSUE:
PRELIMINARY

FLOORPLAN

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8.3. Kyneton Toyota Sports & Aquatic Centre

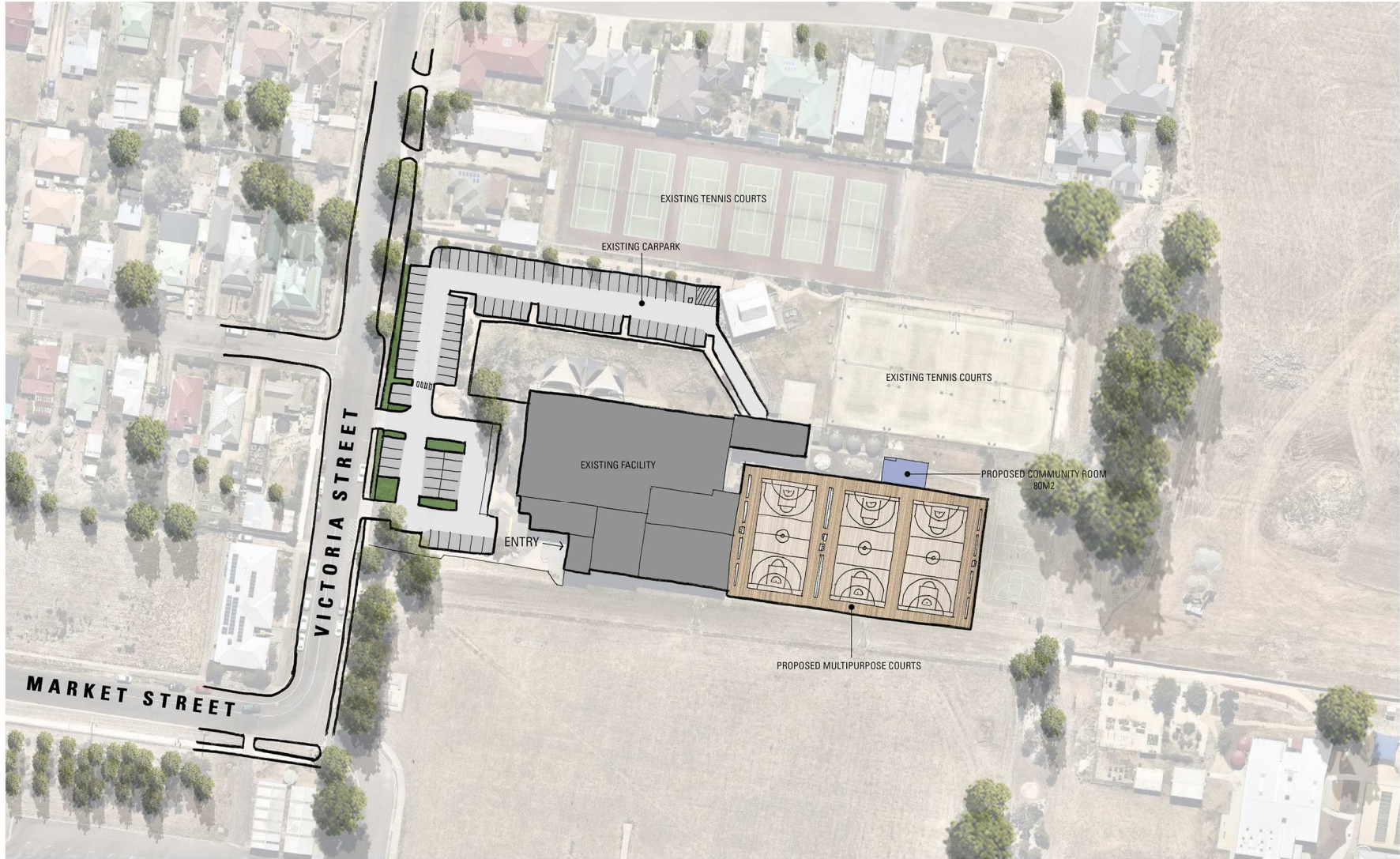
STRATEGY - Court development project #5: This site is not suitable for the Regional Sports Hub but does have capacity over time for development of one additional court space. It is recommended that in the short to medium term the existing two courts have some minor works done to make them function better.

In the longer term, it is recommended that the existing two poor condition courts be demolished and three new courts be developed. This would achieve a net gain of one additional court but would provide three competition compliant courts and create a vibrant and sustainable local indoor sports facility.

It is proposed that additional carparking that would be required to accommodate the additional court could be achieved through use of the bus/overflow parking at Kyneton Secondary College as the primary use requirement would be out of school hours. This would be subject to negotiation but is considered to be highly likely as Council and the school enjoy a supportive relationship.

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Padding on end walls Undertake roof repairs to stop leak/s Cladding repairs/replacement Replace dividing nets Install improved lighting Improve squash court ventilation to reduce moisture/condensation and mould Kitchenette in meeting room Additional storage – user groups	Consider developing school change rooms	One court addition (#5) Demolish existing two courts to develop three new courts plus storage and improved meeting/ancillary space. This will give a one court net increase. Consider development of additional squash court as part of this project



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MACEDON RANGES REGIONAL SPORTS HUB
KYNETON TOYOTA SPORTS & AQUATIC CENTRE
4 VICTORIA STREET, KYNETON

PROJECT NO:
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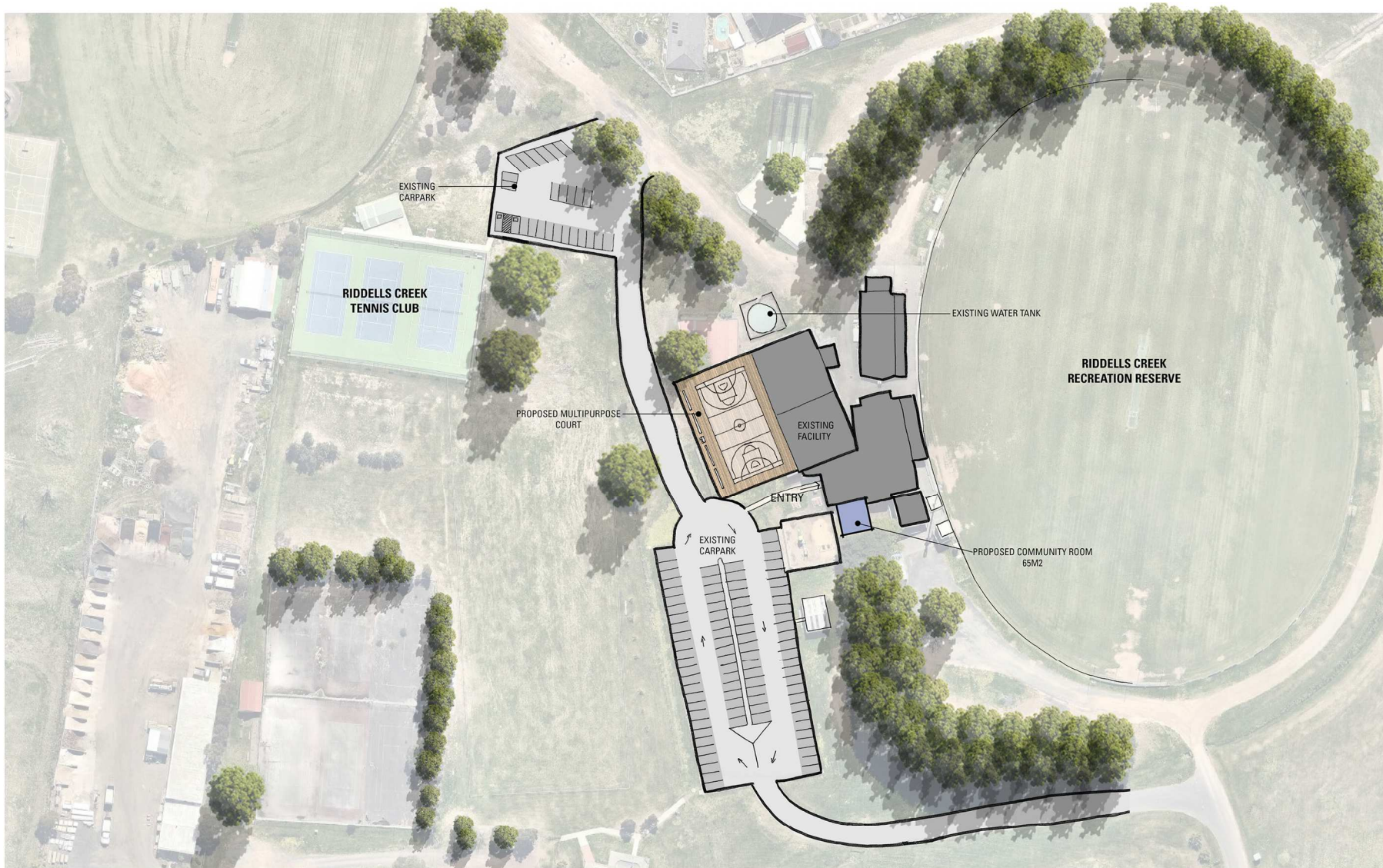
8.4. Riddells Creek Leisure Centre

STRATEGY - Court development project #6: This site is not suitable for the Regional Sports Hub but does have capacity for development of one additional court space overtime as the population and demand increases.

This site is probably suited to junior activity as a focus.

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Padding on end walls Extension of community program room to make more functional Reconfigure front entrance reception to create improved amenity Landscaping to create a better sense of entry Explore/consider reconfigure /open current corridor between courts and gym to make use of dead space	Relocate water tanks Demolition of Dog Club building. This will allow new court to be aligned to old Note: Dog Club is to be relocated as per the master plan for the reserve	One court addition (#6)



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RIDDELLS CREEK LEISURE CENTRE
9 SUTHERLANDS ROAD, RIDDELLS CREEK

PROJECT NO:
37-0171

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8.5. The Stadium – Gisborne

STRATEGY - Court development project #8: This site is not suitable for the Regional Sports Hub but in the longer term does have capacity for provision of two additional courts to address local population and user need increases.

It is proposed that this venue could be a futsal venue ongoing and may be able to have greater focus on this with the availability of courts in the Regional Sports Hub.

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Maintenance & upgrade Re-line to ensure court run-off compliant Padding at end of courts Futsal proof cladding/wall surfaces Replace lights with futsal proof fittings Repaint hallway walls to remove gloss paint finish which is not practical Work with DET to resolve roof leaks NB/ Scorers bench is currently in the run-off area	Scorers bench/run off fix: Remodel bay stadium side wall/kitchenette wall to create compliant space/run off that includes scorers bench Consider relocation of door to ensure segregation between school and community use (not high priority) Improvements to front entry and consider creating a barrier to create delineation between school and council spaces More carpark lighting	Two court addition (#8) Increased car parking. Allow for 80 bays



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MACEDON RANGES REGIONAL SPORTS HUB
THE STADIUM (GISBORNE)
95 MELTON ROAD, GISBORNE

PROJECT NO:
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REASON FOR ISSUE:
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FLOOR PLAN

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8.6. Macedon Community Centre

STRATEGY - Development of additional court space at this site is not recommended as part of this strategy.

It is proposed that this centre could focus on badminton, volleyball and futsal into the future.

Proposed works and timing:

Short Term Indicative 0 – 4 years	Medium Term Indicative 5 – 10 years	Long Term Indicative 11 – 20+ years
Padding at end of courts Review lighting system to meet badminton requirements Note: This is a bushfire /neighbourhood safe building	Refurbish the amenities for joint use with outdoor sports umpires	

8.7. Other indoor sport facilities – capital cost estimates

Quantity surveyors Turner and Townsend have prepared an indicative capital cost estimate for the Macedon Ranges Shire's existing indoor sports stadiums.

The cost plan provides separate estimates for the short term (0-4 years), medium term (5-10 years) and long term (11-20 years).

The estimates are provided in 2017 dollars. Cost escalation has been included for the project to February 2020.

A summary of the indicative cost estimates follows

Stadium	Stage 1	Stage 2	Stage 3
Macedon Community Centre	\$255,200	\$287,000	
Buffalo Stadium	\$341,120	\$5,273,200	
Romsey Recreation Centre	\$492,000	\$399,000	\$2,366,550
Kyneton Toyota Sports and Aquatic Centre	\$1,288,900		\$7,856,608
Riddells Creek Leisure Centre	\$703,000	\$69,000	\$2,366,550
The Stadium, Gisborne	\$513,500	\$664,000	\$5,158,520
TOTAL:	\$3,593,720	\$6,692,200	\$17,748,228

The full cost plan for these works can be found in Appendix 8.

Funding of these works would need to be considered within Council's annual capital works programs.

Implementation of the works would be subject to inclusion in the 10-year capital works program.

9. Business case

The following details a summary of the global impacts and financial models for the facilities at the Macedon Ranges Regional Sports Hub.

9.1. Global impacts

The financial models have been developed using OPG’s computerised financial software. The 10-year projections are developed using the following global impact assumptions.

9.1.1. Business growth

Industry trends indicate it normally takes up to three years to establish new facilities usage and business.

The financial models therefore assume average business and usage in year three. These figures are impacted by reduced business and usage in year one at 5% less and year two at 2% less (than year three). From year four onwards it is assumed the business growth will slowly increase before remaining steady at 105% from year eight. The financial modelling therefore projects the following business growth impacts.

Table 13: Business growth

Year									
1	2	3	4	5	6	7	8	9	10
95%	98%	100%	101%	102%	103%	104%	105%	105%	105%

9.1.2. Price growth/increases

Court hire and other fees price growth is set at 1% annually from year two onwards.

9.1.3. Consumer Price Index (CPI)

The financial model is annually impacted by a CPI increase. This has been set at 2.3% from year two to year ten. An additional 1.2% is provided every year to account for salary increases that may occur as a result of local enterprise bargain agreements and or salary increases. An additional 2.5% is provided every year to account for increases to a range of different expenses.

9.2. Business assumptions

The following business and management assumptions impact on the financial model.

9.2.1. Operating hours

The facility is estimated to be open 119 hours per week and operating all days except Christmas Day and Good Friday. The facility would vary between the hours of 9.00am to 11.00pm Monday to Friday and 8.00am to 9.00pm Saturday and Sunday.

9.2.2. Entry charges

Entry charges are based on similar charges to indoor sporting facilities and include GST. They have also been benchmarked against other Victorian Indoor Sporting Centres (May 2016). The fees are based on tenants of the indoor sports courts paying an hourly rate for the use of the courts under an agreed License Arrangement.

The model assumes that the basketball, netball and other relevant Associations would collect the sheet fees and subscriptions from their members and retain the income. Council would issue monthly invoices for court use. The model does not include the provision of a door fee.

The operator would collect the revenue from kiosk sales and any other programs directly administered by the operator such as school use, children's programs etc.

The following table highlights the entry fees used for the base case financial year one.

Table 14: Indoor Leisure Centre - Proposed year 1 court hire fees

Area	Usage Type	Year One Fee (GST Exclusive)
Indoor Sports Courts	Court Rate	\$45.00/hr per court
	Schools	\$25.00/hr
	Community Programs	\$35.00/hr
	Daily rate events	\$2,500 per day (Total Complex)

9.2.3. Recurrent operating expenditure

The majority of recurrent operating expenditure including utilities, administration, marketing, maintenance, floor resurfacing and cleaning and are based on the industry benchmarks for similar facilities.

9.2.4. Major maintenance/refurbishment

Industry trends indicate that indoor sports facilities usually require an annual programmed maintenance allowance to ensure they are presented at a high standard. The high use facilities and floor resurfacing requirements will require ongoing capital funding.

To compensate for this an annual programmed maintenance allowance of \$100,000 per annum for asset management should be provided.

9.2.5. Management/staffing

A base management and staffing structure has been developed for the Centre based on industry benchmarks.

A summary of key staffing positions and allocations by Equivalent Full Time (EFT) positions against average salary is listed in **Volume Two**.

Table 15: Proposed staffing EFT

Staff Area	Equivalent Full Time
Centre Manager	1.0
Stadium Program Leader	0.5
Duty Supervisors	1.5
Café Supervisor	1.0
Café Staff	1.0
TOTAL	5.0 EFT

Salaries are impacted by CPI (2.3%) annually and every three years by an extra 1% to take into account wage increases.

It is noted that Council currently directly manages its existing leisure facilities. This modelling assumes that the new facility would be managed under a similar structure.

9.2.6. Court allocations/season length

The allocations for community sport such as basketball, netball and volleyball are based on usage of the courts for 40 weeks per annum.

9.2.7. Sports association administration area

The component schedule for the facility includes the provision of office space and a shared meeting room for some of the key sporting groups. The model assumes a small rental income for the use of this space by each of the key tenant groups.

9.2.8. Insurance

The model includes an allowance for public liability and building insurance.

9.2.9. Food and Beverage/Merchandising

The model assumes significant secondary spend income based on a percentage per spend per visitor given the large number of Centre visitors projected. The model assumes the Stadium Operator will be responsible for the café/kiosk and merchandise including the rights to the uniforms and associated sporting merchandise and this should be retained as an in-house operation.

The staffing structure includes staffing allowance for the café/kiosk which is based on 51 hours per week café/kiosk operations.

The assumptions for secondary spend include:

- Kiosk/café - \$1.50 per spend with a 50% penetration
- Merchandise - \$5.00 spend with a 15% penetration

9.2.10. Sponsorship

No allowance for sponsorship has been included in this model. There may be the opportunity to attract sponsorship once the project develops further.

9.2.11. Building depreciation and cost of capital

At this stage of the project no allowance for depreciation or cost of capital has been included in the model. These figures can be included as below the operational line figures once the scope of the project has been confirmed.

9.3. Facility 10-year base case financial models

The 10-year business projections are detailed in the following table.

Table 16: Base Case 10-year operational business projections

CATEGORY	YEARS										AVERAGE PER ANNUM (000)
	1 (\$000)	2 (\$000)	3 (\$000)	4 (\$000)	5 (\$000)	6 (\$000)	7 (\$000)	8 (\$000)	9 (\$000)	10 (\$000)	
Revenue	\$771	\$818	\$858	\$891	\$925	\$961	\$997	\$1,036	\$1,065	\$1,096	\$942
Expenditure	\$715	\$735	\$755	\$776	\$797	\$819	\$842	\$865	\$889	\$914	\$811
Operational Profit/Loss	\$56	\$83	\$103	\$115	\$128	\$141	\$156	\$170	\$176	\$182	\$131
Major Maintenance (Asset management)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Projected Centre Performance	(\$44)	(\$17)	\$3	\$15	\$28	\$41	\$56	\$70	\$76	\$82	\$31
Visitations	226	233	238	240	243	245	247	250	250	250	242

Note Does not include development costs such as depreciation, capital cost repayments, land tax, Council rates.

The 10-year base case business projections indicate:

- Revenue is expected to increase annually ranging from \$771,000 in year one to \$1,096,000 by year 10.
- Expenditure is expected to increase annually ranging from \$715,000 in year one to \$914,000 in year 10.
- The Centre is expected to operate at an annual operating surplus from the first year. The average operating surplus is estimated to be approximately \$131,000 per annum.
- Once asset maintenance is included (\$100,000 per annum), the average annual surplus will reduce to \$31,000.
- Centre attendances are expected to gradually increase from 226,000 in year one to 250,000 by year eight before remaining steady until year 10.

9.3.1. Business case scenario comparisons

The following tables provide a 10-year impact comparison for the following different business scenarios:

- Optimistic Case - 10% more use than the base case
- Conservative Case - 10% less use than the base case

9.3.2. Optimistic case option

The following table details the 10-year optimistic case option.

Table 17: Optimistic case – 10% more use

CATEGORY	YEARS										AVERAGE PER ANNUM (000)
	1 (\$000)	2 (\$000)	3 (\$000)	4 (\$000)	5 (\$000)	6 (\$000)	7 (\$000)	8 (\$000)	9 (\$000)	10 (\$000)	
Revenue	\$846	\$897	\$941	\$978	\$1,015	\$1,054	\$1,095	\$1,137	\$1,170	\$1,203	\$1,034
Expenditure	\$715	\$735	\$755	\$776	\$797	\$819	\$842	\$865	\$889	\$914	\$811
Operational Profit/Loss	\$131	\$163	\$186	\$202	\$218	\$235	\$253	\$272	\$280	\$289	\$223
Major Maintenance (Asset management)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Projected Centre Performance	\$31	\$63	\$86	\$102	\$118	\$135	\$153	\$172	\$180	\$189	\$123
Visitations	249	256	262	264	267	269	272	275	275	275	266

Note Does not include development costs such as depreciation, capital cost repayments, land tax, Council rates.

The 10-year optimistic case business projections indicate:

- Revenue is expected to increase annually ranging from \$846,000 in year one to \$1,203,000 by year 10.
- Expenditure is expected to increase annually ranging from \$715,000 in year one to \$914,000 in year 10.
- The Centre is expected to operate at an annual operating surplus from the first year. The average operating surplus is estimated to be approximately \$223,000 per annum.
- Once asset maintenance is included (\$100,000 per annum), the average annual surplus will reduce to \$123,000.
- Centre attendances are expected to gradually increase from 249,000 in year one to 275,000 by year eight before remaining steady until year 10.

9.3.3. Conservative case option

The following table details the 10-year conservative case option.

Table 18: Conservative case – 10% less use

CATEGORY	YEARS										AVERAGE PER ANNUM (000)
	1 (\$000)	2 (\$000)	3 (\$000)	4 (\$000)	5 (\$000)	6 (\$000)	7 (\$000)	8 (\$000)	9 (\$000)	10 (\$000)	
Revenue	\$696	\$738	\$774	\$804	\$835	\$867	\$900	\$934	\$961	\$989	\$850
Expenditure	\$715	\$735	\$755	\$776	\$797	\$819	\$842	\$865	\$889	\$914	\$811
Operational Profit/Loss	(\$19)	\$3	\$19	\$28	\$38	\$48	\$58	\$69	\$72	\$75	\$39
Major Maintenance (Asset management)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
Projected Centre Performance	(\$119)	(\$97)	(\$81)	(\$72)	(\$62)	(\$52)	(\$42)	(\$31)	(\$28)	(\$25)	(\$61)
Visitations	203	210	214	216	218	220	223	225	225	225	218

Note Does not include development costs such as depreciation, capital cost repayments, land tax, Council rates.

The 10-year conservative case business projections indicate:

- Revenue is expected to increase annually ranging from \$696,000 in year one to \$989,000 by year 10.
- Expenditure is expected to increase annually ranging from \$715,000 in year one to \$914,000 in year 10.
- The Centre is expected to operate at an annual operating deficit for year one. The Centre is then expected to operate at a small surplus. The average operating surplus is estimated to be approximately \$39,000 per annum.
- Once asset maintenance is included (\$100,000 per annum), the average annual surplus will reduce to a deficit of (\$61,000).
- Centre attendances are expected to gradually increase from 203,000 in year one to 225,000 by year eight before remaining steady until year 10.

9.3.4. Facility business scenario comparison

The following table provides a comparison of the average operational performance over the 10-year period of each model based on:

- 10% more use
- Base Case – Average predicted use
- 10% less use

Table 19: Facility business scenario comparison

FACILITY STAGES	FACILITY BUSINESS SCENARIO		
	Optimistic Case 10% More Use Average Net Profit/(Loss) Over 10 years (\$000)	Base Case (Average Use) Average Net Profit/(Loss) Over 10 years (\$000)	Conservative Case 10% Less Use Average Net Profit/(Loss) Over 10 years (\$000)
Revenue	\$1,034	\$942	\$850
Expenditure	\$811	\$811	\$811
Operational Profit/Loss	\$223	\$131	\$39
Major Maintenance (Asset management)	\$100	\$100	\$100
Net Profit/(Loss)①	\$123	\$31	(\$61)
Visitations	266	242	218

10. Economic Impact

In February 2018, Council's economic development team undertook the development of an Economic Impact Assessment for the proposed Regional Sports Hub to determine the direct and indirect economic impacts of the construction and operational phases of the Regional Sports Hub to the Macedon Ranges economy in terms of:

- Output / Revenue (\$ M)
- Employment (Jobs)
- Wages and Salaries
- Value-added (\$ M)

The key findings from that assessment follow. The full report, "Regional Sports Hub Feasibility Study Economic Impact Assessment – February 2018".

Economic Impact Assessment: key findings

The construction cost of the Regional Sports Hub is estimated to be \$17.957 million. From this direct change it is expected that the demand for intermediate goods and services from the local economy would increase by \$12.648 million.

These 'industrial effects' include multiple rounds of flow-on effects, as servicing sectors increase their own output and demand for local goods and services in response to the direct change to the economy. The consumption effects under this scenario are estimated at \$4.095 million.

During the construction period, total output, including all direct, industrial and consumption effects is estimated to increase by up to \$34.700 million. Value-added would increase by an estimated \$12.003 million.

It is estimated that during the construction period, up to 89 direct and indirect jobs would be supported.

Once fully operational, the Regional Sports Hub is expected to support up to 12 jobs.

Based on this operational activity, total output is expected to rise by \$2.603 million. Corresponding to this are anticipated increases of \$0.784 million in wages and salaries, and \$1.2877 million in terms of value-added. This is expected to be realised on an annual basis.

The Regional Sports Hub is expected to generate significant economic benefit to the local economy.

11. Community Feedback

Local residents were invited to provide comments on the Macedon Ranges Regional Sport Hub Feasibility Study from January 25th to February 20th 2018 via Council's 'Have Your Say' web page. A number of residents and groups also provided written submissions. The following provides a summary of the community feedback received

11.1. Survey

A total of 135 surveys were received via the Have Your Say web page. The following is a summary of the responses received.

11.1.1. Location of Sports Hub Development

Survey respondents were asked to identify if they supported the development of a sports hub at the proposed location. The majority of respondents were supportive with 135 respondents (80.4%) indicating they supported the sports hub and 33 respondents (19.6%) indicating they did not support the proposal

Respondents were asked to provide any ideas or comments about the proposed strategy and sports hub. The following provides a summary of the key themes from the community feedback.

Support - Project

Twenty seven (27) respondents were in support of the Sports Hub Development project. A number of comments identified the shortage of indoor courts in the area and the growing demand for access to facilities and the provision of opportunities for various groups/individuals in the community to improve their health and fitness.

"There is a definite need for more courts and indoor spaces. The population is increasing but infrastructure and services are not keeping up"

"There needs to be more opportunities made to keep people fit and healthy"

"Our region desperately needs an indoor sports hub. So many families have to travel away from our region for kids sports. This has to change"

Support - Location

Twenty (20) respondents supported the proposed location of the Sports Hub. Respondents were happy with the proximity to the train station and the central location of the site.

"It is a central point in the shire and is easy to access"

"I really like the close proximity to the station"

Support - Upgrading Other Local Facilities

Fifteen (15) respondents supported the development of other indoor sporting facilities across the municipality including Woodend, Kyneton, and Riddells Creek. There was concern that the existing facilities were ageing and access from the other townships in the municipality to New Gisborne would be a barrier.

"Great idea but shouldn't overshadow the needs of the other local towns that need courts now not in 20 years"

"Kids can't get themselves there like they can in their local town"

"People don't want to drive 20-25 mins from all over the shire. Each town should have facilities to support it's own clubs and usage."

Concern – Location

Fourteen (14) respondents expressed concerned with the proposed location of the proposed Sport Hub with many suggesting that Buffalo Stadium in Woodend would a preferred location for the development.

“Would have preferred the development at Buffalo Stadium Woodend. This is more central to all areas of the shire and also has excellent links to train. It also has excellent bike access.”

“Whilst this site is suitable and any progress is needed, the my understanding is the Buffalo Sports Stadium in Woodend s also suitable and that would be my preference.”

Various Considerations – Planning and Facilities

Other comments indicated the Sports Hub should include:

- Provision of facilities for cheerleading (sprung floor)
- Provision of a bowling green to draw an older demographic
- Installation of bike paths to improve walking and bicycle access

11.1.2. Analysis of Design Concepts

Survey respondents were asked to comment on the indicative concept design that indicated what the Sports Hub could look like and how it would fit on the site. Seventy eight (78) respondents provided comments in relation to the design concept with the key themes identified below.

Approve Facilities

Seventeen (17) respondents approved the indicative concept design.

“Looks fantastic”

“I think it looks great”

Consider Adding Additional Sporting Facilities

Eight (8) respondents suggested a range of additional facilities that could be included in the facility including an increase amount of social space, bowling green, criterion track, pool, skate park and program space for a variety of different activities

“There doesn’t appear to be a lot of space for other activities like dance, yoga, martial arts, Pilates, indoor cricket. Seems like a netball/basketball/soccer stadium with not a lot of consideration for anyone else.”

“A lawn bowling green to be multigenerational”

Consider Adding More Support Facilities

Seventeen (17) respondents presented a range of support facilities that they felt should be included in the facility. Suggested areas included spectator seating on the show court, courtside seating, cafe glass viewing area, a referee’s room, separate change rooms with lockers, increased foyer area and storage for permanent groups.

“Make sure there’s a decent referee room”

“A café glass viewing area would be greater & good meeting point for groups on weekends”

“More court side seating for the basketball courts”

Parking and Traffic Management

Survey respondents were concerned about the car parking provision, traffic management issues and alternate modes of access such as bikes. The provision of disabled parking bays and the large number of car parking bays was identified as a concern.

“The provision of parking and traffic management with any facility that demands attendance by vehicle needs to be provided for in the planning.”

“There is parking proposed for 461 cars yet no facilities for cyclists”

“The only comment I think I would like to make sure that there is more than just one disabled spot.”

11.1.3. Future Development of Existing Indoor Sports Facilities

Respondents to the survey were asked how they felt about the strategic plan that outlines options for the future development of the existing indoor sports facilities across the municipality over the next 20 years. Approximately half of the respondents (50.4%) indicated that Council had the correct strategy. Respondents were asked to identify any improvements to the proposed strategy. The key themes were:

Prioritise Riddells Creek Before Hub

Thirty-three respondents indicated that the Riddells Creek should take priority to the new Sports Hub project. Respondents indicated that the proposed 10-20 year timeframe for the provision of additional courts at the Riddells Creek facility was too long with the facility and programs at capacity due to lack of space.

“As a frequent user of the Riddells Creek Leisure Centre I believe the 10-20 year time frame is too long. The facilities require extension much sooner. 5-10 years would be more suitable and the sporting community would benefit from earlier development.”

“We need the additional basketball courts at Riddells Creek in the next 5 years as we are already at capacity and cannot grow.”

Prioritise Other Local Facilities

Survey respondents identified a range of alternate locations as a priority including Kyneton, Woodend, and facilities located in the eastern corridor of the Shire.

“There is not enough focus on venues in the Eastern corridor of the Shire”

“Give the communities a stadium each”

“I would add another court at Woodend and upgrade Kyneton faster due to rapid population growth especially in Woodend.”

Approval of Plans with Additional Considerations

Twenty one (21) respondents agreed with the strategic plan but had additional suggestions. A number of the additional suggestions included provision for sports that were not covered in the strategic plan such as dance sports, aquatic sports and cycling.

Concern was expressed about the long timeframe for the implementation of the strategy with suggestions that additional courts are required in the short to medium term.

“Regional sports hub is a great idea - but is there a strategic plan that encompasses the sports that won't use the hub?”

“I understand there's funding and other considerations, but why wait to build the stage two courts? Get them all done from the outset I say...”

“The sooner the better”

11.1.4. Additional Comments

All survey respondents were given the opportunity to provide any additional comments relating to the project with 62 people taking the opportunity to provide additional comments / feedback. The key themes included.

General Support

Twenty four (24) of the respondents took the opportunity to reiterate their general support for the project

“Hope this is done and fast because it’s a fantastic idea.”

“I think the designation of this area as a sports precinct is excellent and I would consider the addition of performance arts centre in this mix. This would make the best use of the expected high level of parking that must be provided and also provide defensible emergency shelters for bushfire and storm emergencies in the Gisborne/New Gisborne/Macedon region.”

“It is an exciting project for the region and one that is desperately needed!”

Support Upgrading Local Facilities

Twenty one (21) respondents took the opportunity to restate their ideas that local facilities need upgrading in addition to or in preference to the Sports Hub development.

“Look after the towns, they will benefit so much more. At Riddell we simply want more court space, nothing else, no meeting room extensions or corridors to hide the toilets. This is a waste of money and not what the user groups want or need to happen”

“10-20 year timeframe for Riddells Creek is too long, 0-5 years is more realistic”

“Why a hub???? Why not each town getting another court? Makes more sense and seems fairer”

11.2. Written Submission

A total of 11 written submissions were received including one petition with 249 signatures. The following provides a summary of the submissions and a response to how the strategy will address the issues raised.

Organisation	Feedback Details	Response
Riddells Creek Junior Mixed Basketball Association Incorporated	The Riddells Creek Leisure Centre extension should be undertaken in the short to medium term	Once the proposed Sports Hub is developed and operational it is proposed that Council will continue to monitor the usage and participation levels of the existing facilities to determine an implementation timeline
Riddells Creek Junior Mixed Basketball Association Incorporated	A petition with 249 signatures was collected from 1st to 16th February 2018 in support of the extension of the Riddells Creek Leisure Centre.	Noted
Letters of support	Letter of support for the extension of the Riddells Creek Leisure Centre were received from: Riddells Creek Primary School Kim Ryan Principal <ul style="list-style-type: none"> • Rob Mitchell MP - Federal Member from McEwen • Riddell Football and Netball Club Inc. - Chris Banks President • Riddells Creek Netball Association Flo Wallace – President • Riddells Creek junior Mixed Basketball Association Jenny Hagan - President • Riddells Creek Playgroup Rachail Scholfield – President • Riddells Creek Basketball Club Michelle O'Connell – Secretary • Riddells Creek Neighbourhood house Nicole Garbutt - Co-Ordinator 	Noted
The Macedon Ranges Cycling Club (MRCC) MRCC President	<ul style="list-style-type: none"> • Inclusion of a Cycling Criterium Circuit to the proposal for a Gisborne Regional Sports Hub (GRSH). • Criterium Circuit surrounding the GRSH would allow for additional sport and community related benefits 	In reference to your feedback, consideration for a Cycling criterium circuit in the Shire has been made in the New Gisborne Regional Sports Fields Feasibility Study. Adopted by Council in December 2017, section 14.2.14 of the Feasibility Study indicates the potential for a criterium

Organisation	Feedback Details	Response
	The MRCC, in conjunction with Cycling Victoria would like to work with the Council to develop a plan to include a Criterium Circuit surrounding the GSH.	circuit to be developed on the site, which is adjacent to the proposed Macedon Ranges Regional Sports Hub location in New Gisborne.
Macedon Ranges Badminton Club Vice President	<ul style="list-style-type: none"> Minor correction to the report the Clubs position has always been that the lighting for the stadium (& all stadia,) should comply with the Australian Standard for Multipurpose Indoor Stadiums (AS2560). The lighting at TCR is non-compliant & has is worse since the LEDS were installed. 	Report updated in line with information on lighting provided
Macedon Ranges Regional Sports Hub representative	<ul style="list-style-type: none"> Current concept plan is very corporate and there is a desire to work on a further concept design Design should ideally provide better links with local cycling infrastructure to enable all ages to access the hub without relying on a car. Final report should include a high level executive summary Plan should be referred to as an indicative design Strengthen the reason for the preferred site 	<ul style="list-style-type: none"> Schematic and detailed design phase of the project will address the required vision for the facility Linkages to cycle/walking trails identified – further work will be undertaken as part of schematic design Executive summary provided Noted Report updated to strengthen site benefits
Resident	<ul style="list-style-type: none"> Concern that the Gisborne area receives a greater amount of community assets. Question over the last major shire/state government backed public infra structure built in Woodend 	Once the proposed Sports Hub is developed and operational it is proposed that Council will continue to monitor the usage and participation levels of the existing facilities to determine an implementation timeline
Resident	<ul style="list-style-type: none"> Suggested that it is imperative the Hub goes ahead now Throughout the Macedon Ranges training is occurring on half courts With obesity on the rise and teenage suicide very very high our youth should be your priority. Woodend is the perfect location for this hub,. 	Noted
Resident	<ul style="list-style-type: none"> Concern over the traffic congestion and the potential increase of accidents on Barringo Road 	<ul style="list-style-type: none"> Detailed traffic planning and management study to be completed as part of next stage of development and will be key consideration for development of the planning permit application.

Organisation	Feedback Details	Response
	<ul style="list-style-type: none"> Concern over the noise levels from the proposed facility and the impact on residents living in close proximity to the site Information on the type of usage and events is requested Concern over the overall impact on residents amenity in the direct vicinity of the proposed site including traffic, noise, aesthetic impact and zoning issues. 	<ul style="list-style-type: none"> Noise impact will be identified through next planning phase
Resident	<ul style="list-style-type: none"> Concerned raised about traffic congestion along Station Rd and Barringo Rd? Respondent questioned : <ul style="list-style-type: none"> Traffic management study would be undertaken Oak trees lining Station Rd, would be protected Cyclists using road would be protected Pressure of a large volume of traffic along Barringo- Station road. The New Gisborne Primary School would also add to the congestion already experienced during school times. <p>Questioning why certain sporting clubs receive large financial support whilst others received limited funds</p>	Detailed traffic planning and management study to be completed as part of next stage of development and will be key consideration for development of the planning permit application.
Resident	Question about the proposed size of the proposed referees room	<p>Next phase of planning will finalise area requirements for referees room.</p> <p>Area for between 8 to 10 referees including change facilities, amenities, kitchenette.</p>
Resident x 3	Three additional submissions supported the development of a cycling criterium circuit as part of the sports hub.	Cycling criterium circuit in the Shire has been made in the New Gisborne Regional Sports Fields Feasibility Study. Adopted by Council in December 2017, section 14.2.14 of the Feasibility Study indicates the potential for a criterium circuit to be developed on the site, which is adjacent to the proposed Macedon Ranges Regional Sports Hub location in New Gisborne.

12. 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.

Appendices

Appendix 1: Demographic profile and population trends

The following section of the report reviews the demographic profile of the Macedon Ranges Shire area based on information obtained from .id, an online based company that completes demographic analysis on ABS Census data.

The population trends indicate that between 2011 and 2016 the population of the Macedon Ranges Shire area increased from 41,865 people to 46,097 people. This equates to an approximate growth of 10.1% of the population (+4,232 residents).

Age group population profile

The age profile of residents in 2016 compared to the Regional Victoria area and the 2011 Census data was estimated as follows.

Table 20: Population age profile of Macedon Ranges Shire

	2016			2011			Change 2011 to 2016
	Number	%	Regional Victoria %	Number	%	Regional Victoria %	
0 to 4	2,902	6.3	5.8	2,708	6.5	6.3	+194
5 to 9	3,266	7.1	6.3	3,074	7.3	6.2	+192
10 to 14	3,272	7.1	6.1	3,116	7.4	6.7	+156
15 to 19	2,919	6.3	6.1	3,040	7.3	6.8	-121
20 to 24	2,114	4.6	5.5	1,937	4.6	5.5	+177
25 to 29	1,753	3.8	5.4	1,506	3.6	5.2	+247
30 to 34	2,188	4.7	5.5	1,903	4.5	5.2	+285
35 to 39	2,753	6.0	5.4	2,898	6.9	6.1	-145
40 to 44	3,525	7.6	6.1	3,503	8.4	6.7	+22
45 to 49	3,708	8.0	6.6	3,404	8.1	7.0	+304
50 to 54	3,473	7.5	6.8	3,284	7.8	7.1	+189
55 to 59	3,330	7.2	7.1	2,929	7.0	6.9	+401
60 to 64	3,022	6.6	6.9	2,929	7.0	6.6	+93
65 to 69	2,948	6.4	6.6	2,160	5.2	5.2	+788
70 to 74	2,100	4.6	4.9	1,340	3.2	4.1	+760
75 to 79	1,247	2.7	3.6	858	2.0	3.2	+389
80 to 84	766	1.7	2.6	642	1.5	2.6	+124
85 and over	811	1.8	2.7	634	1.5	2.3	+177
Total population	46,097	100.0	100.0	41,865	100.0	100.0	+4,232

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

Analysis of the five-year age groups of the Macedon Ranges Shire in 2016 compared to Regional Victoria shows that there was a higher proportion of people in the younger age groups (under 15) and a lower proportion of people in the older age groups (65+). Overall,

20.5% of the population was aged between 0-15, and 17.1% were aged 65 years and over, compared with 18.2% and 20.4% respectively for Regional Victoria.

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

- A *larger* percentage of persons aged 40 to 44 (7.6% compared to 6.1%)
- A *larger* percentage of persons aged 45 to 49 (8.0% compared to 6.6%)
- A *larger* percentage of persons aged 10 to 14 (7.1% compared to 6.1%)
- A *smaller* percentage of persons aged 25 to 29 (3.8% compared to 5.4%)

The largest changes in age structure in this area between 2011 and 2016 were in the age groups:

- 65 to 69 (+788 persons)
- 70 to 74 (+760 persons)
- 55 to 59 (+401 persons)
- 75 to 79 (+389 persons)

Gender population profile

The following table details the gender comparison of the Macedon Ranges Shire residents in 2016 compared to 2011 and the Regional Victoria area.

Table 21: Macedon Ranges Shire resident population gender comparison

	2016			2011			Change 2011 to 2016
	Number	%	Regional Victoria %	Number	%	Regional Victoria %	
Population	46,097	100	100.0	41,865	100	100.0	+4,232
Males	22,685	49.2	49.1	20,618	49.2	49.1	+2,067
Females	23,415	50.8	50.9	21,247	50.8	50.9	+2,168

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

There are slightly more females than males in the Macedon Ranges population (50.8% compared to 49.2%) which is consistent with the Regional Victoria population ratio. This represents no change in the percentage of the population that are females between 2011 and 2016.

Country of birth

The percentage of the population born overseas and the diversity of their country of origin can give an indication of how diverse the population is within a community.

An analysis of the cultural diversity data for the Macedon Ranges Shire shows that there is a similar level of diversity compared to the Regional Victoria area with more residents having been born overseas (12.5% compared to 11.0%) however there is less diversity amongst those residents with only 5.0% being born in non-English speaking countries (compared to 6.1%). People that speak a language other than English at home accounted for 4.5% of the Macedon Ranges population, compared to 6.0% in Regional Victoria.

The table below details the country of birth of residents in 2016 and 2011 as well as being compared against the population in Regional Victoria.

Table 22: Most common countries of birth

	2016			2011			Change 2011 to 2016
	Number	%	Regional Victoria %	Number	%	Regional Victoria %	
Australia	36,794	79.8	80.7	34,743	83.0	84.3	+2,051
United Kingdom	2,372	5.1	3.2	2,390	5.7	3.5	-18
New Zealand	581	1.3	1.0	500	1.2	1.0	+81
Germany	285	0.6	0.4	309	0.7	0.5	-24
Italy	229	0.5	0.5	224	0.5	0.6	+5
Netherlands	178	0.4	0.5	195	0.5	0.6	-17
Malta	168	0.4	0.1	173	0.4	0.1	-5
United States of America	151	0.3	0.2	154	0.4	0.2	-3
South Africa	148	0.3	0.2	109	0.3	0.2	+39
Ireland	127	0.3	0.2	107	0.3	0.2	+20
India	118	0.3	0.6	72	0.2	0.4	+46

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

The table below summarises the diversity within the Macedon Ranges Shire population and identifies whether residents are from English or non-English speaking backgrounds.

Table 23: Summary of Diversity

	2016			2011			Change 2011 to 2016
	Number	%	Regional Victoria %	Number	%	Regional Victoria %	
Total overseas born	5,752	12.5	11.0	5,411	12.9	10.6	+341
Non-English-speaking backgrounds	2,305	5.0	6.1	2,107	5.0	5.5	+198
Main English speaking countries	3,447	7.5	4.9	3,304	7.9	5.1	+143
Australia	36,794	79.8	80.7	34,743	83.0	84.3	+2,051
Not stated	3,577	7.8	8.3	1,713	4.1	5.0	+1,864
Total Population	46,123	100.0	100.0	41,867	100.0	100.0	+4,256

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

The percentage of the population born overseas is higher than that in Regional Victoria (12.5% compared to 11.0%). The percentage of the population that came from non-English speaking backgrounds however is lower than in Regional Victoria with 5.0% compared to 6.1%.

There has been a slight decrease in the percentage of the population born overseas in the Macedon Ranges area between 2011 and 2016 with a decrease of 0.4%.

Languages spoken at home

The Macedon Ranges area has a higher percentage of the population that speaks English only (89.0%) when compared to the Regional Victoria population (86.6%).

The top five languages other than English spoken within the Macedon Ranges area in 2016 were:

- Italian
- German
- Mandarin
- Greek
- Maltese

Residents income levels

The table below presents the personal weekly income levels of Macedon Ranges residents.

Table 24: Weekly individual gross income levels for the Macedon Ranges Shire area

	2016		
	Number	%	Regional Victoria %
Negative Income/Nil income	3,409	9.3	7.2
\$1 - \$149	1,680	4.6	4.4
\$150 - \$299	2,334	6.4	7.8
\$300 - \$399	2,682	7.3	10.5
\$400 - \$499	2,889	7.9	10.3
\$500 - \$649	2,738	7.5	9.0
\$650 - \$799	2,644	7.2	8.5
\$800 - \$999	2,936	8.0	8.5
\$1,000 - \$1,249	2,994	8.2	7.8
\$1,250 - \$1,499	2,133	5.8	4.9
\$1,500 - \$1,749	2,018	5.5	3.8
\$1,750 - \$1,999	1,306	3.6	2.4
\$2,000 - \$2,999	2,205	6.0	2.9
\$3,000 or more	1,345	3.7	1.6
Not stated	3,342	9.1	10.4
Total persons aged 15+	36,655	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

Analysis of individual income levels in the Macedon Ranges Shire in 2016 compared to Regional Victoria shows that there was a higher proportion of people earning a high income (those earning \$1,750 per week or more) and a lower proportion of low income people (those earning less than \$500 per week). Overall, 13.2% of the population earned a high income, and 35.4% earned a low income, compared with 6.9% and 40.2% respectively for Regional Victoria.

The major differences between the Macedon Ranges Shire's individual incomes and Regional Victoria's individual incomes were:

- A *larger* percentage of persons who earned \$2,000 - \$2,999 (6.0% compared to 2.9%)
- A *larger* percentage of persons who earned Negative Income/ Nil income (9.3% compared to 7.2%)
- A *smaller* percentage of persons who earned \$300 - \$399 (7.3% compared to 10.5%)
- A *smaller* percentage of persons who earned \$400 - \$499 (7.9% compared to 10.3%)

Vehicle ownership

The number of vehicles per household is detailed in the table below.

Table 25: Vehicle ownership

	2016		
	Number	%	Regional Victoria %
No motor vehicles	405	2.4	5.1
1 motor vehicle	3,839	22.9	31.1
2 motor vehicles	6,670	39.8	34.9
3 or more motor vehicles	4,497	26.8	19.2
Not stated	1,352	8.1	9.6
Total households	16,763	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016, .id consulting

A household's ownership of vehicles can be used as an indicator of an individual's ability to independently access leisure facilities without the reliance on public transport or utilising other modes of transport.

A review of the vehicles ownership in the Macedon Ranges Shire indicates that nearly nine out of every 10 households (89.5%) own one or more vehicles indicating a high ability to independently access leisure activities. This is higher than the Regional Victoria with 85.2%. There is also a number of households (2.4%) that identified that they have access to no motor vehicles indicating that there may be a reliance on public transport and non-motorised forms of transport such as walking, bikes, or skateboards.

Future population predictions

It is expected that the population within the Macedon Ranges Shire area will increase 37.6% from 47,170 in 2016 to 64,901 in 2036. The largest annual average rate of change is predicted to occur between 2021 and 2026 before slowing down.

Table 26: Projected population growth 2016 – 2036

	Forecast year				
	2016	2021	2026	2031	2036
Population	47,170	50,655	55,242	59,882	64,901
Change in population (5yrs)		3,485	4,586	4,641	5,019
Average annual change		1.44%	1.75%	1.63%	1.62%

Source: Population and household forecasts, 2011 to 2036, prepared by .id, the population experts, August 2017

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

The following table highlights the likely change in the population age profile between 2011 and 2036.

Table 27: Macedon Ranges Shire future population age profile

	2016		2021		2026		2031		2036		Change b/w 2016 and 2036
	Number	%	Number	%	Number	%	Number	%	Number	%	
0-4	3,076	6.5	3,292	6.5	3,569	6.5	3,836	6.4	4,189	6.5	+1,113
5-9	3,463	7.3	3,661	7.2	3,981	7.2	4,297	7.2	4,671	7.2	+1,208
10-14	3,282	7.0	3,527	7.0	3,809	6.9	4,122	6.9	4,475	6.9	+1,193
15-19	2,894	6.1	3,032	6.0	3,293	6.0	3,562	5.9	3,861	5.9	+967
20-24	2,434	5.2	2,305	4.6	2,463	4.5	2,682	4.5	2,913	4.5	+479
25-29	1,963	4.2	2,110	4.2	2,171	3.9	2,329	3.9	2,534	3.9	+571
30-34	2,250	4.8	2,421	4.8	2,644	4.8	2,792	4.7	3,012	4.6	+762
35-39	2,987	6.3	3,165	6.2	3,450	6.2	3,725	6.2	4,012	6.2	+1,025
40-44	3,595	7.6	3,639	7.2	3,936	7.1	4,254	7.1	4,602	7.1	+1,007
45-49	3,713	7.9	3,761	7.4	3,912	7.1	4,226	7.1	4,568	7.0	+855
50-54	3,448	7.3	3,679	7.3	3,825	6.9	4,019	6.7	4,350	6.7	+902
55-59	3,288	7.0	3,404	6.7	3,670	6.6	3,852	6.4	4,063	6.3	+775
60-64	3,027	6.4	3,283	6.5	3,460	6.3	3,727	6.2	3,928	6.1	+901
65-69	2,916	6.2	3,005	5.9	3,287	5.9	3,484	5.8	3,763	5.8	+848
70-74	2,091	4.4	2,686	5.3	2,827	5.1	3,111	5.2	3,340	5.1	+1,249
75-79	1,174	2.5	1,770	3.5	2,304	4.2	2,474	4.1	2,767	4.3	+1,593
80-84	704	1.5	954	1.9	1,425	2.6	1,831	3.1	2,015	3.1	+1,311
85+	866	1.8	960	1.9	1,213	2.2	1,559	2.6	1,837	2.8	+971
Total	47,170	100	50,655	100	55,242	100	59,882	100	64,901	100	+17,732

Source: Population and household forecasts, 2011 to 2036, prepared by [.id](#), the population experts, August 2017.

In 2016 the dominant age structure for residents in the Macedon Ranges area was ages 45-49 years, which accounted for 7.9% of the total population. This is predicted to change to 5-9 years (7.2%) by the year 2036 with the 45-49 years bracket falling to 7.0%.

The age group that is expected to experience the largest increase in number is 75-79 years which is predicted to grow by 1,593 residents.

In 2036, the most active age groups (45-49 years) is predicted to account for 53.3% of the total population.

Appendix 2: Stadium usage and occupancy tables

Riddells Creek Leisure Centre

The following provides a summary of the current usage of the single court at the Riddells Creek Leisure Centre facility.

The court is currently available for use for 94.5 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 40 hours
- Peak = 32.5 hours
 - Junior peak times = 10 hours
 - Senior peak times = 22.5 hours

Weekends (Saturday and Sunday)

- Saturday = 11 hours
- Sunday = 11 hours

Summer

The court is occupied 38 hours per week during summer, which represents a current occupancy rate of 40.2% of the total 94.5 court hours available.

- Weekday peak usage accounts for 28 hours (86.2% occupancy) of total peak use hours. (This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday).
 - Junior peak time usage accounts for 9.5 hours (95% occupancy). (This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday).
 - Senior peak time usage accounts for 18.5 hours (82.2% occupancy). (This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday).
- Weekday off peak usage accounts for 2 hours (5.0% occupancy) of total off peak use hours. (This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday).
- Weekend use accounts for 8 hours (36.4% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Winter

The court is occupied 37.5 hours per week during winter, which represents a current occupancy rate of 39.7% of the total 94.5 court hours available.

- Weekday peak usage accounts for 28 hours (86.2% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 9.5 hours (95% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 17.5 hours (82.2% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for two hours (5.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 7.5 hours (34.1% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Buffalo Sports Stadium

The following provides a summary of the current usage of the single court at the Buffalo Sports Stadium facility.

The court is currently available for use for 94.5 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 40 hours
- Peak = 32.5 hours
 - Junior peak times = 10 hours
 - Senior peak times = 22.5 hours

Weekends (Saturday and Sunday)

- Saturday = 11 hours
- Sunday = 11 hours

Summer

The court is occupied 38 hours per week during summer, which represents a current occupancy rate of 40.2% of the total 94.5 court hours available.

- Weekday peak usage accounts for 27 hours (83.1% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 9.5 hours (95% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 17.5 hours (77.8% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 7.5 hours (18.8% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 3.5 hours (15.9% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Winter

The court is occupied 39.5 hours per week during winter, which represents a current occupancy rate of 41.8% of the total 94.5 court hours available.

- Weekday peak usage accounts for 25.5 hours (78.5% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 9.5 hours (95% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 16 hours (71.1% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 8.5 hours (21.3% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 5.5 hours (25.0% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Romsey Recreation Centre

The following provides a summary of the current usage of the single court at the Romsey Recreation Centre.

The court is currently available for use for 94.5 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 40 hours
- Peak = 32.5 hours
 - Junior peak times = 10 hours
 - Senior peak times = 22.5 hours

Weekends (Saturday and Sunday)

- Saturday = 11 hours
- Sunday = 11 hours

Summer

The court is occupied 23.5 hours per week during summer, which represents a current occupancy rate of 24.9% of the total 94.5 court hours available.

- Weekday peak usage accounts for 21 hours (64.6% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 8 hours (80% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 13 hours (57.8% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 0 hours (0.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 2.5 hours (11.4% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Winter

The court is occupied 13.5 hours per week during winter, which represents a current occupancy rate of 14.3% of the total 94.5 court hours available.

- Weekday peak usage accounts for 11 hours (33.8% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 4.5 hours (45% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 6.5 hours (28.9% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 0 hours (0.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 2.5 hours (11.4% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Macedon Community Centre

The following provides a summary of the current usage of the single court at the Macedon Community Centre.

The court is currently available for use for 94.5 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 40 hours
- Peak = 32.5 hours
 - Junior peak times = 10 hours
 - Senior peak times = 22.5 hours

Weekends (Saturday and Sunday)

- Saturday = 1 hours
- Sunday = 1 hours

Summer

The court is occupied 27 hours per week during summer, which represents a current occupancy rate of 28.6% of the total 94.5 court hours available.

- Weekday peak usage accounts for 19 hours (58.5% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 6.5 hours (65% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 12.5 hours (55.6% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 5.5 hours (13.8% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 2.5 hours (11.4% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

Winter

The court is occupied 28 hours per week during winter, which represents a current occupancy rate of 29.6% of the total 94.5 court hours available.

- Weekday peak usage accounts for 22 hours (67.7% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (32.5 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 6.5 hours (65% occupancy). This is between the hours of 4.00pm to 6.00pm (10 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 15.5 hours (68.9% occupancy). This is between the hours of 6.00pm to 10.30pm (22.5 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 6 hours (10.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (40 hours per week) Monday to Friday.
- Weekend use accounts for 0 hours (0.0% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (22 hours per weekend).

The Stadium, Gisborne

The following provides a summary of the current usage of the two courts at The Stadium, Gisborne facility.

The court is currently available for use for 189 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 80 hours
- Peak = 65 hours
 - Junior peak times = 20 hours
 - Senior peak times = 45 hours

Weekends (Saturday and Sunday)

- Saturday = 22 hours
- Sunday = 22 hours

Summer

The court is occupied 143.5 hours per week during summer, which represents a current occupancy rate of 75.9% of the total 189 court hours available.

- Weekday peak usage accounts for 51.5 hours (79.2% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (65 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 15 hours (75% occupancy). This is between the hours of 4.00pm to 6.00pm (20 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 36.5 hours (81.1% occupancy). This is between the hours of 6.00pm to 10.30pm (45 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 64 hours (80.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (80 hours per week) Monday to Friday.
- Weekend use accounts for 28 hours (63.6% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (44 hours per weekend).

Winter

The court is occupied 141.5 hours per week during winter, which represents a current occupancy rate of 74.9% of the total 189 court hours available.

- Weekday peak usage accounts for 49.5 hours (76.2% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (65 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 12.5 hours (62.5% occupancy). This is between the hours of 4.00pm to 6.00pm (20 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 37 hours (82.2% occupancy). This is between the hours of 6.00pm to 10.30pm (45 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 64 hours (80.0% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (80 hours per week) Monday to Friday.
- Weekend use accounts for 28 hours (63.6% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (44 hours per weekend).

Kyneton Toyota Sports & Aquatic Centre

The following provides a summary of the current usage of the two courts at the Kyneton Toyota Sports & Aquatic Centre.

The courts are currently available for use for 189 court hours per week based on the following hours:

Weekdays (Monday to Friday)

- Off peak = 80 hours
- Peak = 65 hours
 - Junior peak times = 20 hours
 - Senior peak times = 45 hours

Weekends (Saturday and Sunday)

- Saturday = 22 hours
- Sunday = 22 hours

Summer

The courts are occupied 100.5 hours per week during summer, which represents a current occupancy rate of 53.2% of the total 189 court hours available.

- Weekday peak usage accounts for 30.5 hours (46.9% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (65 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 10 hours (50% occupancy). This is between the hours of 4.00pm to 6.00pm (20 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 20.5 hours (45.6% occupancy). This is between the hours of 6.00pm to 10.30pm (45 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 65 hours (81.3% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (80 hours per week) Monday to Friday.
- Weekend use accounts for 5 hours (11.4% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (44 hours per weekend).

Winter

The courts are occupied 96 hours per week during winter, which represents a current occupancy rate of 50.8% of the total 189 court hours available.

- Weekday peak usage accounts for 31 hours (47.7% occupancy) of total peak use hours. This is between the hours of 4.00pm to 10.30pm (65 hours per week) Monday to Friday.
 - Junior peak time usage accounts for 11.5 hours (57.5% occupancy). This is between the hours of 4.00pm to 6.00pm (20 hours per week) Monday to Friday.
 - Senior peak time usage accounts for 19.5 hours (43.3% occupancy). This is between the hours of 6.00pm to 10.30pm (45 hours per week) Monday to Friday.
- Weekday off peak usage accounts for 65 hours (81.3% occupancy) of total off peak use hours. This is between the hours of 8.00am and 4.00pm (80 hours per week) Monday to Friday.
- Weekend use accounts for 0 hours (0.0% occupancy) of total weekend use hours. This is between the hours of 8.00am to 7.00pm Saturday and 8.00am to 7.00pm Sunday (44 hours per weekend).

Occupancy Tables

The Stadium, Gisborne

SUMMER

TIME SLOT	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
	1	2	1	2	1	2	1	2	1	2	1	2	1	2
Off Peak Time														
8.00am-8.30am														
8.30am-9.00am														
9.00am-9.30am	Red	Red	Blue	Red		Red	Green	Red	Blue	Red	Yellow	Yellow	Light Blue	Light Blue
9.30am-10.00am	Red	Red	Blue	Red		Red	Green	Red	Blue	Red	Yellow	Yellow	Light Blue	Light Blue
10.00am-10.30am	Red	Red		Red		Red	Green	Red		Red	Yellow	Yellow	Light Blue	Light Blue
10.30am-11.00am	Red	Red		Red		Red	Green	Red		Red	Yellow	Yellow	Light Blue	Light Blue
11.00am-11.30am	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
11.30am-12.00pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
12.00pm-12.30pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
12.30pm-1.00pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
1.00pm-1.30pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
1.30pm-2.00pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
2.00pm-2.30pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
2.30pm-3.00pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
3.00pm-3.30pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
3.30pm-4.00pm	Red	Red		Red		Red	Green	Red		Red	Green	Green	Light Blue	Light Blue
Peak Time														
4.00pm-4.30pm														
4.30pm-5.00pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange	Green	Green		
5.00pm-5.30pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange	Green	Green		
5.30pm-6.00pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange	Green	Green		
6.00pm-6.30pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
6.30pm-7.00pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
7.00pm-7.30pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
7.30pm-8.00pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
8.00pm-8.30pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
8.30pm-9.00pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
9.00pm-9.30pm	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange	Orange	Orange	Orange				
9.30pm-10.00pm							Orange	Orange	Orange	Orange				
10.00pm-10.30pm							Orange	Orange	Orange	Orange				
10.30pm-11.00pm							Orange	Orange	Orange	Orange				

Key

Basketball Games	Green	Basketball Training	Yellow	Fitness Classes	Blue	Soccer Training	Light Blue
School Use	Red	Netball Games	Orange	Netball Training	Pink	Soccer Games	Light Orange

The Stadium, Gisborne

WINTER

TIME SLOT	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
	1	2	1	2	1	2	1	2	1	2	1	2	1	2
Off Peak Time														
8.00am-8.30am														
8.30am-9.00am														
9.00am-9.30am														
9.30am-10.00am														
10.00am-10.30am														
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2.30pm-3.00pm														
3.00pm-3.30pm														
3.30pm-4.00pm														
Peak Time														
4.00pm-4.30pm														
4.30pm-5.00pm														
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8.30pm-9.00pm														
9.00pm-9.30pm														
9.30pm-10.00pm														
10.00pm-10.30pm														
10.30pm-11.00pm														

Key

Basketball Games		Basketball Training		Fitness Classes		Soccer Training	
School Use		Netball Games		Netball Training		Soccer Games	

Kyneton Toyota Sports & Aquatic Centre

SUMMER

TIME SLOT	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
	1	2	1	2	1	2	1	2	1	2	1	2	1	2
Off Peak Time														
8.00am-8.30am														
8.30am-9.00am														
9.00am-9.30am														
9.30am-10.00am														
10.00am-10.30am														
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3.30pm-4.00pm														
Peak Time														
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9.00pm-9.30pm														
9.30pm-10.00pm														
10.00pm-10.30pm														
10.30pm-11.00pm														

Key

Netball Training	Basketball Training	Badminton	Junior Soccer Development
Netball Competition	Basketball Competition	Volleyball	Kyneton Secondary College

Kyneton Toyota Sports & Aquatic Centre

WINTER

TIME SLOT	MONDAY		TUESDAY		WEDNESDAY		THURSDAY		FRIDAY		SATURDAY		SUNDAY	
	1	2	1	2	1	2	1	2	1	2	1	2	1	2
Off Peak Time														
8.00am-8.30am														
8.30am-9.00am														
9.00am-9.30am														
9.30am-10.00am														
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3.00pm-3.30pm														
3.30pm-4.00pm														
Peak Time														
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8.30pm-9.00pm														
9.00pm-9.30pm														
9.30pm-10.00pm														
10.00pm-10.30pm														
10.30pm-11.00pm														

Key

Netball Training		Basketball Training		Badminton		Junior Soccer Development	
Netball Competition		Basketball Competition		Volleyball		Kyneton Secondary College	

Riddells Creek Leisure Centre

SUMMER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am							
9.30am-10.00am							
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10.30am-11.00am							
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3.30pm-4.00pm							
Peak Time							
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8.30pm-9.00pm							
9.00pm-9.30pm							
9.30pm-10.00pm							
10.00pm-10.30pm							
10.30pm-11.00pm							

Key

Junior Basketball Comp		Senior Basketball Comp		Volleyball		Junior Netball Training	
Basketball Training		Sunbury Basketball Comp		Playgroup			

Riddells Creek Leisure Centre

WINTER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am							
9.30am-10.00am							
10.00am-10.30am							
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Peak Time							
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8.30pm-9.00pm							
9.00pm-9.30pm							
9.30pm-10.00pm							
10.00pm-10.30pm							
10.30pm-11.00pm							

Key

Junior Basketball Comp	Senior Basketball Comp	Volleyball	Junior Netball Training
Basketball Training	Sunbury Basketball Comp	Playgroup	

Romsey Recreation Centre

SUMMER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am							
9.30am-10.00am							
10.00am-10.30am							
10.30am-11.00am							
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2.30pm-3.00pm							
3.00pm-3.30pm							
3.30pm-4.00pm							
Peak Time							
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8.30pm-9.00pm							
9.00pm-9.30pm							
9.30pm-10.00pm							
10.00pm-10.30pm							
10.30pm-11.00pm							

Key

Junior Basketball	Green	Junior Soccer	Yellow	Karate	Blue
Netball Competition	Red	Senior Soccer	Orange		

Romsey Recreation Centre

WINTER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am							
9.30am-10.00am							
10.00am-10.30am							
10.30am-11.00am							
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Peak Time							
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8.00pm-8.30pm							
8.30pm-9.00pm							
9.00pm-9.30pm							
9.30pm-10.00pm							
10.00pm-10.30pm							
10.30pm-11.00pm							

Key

Junior Basketball	Junior Soccer	Karate
Netball Competition	Senior Soccer	

Macedon Community Centre

SUMMER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am	Green		Green				
9.30am-10.00am	Green		Green	Orange			
10.00am-10.30am				Orange			
10.30am-11.00am				Orange			Red
11.00am-11.30am				Orange			Red
11.30am-12.00pm				Orange			Red
12.00pm-12.30pm				Orange			Red
12.30pm-1.00pm				Orange			Red
1.00pm-1.30pm							
1.30pm-2.00pm							
2.00pm-2.30pm							
2.30pm-3.00pm							
3.00pm-3.30pm							
3.30pm-4.00pm							
Peak Time							
4.00pm-4.30pm			Yellow				
4.30pm-5.00pm	Red	Blue	Yellow	Red			
5.00pm-5.30pm	Red	Blue	Blue	Red			
5.30pm-6.00pm	Red	Blue	Blue	Red			
6.00pm-6.30pm	Red	Blue	Yellow	Red			
6.30pm-7.00pm	Red	Blue	Yellow	Red			
7.00pm-7.30pm	Blue	Blue	Magenta	Red			
7.30pm-8.00pm	Blue	Blue	Magenta	Red			
8.00pm-8.30pm		Orange	Magenta	Red			
8.30pm-9.00pm		Orange	Magenta	Red			
9.00pm-9.30pm		Orange					
9.30pm-10.00pm		Orange					
10.00pm-10.30pm		Orange					
10.30pm-11.00pm							

Key

Exercise Classes	Green	Netball	Yellow	Basketball	Blue
Futsal	Red	Badminton	Orange	Table Tennis	Magenta

Macedon Community Centre

WINTER

TIME SLOT	MONDAY 1	TUESDAY 1	WEDNESDAY 1	THURSDAY 1	FRIDAY 1	SATURDAY	SUNDAY 1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am	Green		Green				
9.30am-10.00am	Green		Green	Orange			
10.00am-10.30am				Orange			
10.30am-11.00am				Orange			
11.00am-11.30am				Orange			
11.30am-12.00pm				Orange			
12.00pm-12.30pm				Orange			
12.30pm-1.00pm				Orange			
1.00pm-1.30pm							
1.30pm-2.00pm							
2.00pm-2.30pm							
2.30pm-3.00pm							
3.00pm-3.30pm							
3.30pm-4.00pm			Yellow				
Peak Time							
4.00pm-4.30pm			Yellow				
4.30pm-5.00pm		Blue	Yellow	Red			
5.00pm-5.30pm	Red	Blue	Yellow	Red			
5.30pm-6.00pm	Red	Blue	Yellow	Red	Yellow		
6.00pm-6.30pm	Red	Blue	Yellow	Red	Yellow		
6.30pm-7.00pm	Red	Blue	Yellow	Red	Yellow		
7.00pm-7.30pm	Red	Blue	Magenta	Red	Yellow		
7.30pm-8.00pm	Red	Blue	Magenta	Red	Yellow		
8.00pm-8.30pm	Red	Orange	Magenta	Red	Yellow		
8.30pm-9.00pm		Orange	Magenta	Red			
9.00pm-9.30pm		Orange					
9.30pm-10.00pm		Orange					
10.00pm-10.30pm		Orange					
10.30pm-11.00pm							

Key

Exercise Classes	Green	Netball	Yellow	Basketball	Blue
Futsal	Red	Badminton	Orange	Table Tennis	Magenta

- 16-week season for table tennis, rest of winter is netball training in this timeslot.

Buffalo Sports Stadium

SUMMER

TIME SLOT	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	1	1	1	1	1		1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am							
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Peak Time							
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9.00pm-9.30pm							
9.30pm-10.00pm							
10.00pm-10.30pm							
10.30pm-11.00pm							

Key

Exercise Classes	Netball	Basketball	
Futsal	Volleyball	Preschool Sports	

Buffalo Sports Stadium

WINTER

TIME SLOT	MONDAY 1	TUESDAY 1	WEDNESDAY 1	THURSDAY 1	FRIDAY 1	SATURDAY	SUNDAY 1
Off Peak Time							
8.00am-8.30am							
8.30am-9.00am							
9.00am-9.30am		Netball		Netball	Preschool Sports		
9.30am-10.00am	Basketball	Netball		Netball	Preschool Sports	Basketball	
10.00am-10.30am	Basketball		Basketball			Basketball	
10.30am-11.00am	Basketball				Preschool Sports	Basketball	
11.00am-11.30am	Basketball				Preschool Sports	Basketball	
11.30am-12.00pm					Preschool Sports	Basketball	
12.00pm-12.30pm					Preschool Sports		Basketball
12.30pm-1.00pm							Basketball
1.00pm-1.30pm							
1.30pm-2.00pm							
2.00pm-2.30pm							
2.30pm-3.00pm							
3.00pm-3.30pm							Basketball
3.30pm-4.00pm							Basketball
Peak Time							
4.00pm-4.30pm	Basketball	Netball	Basketball	Basketball			
4.30pm-5.00pm	Basketball	Netball	Basketball	Basketball	Futsal		
5.00pm-5.30pm	Basketball	Netball	Basketball	Basketball	Futsal		
5.30pm-6.00pm	Basketball	Basketball	Basketball	Basketball	Futsal		
6.00pm-6.30pm	Basketball	Basketball	Basketball	Basketball	Futsal		
6.30pm-7.00pm	Basketball	Basketball	Basketball	Basketball	Futsal		
7.00pm-7.30pm	Basketball	Basketball	Basketball	Basketball	Futsal		Futsal
7.30pm-8.00pm	Basketball	Basketball	Basketball	Preschool Sports			Futsal
8.00pm-8.30pm	Basketball	Basketball	Basketball	Preschool Sports			
8.30pm-9.00pm	Basketball	Basketball	Basketball	Preschool Sports			
9.00pm-9.30pm		Basketball	Basketball				
9.30pm-10.00pm		Basketball	Basketball				
10.00pm-10.30pm			Basketball				
10.30pm-11.00pm							

Key

Exercise Classes	Netball	Basketball	
Futsal	Volleyball	Preschool Sports	

Appendix 3: Indoor Sporting Facilities Provision

Facility	Address	# crts	Ownership	Map Ref
Macedon Ranges				
Buffalo Sports Stadium - Woodend	1-29 Forest Street, Woodend	1	LGA	A1
Kyneton Toyota Sports and Aquatic Centre	4 Victoria Street, Kyneton	2	LGA	A2
Macedon Community Centre	Waterfalls Road, Macedon	1	LGA	A3
Riddells Creek Leisure Centre	Sutherlands Road, Riddells Creek	1	LGA	A4
Romsey Recreation Centre	Park Lane, Romsey	1	LGA	A5
The Stadium (Gisborne Secondary College)	95 Melton Road, Gisborne	2	LGA	A6
Braemar College	Mt Macedon Road, Woodend	1	Independent	A7
PGL Campaspe Downs - Kyneton	1302 Trentham Road, Kyneton	2	Private	609 F9
Sacred Heart College (Quamby)	94 High Street, Kyneton	1	Independent	A9
Mitchell Shire Council				
Broadford Leisure Centre	Mollison Street, Broadford	2	LGA	B1
RB Robson Stadium	Bentinck Street, Wallan	3	LGA	B2
Seymour Sports and Aquatic Centre	Pollard Street, Seymour	2	LGA	B3
Wandong Stadium	Dry Creek Crescent, Wandong	1	LGA	B4
Seymour College	29-47 Stewart Street, Seymour	1	DET	B5
St Marys College	90 High Street, Seymour	1	Independent	B6
Kilmore Primary School (BER Sports Stadium Complex)	35 Lancefield Road, Kilmore	1	DET	B7
St Patricks Primary School	1 Conway Street, Kilmore	1	Independent	B8
Assumption College	Sutherland Street, Kilmore	1	Independent	B9
Wallan Secondary College	100 Duke Street, Wallan	1	DET	B10
Shire of Mount Alexander				
Wesley Hill Stadium (Castlemaine War Memorial Stadium)	McGrath Street, Castlemaine	2	LGA	C1
Harcourt Primary School	Wilkinson Street, Harcourt	1	DET	C2
Castlemaine Secondary College	Blakeley Road, Castlemaine	1	DET	C3
Hepburn Shire Council				
Clunes Sporting Complex	Cameron St, Clunes	1	LGA	D1
Daylesford ARC Recreation Centre	39 Smith Street, Daylesford	2	DET	D2
Moorabool Shire Council				
Bacchus Marsh Leisure Centre	5/15 Labilliere Street, Bacchus Marsh	2	LGA	E1
Darley Civic and Community Hub Indoor Sports Stadium	182 Halletts Way, Darley	1	LGA	E2
Bacchus Marsh Grammar	South Maddingley Road, Bacchus Marsh	1	Independent	E3

Facility	Address	# crts	Ownership	Map Ref
Bacchus Marsh Primary School	56 Lerderderg Street, Bacchus Marsh	1	DET	E4
Ballan Primary School	8-14 Duncan Street, Ballan	1	DET	E5
Bungaree Primary School	348 Bungaree-Wallace Road, Bungaree	1	DET	E6
St Bernard Parish Primary School	Gisborne Road, Bacchus Marsh	1	Independent	E7
Melton City Council				
Caroline Springs Leisure Centre	9-19 The Parade, Caroline Springs	3	LGA	F1
Victoria University	Rees Road, Melton South	1	University	F2
Mowbray College	Centenary Avenue, Melton	1	DET	F3
Melton Indoor Recreation Centre	Coburns Road, Melton	3	Private	F4
Hume City Council				
Boardman Stadium	Wilson's Lane, Sunbury	6	LGA	G1
Broadmeadows Basketball Stadium	30 Dimboola Road, Broadmeadows	4	LGA	G2
Broadmeadows Leisure Centre	Dimboola Road, Broadmeadows	2	LGA	G3
Craigieburn Leisure Centre	127-147 Craigieburn Road, Craigieburn	5	LGA	G4
Gladstone Park Secondary College	Taylor Drive, Gladstone Park	1	DET	G5
Gladstone Park Community Centre	South Circular Road, Gladstone Park	1	DET	G6
Roxburgh College	60-70 Donald Cameron Drive, Roxburgh Park	2	DET	G7
Greenvale Recreation Centre	27 Barrymore Road, Greenvale	2	LGA	G8
Meadow Heights Community Centre	15-29 Buchan Street, Meadow Heights	1	LGA	G9
Progress Reserve	27-59 Almurta Ave, Coolaroo	1	LGA	G10
Sunbury Downs College	Mitchells Lane, Sunbury	1	DET	G11
Kismet Park Primary School	McEwen Drive, Sunbury	1	DET	G12
Sunbury Recreation Reserve	20 Ligar Street, Sunbury	1	LGA	G13

Appendix 4: Sites Assessment

A review of indoor sports facilities and/or potential sites for a Regional Sports Hub was undertaken for this project. The purpose of the site review was to evaluate the:

- Quality and functionality of existing indoor sports facilities and,
- Potential for each site to accommodate a regional hub facility of four to six/eight courts.

The evaluation of each site for its ability to accommodate the potential regional sports hub was undertaken against a set of assessment criteria is detailed in the table below.

Criteria	Maximum points available	New Gisborne Netball Centre	Gisborne The Stadium	Riddells Creek Leisure Centre	Macedon Community Centre	Romsey Recreation Centre	Kyneton Sports and Aquatic Centre	Woodend Buffalo Stadium
Size of site – capacity to fit up to 8 courts. (note points added for ability to fit 1, 2+ additional courts)	10	10	2	1	0	1	1	2
Visibility of the site	5	5	5	3	3	3	4	3
Site topography	5	5	5	5	5	5	5	5
Planning/Zoning	5	5	5	5	5	5	5	5
Site services	5	5	5	5	5	5	5	5
Site access and traffic impacts	5	3	3	2	2	2	2	2
Access to public transport	5	5	2	4	4	4	4	4
Site geology	5	5	5	5	5	5	5	5
Site ownership/control	5	5	2	5	5	5	5	5
Location to future population/catchment	5	5	5	2	2	2	2	2
Impact on current users	5	5	5	4	4	4	4	4
Neighbourhood impact	5	5	5	4	4	4	4	4
Image/compatible with use of the site	5	5	5	5	5	5	5	5
Commercial potential of the site	5	5	3	4	4	4	4	4
Capital cost of development	5	5	3	5	5	5	5	5
Environmental impacts	5	5	5	5	5	5	5	5
Place – contribution to local place	5	5	5	3	3	3	3	3
People – contributes to the wider engagement of people	5	5	3	5	5	5	5	5
TOTAL:	95	92	73	72	71	72	73	73

Appendix 5: Macedon Ranges Shire indoor sports facilities – A strategic plan

Facility Name	Short Term 0 – 4 years	Medium Term 5 – 10 years	Long Term 11 – 20+ years	Summary Site Review Assessment – Strategic Plan
Buffalo Sports Stadium	<ul style="list-style-type: none"> Cladding to improve amenity Cut into seating bank for score board and players bench 	<p>2 court addition (#3 or 7F*)</p>	<p><i>*(#7) possible 2 additional court development if not done in medium term – timing may be affected by timing of Braemar College courts development.</i></p>	<p>This site is not preferred for the Regional Hub but does have capacity for development of 2 additional court space overtime as the population and demand increases. * Decision to develop these courts may be impacted by development and/or availability of New Braemar College Courts.</p>
Romsey Recreation Centre	<ul style="list-style-type: none"> Improved doors to food and beverage Padding – ends of court and on pillars Blinds on windows at end of courts Heating and cooling Power points in toilets Painting internal cladding to stadium 	<ul style="list-style-type: none"> Create point of entry Improve access to program room - stair lift access to level one. Improve seating to include bleacher style seating 	<p>1 court addition (#4) at back behind building.</p>	<p>Development of additional court space at this site is recommended to meet local population demand. Future development should be integrated with/in consideration of the Romsey Aquatic Centre Master Plan. All works identified are in keeping with this.</p>
Kyneton Toyota Sports & Aquatic Centre	<ul style="list-style-type: none"> Padding on end walls Undertake roof repairs to stop leak/s Cladding repairs/replacement Replace dividing nets Install improved lighting Improve squash court ventilation to moisture/condensation and mould Kitchenette in meeting room Additional storage – user groups 	<p>Consider developing school change rooms</p>	<p>1 court addition (#5) Demolish existing 2 courts to develop 3 new courts plus storage and improved meeting/ancillary space. This will give a 1 court net increase. Consider development of additional squash court as part of this project.</p>	<p>This site is not preferred for the Regional Hub but does have capacity over time for development of 1 additional court space, along with replacement of the existing 2 with compliant courts.</p>

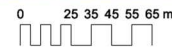
Facility Name	Short Term 0 – 4 years	Medium Term 5 – 10 years	Long Term 11 – 20+ years	Summary Site Review Assessment – Strategic Plan
Riddells Creek Leisure Centre	<ul style="list-style-type: none"> • Padding on end walls • Extension of community program room to make more functional • Reconfigure front entrance reception to create improved amenity • Landscaping to create a better sense of entry • Explore/consider reconfigure /open current corridor between courts and gym to make use of dead space. 	<ul style="list-style-type: none"> • Relocate water tanks • Demolition of dog club building. This will allow new court to be aligned to old <p><i>Note: Dog Club is to be relocated as per the Master Plan for the reserve</i></p>	1 court addition (#6)	<p>This site is not preferred for the Regional Hub but does have capacity for development of 1 additional court space overtime as the population and demand increases.</p> <p>This site is probably suited to junior activity as a focus</p>
The Stadium, Gisborne	<p>Maintenance & upgrade</p> <p>Re-line to ensure court run-off compliant</p> <p>Padding at end of courts</p> <p>Futsal proof cladding/wall surfaces</p> <p>Replace lights with futsal proof fittings</p> <p>Repaint hallway walls to remove gloss paint finish which is not practical</p> <p>Work with DET to resolve roof leaks</p> <p>NB/ Scorers bench is currently in the run-off area</p>	<p>Scorers bench/run off fix:</p> <p>Remodel bay stadium side wall/kitchenette wall to create compliant space/run off that includes scorers bench</p> <p>Consider relocation of door to ensure segregation between school and community use (not high priority)</p> <p>Improvements to front entry and consider creating a barrier to create delineation between school and council spaces</p> <ul style="list-style-type: none"> • More carpark lighting 	<p>2 court addition (#8)</p> <ul style="list-style-type: none"> • Increased car parking. Allow for 80 bays 	<p>In the long term, the site is not preferred for Regional Hub but does have capacity for provision of 2 additional court spaces overtime as the population and user need increases. More than 2 courts would be difficult as achieving sufficient carparking would be difficult</p> <p>It is likely that this venue will be a futsal venue ongoing and may be able to focus more on this increased indoor courts at the hub.</p>

Facility Name	Short Term 0 – 4 years	Medium Term 5 – 10 years	Long Term 11 – 20+ years	Summary Site Review Assessment – Strategic Plan
New Gisborne	4 court development of the 4/8 court development and necessary support facilities (#1) Refer component brief	2 court addition (#2) added to the proposed 6 court venue and necessary support facilities – carparking etc. Refer component brief	Possible 2 courts development (#9)	This is the preferred site for the Regional Sports Hub as part of an integrated vision including the outdoor sports fields. It is proposed that the hub would include: <ul style="list-style-type: none"> • 4 - 6 court indoor facility • Community program rooms • Integrated with outdoor netball or ovals • Emergency relief centre • Carparking
<i>Braemar College – new development site</i>		<i>Private development: 2 courts (#3)</i>	<i>OR Private development: 2 courts (#8)</i>	<i>2 courts are proposed as part of the new school development. The courts will likely be available for community hire/use. The exact timing is unclear however it is most likely beyond the first 5 years of this plan. The development of these courts and successful negotiation of a JUA may change the priority for Council developed courts.</i>
Macedon Community Centre	Padding at end of courts Review lighting system to meet badminton requirements <ul style="list-style-type: none"> • Note: This is a bushfire /neighbourhood safe building 	<ul style="list-style-type: none"> • Refurbish the amenities for joint use with outdoor sports umpires 		Development of additional court space at this site is not recommended as part of this strategy. It is proposed that this centre could focus on badminton, volleyball and futsal
TOTAL NEW COURTS AVAILABLE:	4 courts	4 - 6 courts	5 - 7 courts	There would be 13 – 17 new/additional courts by 2036

Appendix 6 Regional Sports Fields concept designs



**NEW GISBORNE REGIONAL SPORTS FIELDS
Master Plan**



Sporting Facilities

- 1 Natural grass surface sports field (165m x 130m) with synthetic wicket, sub-surface irrigation and drainage, and floodlights to training standard (100 lux), but constructed with capacity to upgrade to playing standard (200 lux / 300 lux)
Potential turf centre wicket table if demand arises
- 2 Synthetic surface sports field (165m x 130m) with synthetic cricket wicket and floodlights to playing standard (200 lux outer field and 300 lux centre square), capable of accommodating football, cricket and soccer
- 3 Install ball protection net
- 4 Potential future tennis courts - to be determined by separate study
- 5 Two tennis-netball courts floodlit to tennis competition standard (350 lux)
- 6 Fully enclosed cricket practice nets (4 lanes)
- 7 New integrated community sports pavilion (staged) to include multiple player and umpire change rooms (to accommodate sports field users, tennis users and netball users), social spaces and associated amenities, canteen, and internal storage
- 8 Large vehicle free concourse and spectator areas around the pavilion

Other Facilities and Spaces

- 9 Location for future facilities and spaces suitable for young people to socialise and congregate
- 10 Grass spectator mound
- 11 Location for playspace and associated picnic/ BBQ facilities
- 12 Dam established as a detention basin and to harvest stormwater run-off for re-use for irrigation
- 13 Indigenous tree planting throughout the reserve, including buffers along the reserve boundaries and to frame the sporting facilities
- 14 Install 1.8m black, PVC cyclone mesh fence along this boundary

Pedestrian and Traffic Management

- 15 Main reserve entry
- 16 Main reserve car park to service the pavilion users (approx. 170 spaces)
- 17 Overflow car parking area (approx. 250 cars)
- 18 Oval perimeter car parking (approx. 70 spaces)
- 19 Oval perimeter car parking (approx. 70 spaces)
- 20 Car park to service tennis, netball and cricket practice (approx. 30 spaces)
- 21 Pedestrian link to the Macedon Ranges Netball Complex
- 22 Shared path link to New Gisborne town centre and Gisborne Station
- 23 Network of walking and cycling paths throughout the reserve (with occasional bench seating), including oval perimeter paths and paths to encourage recreational and fitness uses
- 24 Secondary reserve entry / exit
- 25 Possible future roundabout

Simon Leisure

memla

Macedon Ranges
Shire Council

NOVEMBER
2017



Appendix 7: Strategic Document Review

Council Plan 2017 – 2027 (incorporating the Health & Well Being Plan)

The Council Plan outlines MRSC's key priorities for the next four to ten years and sets out how it will invest in services and facilities.

The Council Plan establishes a vision for the shire, community and future. It also incorporates the Municipal Public Health and Wellbeing Plan and aligns with the Municipal Strategic Statement and Strategic Resource Plan which also guide Council's decision-making.

The Council Plan framework flows from the vision that demonstrates the importance placed on listening to the community, the emphasis on life in its various forms and people choose to live in the Macedon Ranges.

This then flows into three themes that represent the needs of the community. The themes are aligned with five priorities and link annual actions back to the vision.

The five priorities are:

1. Promote health and wellbeing
2. Protect the natural environment
3. Improve the built environment
4. Enhance the social and economic environment
5. Deliver strong and reliable government

Of particular relevance to this study are the following priorities, and the things are the targeted to be undertaken:

1. Promote health and wellbeing

Why? "We want Macedon Ranges residents to be mentally and physically healthy and active."

Council will:

- help volunteers feel more supported, welcomed and valued in their role
- increase the number of change room facilities upgraded to be more accessible to all

3. Improve the built environment

Why? "We want to manage infrastructure in a sustainable and efficient way that supports the delivery of services to our residents and visitors, now and into the future."

Council will:

- reduce the asset renewal gap* from 2017 levels
- maintain the annual community satisfaction levels with recreational facilities
- continue advocacy efforts to other levels of government about current and future transport needs across the shire.
- implement ecologically sustainable development principles for improved environmental performance in new developments.

4. Enhance the social and economic environment

Why? We want to encourage and support the social and economic development of the shire

Council will:

- attract strategic investment that aligns with Council's vision

The year one action plan identifies the following action:

- Continue to review Council owned/managed community facilities to guide future investment

Community Access and Inclusion Plan

MRSC's Community Access and Inclusion Plan aims to strengthen the voice of people with a disability and supports the significant role that families and carers play. The Plan recognises all people with a disability including young people and adults with a sensory, physical, or neurological impairment, acquired brain injury or mental illness and it acknowledges the important role that families and carers play and the need to support, value and respect them.

The Community Access and Inclusion Plan (CAIP) sets out a four-year action plan that aligns with the Macedon Ranges Shire Council Plan 2013-2017 and links with other related corporate plans and strategies.

It is structured around five key themes/objectives and series of actions under each. Of particular relevance to the study are:

1. Our Built Environment and Quality Services

“Council will ensure our infrastructure and services are universally accessible”

Actions:

- 1.1.2 Investigate the feasibility of the ‘Changing Places’ Project to increase the number of adult change tables in the Shire.
- 1.2.1 Seek funding for an access appraisal of all car parking in the Shire.
- 1.2.2 Explore options to improve accessible parking bays and where necessary bring them into line with the Access to Premises Standards; ensuring there are clear accessible routes of travel from designated accessible parking space(s) to the nearest accessible public entrance.

2. Our Valued Work and Opportunities

3. Getting Involved and Active

“Council will be providing opportunities for all residents to become more involved and active in social and recreational activities.”

Action 3.1.1 Include ‘Access All Abilities’ policy in the review of the Leisure strategy and:

- Encourage and support sporting and recreation clubs, organisations and associations to improve ‘inclusive recreation’ practices
- Advocate to all relevant recreation services/clubs for registration with Companion and Carers Cards.

4. Our Information and Governance

5. Working with the Community

Macedon Ranges Shire Council Leisure Strategy 2017 – 2027 (Draft)

The Leisure Strategy provide Council with a framework for enhancing the health and wellbeing of residents through a range of leisure services and facilities aimed at supporting and encouraging participation in physical activity, sport and community life.

The Strategy establishes a vision for Leisure in Macedon Ranges Shire as follows:

Enhancing community health and wellbeing through sport, recreation and leisure.

Council will contribute to residents achieving a high level of physical and mental wellbeing by ensuring leisure facilities, programs and services reflect community needs. Council will provide all residents, regardless of gender, age or ability, with appropriate opportunities to participate in a range of sport and recreation activities.

Through the strategy, Council core recreation objectives are to:

1. Increase participation in sport and physical activities in the Shire.
2. Enhance the inclusiveness of sport and physical activity participation opportunities across the Shire, regardless of age, gender or ability.
3. Support partnerships to deliver sustainable asset management and participation outcomes.
4. Provide recreational facilities that meet the changing needs of residents, including activation of open space through programming and design.
5. Promote the benefits of sport, recreation and physical activity participation.
6. Support an appropriate range of places, settings and built facilities that facilitate sport and recreation in the Shire.
7. Provide tailored responses that reflect changing community and club needs.
8. Work in partnership with State and Federal governments and their agencies to attract funding and resources to leisure projects that meet the needs of residents and visitors to the Shire.

The key principles guiding council's approach to sport, recreation and leisure provision are:

- Equity of Access
- Diversity and Choice
- Lifelong Involvement
- A Sustainable Hierarchical Approach
- Research and Planning
- Shared Use and Flexibility

The Leisure Strategy sets out four key themes and related actions that respond to the recreation objectives and identified needs of the community. Of these themes 3 have particular relevance to the potential development of a regional sports hub as follows:

Theme 2: Support for sports clubs, groups and organised recreation

Strategy 2.1 Facilitate appropriate partnerships to provide a range of programs and services that support the sustainability of existing clubs and/or facilitate physical activity participation opportunities for residents.

Actions:

2.1.1 Work with relevant State (or Regional) Sporting Associations, particularly AFL, cricket, netball, golf, tennis, soccer and basketball to proactively work with local clubs to support sustainability needs, increase participation, implement sustainable competition structures and provide coach/volunteer education and training.

2.1.5 Explore opportunities for community access to any proposed indoor stadia facilities and outdoor playing fields at the proposed Woodend Braemar College campus to help cater for multi-sport demand.

Strategy 2.3 Ensure a range of formal sport participation opportunities are available in each major township/district.

Action 2.3.1 Support provision of a sustainable range of facilities and services in main population centres. Residents from smaller settlements and rural areas may be required to travel to larger population centres in order to access relevant clubs, groups and facilities as they do for other services – refer to the appendices for a summary of action by Major Districts and Summary by Selected Organised Sports.

Theme 3: Recreation, leisure and sport facilities

Strategy 3.1 Support partnerships with clubs/groups and external agencies as appropriate for the sustainable maintenance, renewal and upgrade of sport and leisure facilities in the Shire.

Action 3.1.15 Allow for consideration in Council's annual budget process for minor capital works (i.e. for projects ranging from \$10k-\$80k). Projects greater than \$80k will be considered as options for possible joint funding in-line with Sport & Recreation Victoria (SRV) funding programs.

Strategy 3.2 Develop and implement Asset Management Plans in accordance with Local Government best practice for leisure facilities and infrastructure.

Action 3.2.1 Implement actions from existing asset management plans in order to improve sport, recreation and leisure assets including ancillary infrastructure (e.g. reserve fencing, bollards, drainage, signage, lighting, car parking, goal posts, etc.).

Theme 4: Management and planning.

Strategy: 4.2 Ensure Council has adequate sport and recreation strategic planning to guide future resource allocation, decision making and priorities.

Action 4.2.5 Complete feasibility study into the need for further indoor sports courts in the Macedon Ranges taking into account current stadium usage and options for future provision. The feasibility study should also explore levels of demand and possible options for co-location of a dedicated gymnastics facility as part of the overall venue. Once completed consider the timing and staging of any implementation in Council's budgetary processes.

Building Asset Management Plan

Macedon Ranges Shire Council building asset management plan acknowledges that Council's infrastructure represents a significant investment by the community and is vital to its health and well-being and that stewardship of infrastructure is a core Council function. It identifies that sound asset management is necessary to enable Council to meet its responsibilities to:

- Provide services to current and future generations
- Provide and maintain community infrastructure within the Shire, and
- Encourage and support the economic and social development of the Shire

The specific purpose of this plan is identified as:

Demonstrate responsible stewardship:

- Define and articulate how the infrastructure is and will be managed to achieve Council's objectives
- Provide a basis for customer consultation to determine the appropriate levels of service
- Manage risk of asset failure
- Achieve savings by optimising whole of life costs and
- Support long term financial planning

The plan assists Council to identify the future funding requirements for service delivery accounting for the following factors:

- Adopted Levels of Service;
- Future demand for infrastructure;
- Current asset performance;
- Asset Failure;
- Risk;
- Required works; and
- Funding constraints

New Gisborne Regional Sports Fields Feasibility Study 2017

The feasibility study follows and initial Gisborne Sports Field Study in late 2010. That Gisborne Sports Field Study report (completed 2012) has now been developed into the New Gisborne Regional Sports Fields Feasibility Study report and incorporates new research and trends in the provision of community cricket and football facilities, and the outcomes from a detailed investigation into the current and likely future demand for cricket and football facilities in Gisborne and New Gisborne.

The need to review the 2012 Gisborne Sports Field Study was triggered also by Council's purchase of a green field site in New Gisborne in 2015, and the outcomes from the 2012 Sports Field Study report have informed the layout planning for the new reserve and the preparation of a site master plan.

The New Gisborne Regional Sports Fields Feasibility Study provided:

- Review and updated justification for the need for additional sports fields for Gisborne
- Stakeholder consultation, including discussions with sporting clubs
- Investigation of the feasibility of one of the sports fields being a synthetic surface sports field, and how it might be utilised and managed.
- Preparation of a site master plan

- Preparation of a concept floor plan for a proposed pavilion, and any other associated buildings
- Preparation of a cost plan and recommended staging of projects
- Update of the Gisborne Sports Field Study 2012 report to develop the New Gisborne Regional Sports Fields Feasibility Study report.

The study demonstrated that in Gisborne, New Gisborne and the surrounding areas the provision of sporting fields is not keeping pace with the current and projected demand. It recommended that the site located on the northeast corner of Barringo Road and Hamilton Road in New Gisborne, approximately 400m north of the Gisborne Station and northern fringe of the current residential area of New Gisborne and across the road from the recently completed Macedon Ranges Netball Complex, would be well suited to the development of a regional sporting facility.

It proposes development on the site of:

- One synthetic surface sports field of playing field with synthetic cricket wicket and floodlights to 200 lux outer field and 300 lux centre square.
- One natural grass surface sports field with potential for a turf centre wicket to be installed in the future, subject to demand.
- Provision for a spectator mound adjacent to the grass oval
- A three-lane synthetic surface cricket practice facility adjacent to the grass oval
- Integrated community sports pavilion (potential staged development) with multiple player and umpire change rooms, social spaces and associated amenities, canteen, and internal storage.
- A large vehicle-free concourse and spectator area surround the community pavilion, with direct access to each of the key sporting facilities.
- Two dual lined tennis-netball courts floodlit to tennis competition standard
- Potential future tennis complex (up to eight courts), the need for which would be subject to a separate needs study.
- Site reserved for future facilities and spaces suitable for young people to socialise and congregate, which could include a skate park, basketball court, seating areas, and associated landscaping.
- Site reserved for a play space and associated picnic/ BBQ facilities, which has good connections with the sporting facilities and the community pavilion.
- A dam for the purpose of harvesting stormwater run-off for potential re-use as irrigation for the grass oval and other high-use turfed recreation areas. A secondary function for the dam is for it to be integrated into the reserve path network to provide a potential opportunity for a boardwalk to be constructed along part of its edge and become part of the broader path network to add interest and variety for pedestrians.
- Extensive indigenous tree planting throughout the reserve, including along the reserve boundaries to strengthen buffers, and around the sporting facilities to frame the fields of play.
- Main reserve entry proposed off Barringo Road and would include reserve signage and landscaping to create a feature entry. A secondary entry proposed off Hamilton Road to be used to assist traffic management and flow during large events at the reserve.
- Several separate but connected car parking areas (community pavilion - approx. 170 spaces, the sports ovals including around the ground car parking - approx. 70 spaces, the tennis-netball courts and cricket practice nets – approx. 28 spaces, overflow car

parking - more than 250 cars). Main internal roads to be sealed, with majority of car parking to be unsealed as a measure to contain construction costs.

- A strong pedestrian link to be established between the New Gisborne Regional Sports Fields reserve and the Macedon Ranges Netball Complex to enable the car parking provided at each site to be combined to service large-scale events held at either facility, such as regional netball tournaments, football finals, trade shows, etc.
- An extensive path network with occasional bench seating throughout the reserve, including oval perimeter paths to improve the safety of pedestrians from vehicles during sports matches, and paths throughout the non-sporting areas to encourage recreational and personal fitness uses for local residents and visitors. The path network would also have the function to link the various sub-precincts throughout the reserve.

10 Year Capital Works Development Plan

Councils current 10-year capital works program shows and allocation of \$2.5M in 2023/24 and \$2.5M in 2024/25. In 2024/25 only half (\$2.5M) is Council contribution to match proposed external funding of \$2.5M. There is a further allocation of \$15M identified for 10 years plus although again not all is Council funds however this not shown.

Council reviews its 10-year capital work program annually. As the time of preparing of this report, that review process was being undertaken.

At the time of preparing this report, Council was also involved in discussion/consideration of external funding opportunities as well as the need to review the capital works allocation dependant on the outcome of this and other potential capital development projects.

Appendix 8: Capital Cost Plans

Macedon Ranges Shire Council



Macedon Ranges (New Gisborne) – Regional Sports Hub

Indicative Cost Plan

QS REF: me26412
Date: 18/12/2017

Basis: Drawing F005 dated 14/12/2017

Function	Stage 1 Area m2	Stage 2 Area m2	Rate \$/m2	Stage 1	Stage 1 Options	Stage 2
				Cost \$		Cost \$
New Building Works						
Admin / Offices	20	24	\$ 2,400	\$ 48,000		\$ 57,600
Merchandise	70		\$ 2,400	\$ 168,000		
Reception	37		\$ 2,600	\$ 97,000		
Circulation	786	312	\$ 1,800	\$ 1,415,000		\$ 561,600
Waiting area for MP room	35		\$ 2,000		\$ 70,000	
Multi Purpose room	315		\$ 2,400		\$ 756,000	
- extra for operable wall	Allow				\$ 35,000	
Café / Kiosk / Kitchen inc dry store and cold store	30		\$ 2,900	\$ 87,000		
- Cafe equipment	Allow			\$ 60,000		
Café Seating	138	147	\$ 2,000	\$ 276,000		\$ 294,000
Cleaners	12	12	\$ 2,600	\$ 32,000		\$ 31,200
Public Amenities	140		\$ 3,000	\$ 420,000		
Referee Change rooms	18	18	\$ 3,000	\$ 54,000		\$ 54,000
Change rooms	200	200	\$ 2,600		\$ 520,000	\$ 520,000
First Aid	12	12	\$ 2,600	\$ 32,000		\$ 31,200
Proposed new indoor court	3638	1774	\$ 1,500	\$ 5,457,000		\$ 2,661,000
- Extra for show court	Allow			\$ 270,000		\$ 270,000
- Retractable seating [1500 seat]	Allow					\$ 900,000
- Fixed seating [250 ppl]	135		\$ 2,500		\$ 337,500	
Storage to courts	150	50	\$ 1,500	\$ 225,000		\$ 75,000
Basketball / Netball: Special services and equipment - goals, scoreboards etc	Allow			\$ 240,000		\$ 120,000
Entrance Canopy / Covered Walkway	Allow			\$ 150,000		
ESD Initiatives	3%			\$ 270,930		\$ 167,268
Total Building Works	5,736	2,549	\$ 1,622	\$ 9,301,930	\$ 1,718,500	\$ 5,742,868
External Works & Services						
Site Preparation / Earthworks	Allow			\$ 177,000	\$ 24,000	\$ 90,000
Connection of new carpark to existing	Allow			\$ 60,000		\$ 30,000
New asphalt capark including lights, kerbs, drainage	160	232		\$ 768,000		\$ 1,114,000
Temp gravel carpark	Allow			\$ 243,600		
Outdoor Café	Allow			\$ 70,000		\$ 70,000
Allowance for hard landscaping / paving at entrances to stadium	Allow			\$ 100,000		
Allowance for furniture to pedestrian pathway	Allow			\$ 30,000		
Allowance for soft landscaping & furniture	Allow			\$ 150,000		\$ 350,000
Allowance for external services	Allow			\$ 809,000	\$ 110,000	\$ 357,000
- works to existing retarding basin	Allow			\$ 100,000		
Total External Works & Services				\$ 2,507,600	\$ 134,000	\$ 2,011,000
Construction Cost				\$ 11,809,530	\$ 1,852,500	\$ 7,753,868
Design Contingency			5%	\$ 591,000	\$ 93,000	\$ 388,000
Construction Contingency			5%	\$ 621,000	\$ 98,000	\$ 408,000
Sub Total				\$ 1,212,000	\$ 191,000	\$ 796,000
Professional Fee Allowance			8%	\$ 1,042,000	\$ 164,000	\$ 684,000
Professional Fee Allowance - Planning	Allow			\$ 261,000	\$ 41,000	\$ 171,000
Authority Fees & Charges	Allow			\$ 119,000	\$ 19,000	\$ 78,000
Loose Furniture and Equipment	Allow			\$ 100,000	\$ 50,000	\$ 50,000
Sub Total				\$ 1,522,000	\$ 274,000	\$ 983,000
Cost Escalation to Feb 2020	Allow		3% pa	\$ 945,329	\$ 150,638	\$ 619,636
Project Total (Excluding GST)				\$ 15,488,859	\$ 2,468,138	\$ 10,152,504

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Works to existing stormwater retarding basin
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Loose Furniture, Fittings And Equipment (FF&E)	Retractable seating

Macedon Ranges Shire Council
Macedon Community Centre



Indicative Cost Plan

QS REF: me26412
 Date: 18/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
Padding to end of courts	Allow		\$ 20,000		
Review lighting to suit badminton	Allow		\$ 57,200		
Bushfire / neighbourhood safe building	Allow		\$ 100,000		
Refurbish amenities	Allow			\$ 200,000	
Increase number of showers within existing layout	Allow			Included	
ESD Initiatives	3%		\$ 6,000	\$ 6,000	\$ -
Total Building Works	-		\$ 183,200	\$ 206,000	\$ -
External Works & Services					
Total External Works & Services			\$ -	\$ -	\$ -
Construction Cost			\$ 183,200	\$ 206,000	\$ -
Design Contingency		10%	\$ 20,000	\$ 22,000	
Construction Contingency		10%	\$ 22,000	\$ 24,000	
Sub Total			\$ 42,000	\$ 46,000	\$ -
Professional Fee Allowance		10%	\$ 23,000	\$ 26,000	\$ -
Professional Fee Allowance - Planning	Allow		\$ 5,000	\$ 6,000	\$ -
Authority Fees & Charges	Allow		\$ 2,000	\$ 3,000	\$ -
Sub Total			\$ 30,000	\$ 35,000	\$ -
Project Total (Excluding GST)			\$ 255,200	\$ 287,000	\$ -

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	

Macedon Ranges Shire Council
Buffalo Sports Stadium



Indicative Cost Plan

QS REF: me26412
 Date: 18/12/2017

Basis: Drawing F001 dated 7/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
New internal cladding to courts	Allow		\$ 197,120		
Cut into seating bank for scoreboard and players bench [includes relocate existing scoreboard and new benches]	Allow		\$ 50,000		
New 2 indoor courts	1680	\$ 1,500		\$ 2,520,000	
New store rooms	100	\$ 1,500		\$ 150,000	
Connection of new building to existing incl demolition, modify wall, new doors, modify roof, etc	Allow			\$ 150,000	
Allowance for goals, scoreboards, benches, etc	Allow			\$ 120,000	
ESD Initiatives	3%			\$ 88,200	\$ -
Total Building Works			\$ 247,120	\$ 3,028,200	\$ -
External Works & Services					
Site Preparation / Earthworks	Allow			\$ 63,000	
New asphalt capark including lights, kerbs, drainage	Allow	80 spaces		\$ 384,000	
Allowance for soft landscaping	Allow			\$ 100,000	
Allowance for external services	Allow			\$ 285,000	
Total External Works & Services			\$ -	\$ 832,000	\$ -
Construction Cost			\$ 247,120	\$ 3,860,200	\$ -
Design Contingency		10%	\$ 25,000	\$ 387,000	\$ -
Construction Contingency		10%	\$ 28,000	\$ 425,000	\$ -
Sub Total			\$ 53,000	\$ 812,000	\$ -
Professional Fee Allowance		10%	\$ 31,000	\$ 468,000	\$ -
Professional Fee Allowance - Planning	Allow		\$ 7,000	\$ 94,000	\$ -
Authority Fees & Charges	Allow		\$ 3,000	\$ 39,000	\$ -
Sub Total			\$ 41,000	\$ 601,000	\$ -
Project Total (Excluding GST)			\$ 341,120	\$ 5,273,200	\$ -

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	Planning professional fees and permit fees
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	

Macedon Ranges Shire Council
Romsey Recreation Centre



Indicative Cost Plan

QS REF: me26412
Date: 18/12/2017

Basis: Drawing F007 dated 7/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
Padding to end of courts	Allow		\$ 20,000		
Improved doors to food and beverage	Allow		\$ 60,000		
Blinds on windows at end of courts	Allow		\$ 12,000		
Heating and cooling [assume to court space]	Allow		\$ 264,000		
Power points in toilets	Allow		\$ 3,000		
Create new point of entry	Allow		Excluded - part of Aquatic Centre Development		
Improve access to program room - building works	Allow		\$ 120,000		
- works to stair	Allow		\$ 25,000		
- new lift and shaft	Allow		\$ 90,000		
Improve seating to foyer	Allow		\$ 16,000		
New 1 indoor court	880	\$ 1,500			\$ 1,320,000
New store rooms	Allow				\$ 30,000
Connection of new building to existing incl demolition, modify wall, new doors, modify roof, etc	Allow				\$ 75,000
Allowance for goals, scoreboards, benches, etc	Allow				\$ 60,000
ESD Initiatives	3%				\$ 44,550
Total Building Works			\$ 359,000	\$ 251,000	\$ 1,529,550
External Works & Services					
Site Preparation / Earthworks	Allow				\$ 31,000
Allowance for soft landscaping to entry	Allow			\$ 100,000	\$ 30,000
Allowance for external services	Allow				\$ 141,000
Total External Works & Services			\$ -	\$ 100,000	\$ 202,000
Construction Cost			\$ 359,000	\$ 351,000	\$ 1,731,550
Design Contingency		10%	\$ 36,000		\$ 174,000
Construction Contingency		10%	\$ 40,000		\$ 191,000
Sub Total			\$ 76,000	\$ -	\$ 365,000
Professional Fee Allowance		10%	\$ 44,000	\$ 36,000	\$ 210,000
Professional Fee Allowance - Planning	Allow		\$ 9,000	\$ 8,000	\$ 42,000
Authority Fees & Charges	Allow		\$ 4,000	\$ 4,000	\$ 18,000
Sub Total			\$ 57,000	\$ 48,000	\$ 270,000
Project Total (Excluding GST)			\$ 492,000	\$ 399,000	\$ 2,366,550

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	

Macedon Ranges Shire Council
Kyneton Toyota Sports & Aquatic Centre

Indicative Cost Plan

QS REF: me26412
Date: 18/12/2017

Basis: Drawing F002 dated 7/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
Padding to end of courts	Allow		\$ 36,900		
Roof repairs	Allow		\$ 403,200		
Façade cladding repairs [only to existing courts portion of building]	Allow		\$ 196,800		
Replace dividing nets	Allow		\$ 60,000		
Install improved lighting	Allow		\$ 110,000		
Improve squash court ventilation	Allow		\$ 100,000		
New kitchenette to meeting room	Allow		\$ 15,000		
Additional storage for user groups [assume within existing building]	Allow		\$ 20,000		
New 3 indoor courts	2640	\$ 1,500			\$ 3,960,000
New store rooms	100	\$ 1,500			\$ 150,000
New community room	80	\$ 2,400			\$ 192,000
Connection of new building to existing incl demolition, modify wall, new doors, modify roof, etc	Allow				\$ 150,000
Demolish existing 2 courts building	Allow				\$ 201,600
New squash court	Allow				\$ 100,000
Allowance for goals, scoreboards, benches, etc	Allow				\$ 180,000
ESD Initiatives	3%				\$ 148,008
Total Building Works			\$ 941,900	\$ -	\$ 5,081,608
External Works & Services					
Site Preparation / Earthworks	Allow				\$ 109,000
Allowance for soft landscaping & furniture	Allow				\$ 100,000
Allowance for external services	Allow				\$ 462,000
Total External Works & Services			\$ -	\$ -	\$ 671,000
Construction Cost			\$ 941,900	\$ -	\$ 5,752,608
Design Contingency		10%	\$ 95,000		\$ 576,000
Construction Contingency		10%	\$ 104,000		\$ 633,000
Sub Total			\$ 199,000	\$ -	\$ 1,209,000
Professional Fee Allowance		10%	\$ 115,000	\$ -	\$ 697,000
Professional Fee Allowance - Planning	Allow		\$ 23,000	\$ -	\$ 140,000
Authority Fees & Charges	Allow		\$ 10,000	\$ -	\$ 58,000
Sub Total			\$ 148,000	\$ -	\$ 895,000
Project Total (Excluding GST)			\$ 1,288,900	\$ -	\$ 7,856,608

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	

Macedon Ranges Shire Council
Riddell's Creek Leisure Centre



Indicative Cost Plan

QS REF: me26412
 Date: 18/12/2017

Basis: Drawing F003 dated 7/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
Padding to end of courts	Allow		\$ 20,000		
Extension of community program room	80	\$ 2,400	\$ 192,000		
Reconfigure front entrance reception	Allow		\$ 150,000		
Align new court to existing					
New 1 indoor court	880	\$ 1,500			\$ 1,320,000
New store rooms	Allow				\$ 30,000
Connection of new building to existing incl demolition, modify wall, new doors, modify roof, etc	Allow				\$ 75,000
Allowance for goals, scoreboards, benches, etc	Allow				\$ 60,000
ESD Initiatives	3%				\$ 44,550
Total Building Works			\$ 362,000	\$ -	\$ 1,529,550
External Works & Services					
Site Preparation / Earthworks	Allow				\$ 31,000
Demolition of dog club building	Allow			\$ 30,000	
Relocate existing water tanks incl pipework and pumps	Allow			\$ 30,000	
Allowance for soft landscaping to entry	Allow		\$ 150,000		\$ 30,000
Allowance for external services	Allow				\$ 141,000
Total External Works & Services			\$ 150,000	\$ 60,000	\$ 202,000
Construction Cost			\$ 512,000	\$ 60,000	\$ 1,731,550
Design Contingency		10%	\$ 52,000		\$ 174,000
Construction Contingency		10%	\$ 57,000		\$ 191,000
Sub Total			\$ 109,000	\$ -	\$ 365,000
Professional Fee Allowance		10%	\$ 63,000	\$ 6,000	\$ 210,000
Professional Fee Allowance - Planning	Allow		\$ 13,000	\$ 2,000	\$ 42,000
Authority Fees & Charges	Allow		\$ 6,000	\$ 1,000	\$ 18,000
Sub Total			\$ 82,000	\$ 9,000	\$ 270,000
Project Total (Excluding GST)			\$ 703,000	\$ 69,000	\$ 2,366,550

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	

The Stadium, Gisborne

Indicative Cost Plan

QS REF: me26412
Date: 18/12/2017

Basis: Drawing F004 dated 7/12/2017

Function	Area m2	Rate \$/m2	Short Term	Medium Term	Long Term
			Cost \$	Cost \$	Cost \$
New Building Works					
Re-line mark existing courts	Allow		\$ 8,400		
Padding to end of courts	Allow		\$ 36,900		
Futsal proof cladding / wall surfaces	Allow		\$ 213,200		
Replace lighting with Futsal proof fittings	Allow		\$ 110,000		
Repaint walls to corridor	Allow		\$ 5,000		
Remodel stadium side wall / kitchenette wall incl. new scorers bench				\$ 120,000	
Relocate door				\$ 5,000	
New 2 indoor courts	1680	\$ 1,500			\$ 2,520,000
New store rooms	100	\$ 1,500			\$ 150,000
Connection of new building to existing incl demolition, modify wall, new doors, modify roof, etc	Allow				\$ 150,000
Allowance for goals, scoreboards, benches, etc	Allow				\$ 120,000
ESD Initiatives	3%				\$ 88,200
Total Building Works			\$ 373,500	\$ 125,000	\$ 3,028,200
External Works & Services					
Site Preparation / Earthworks	Allow				\$ 63,000
Improvements to front entry	Allow			\$ 100,000	
Additional carpark lighting	Allow			\$ 200,000	
New asphalt capark including lights, kerbs, drainage	Allow				\$ 300,320
Allowance for soft landscaping & furniture	Allow			\$ 30,000	\$ 100,000
Allowance for external services	Allow			\$ 30,000	\$ 285,000
Total External Works & Services			\$ -	\$ 360,000	\$ 748,320
Construction Cost			\$ 373,500	\$ 485,000	\$ 3,776,520
Design Contingency		10%	\$ 38,000	\$ 49,000	\$ 378,000
Construction Contingency		10%	\$ 42,000	\$ 54,000	\$ 416,000
Sub Total			\$ 80,000	\$ 103,000	\$ 794,000
Professional Fee Allowance		10%	\$ 46,000	\$ 59,000	\$ 458,000
Professional Fee Allowance - Planning	Allow		\$ 10,000	\$ 12,000	\$ 92,000
Authority Fees & Charges	Allow		\$ 4,000	\$ 5,000	\$ 38,000
Sub Total			\$ 60,000	\$ 76,000	\$ 588,000
Project Total (Excluding GST)			\$ 513,500	\$ 664,000	\$ 5,158,520

Exclusions:

GST	Cost Escalation beyond December 2017
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater on site retention / detention system
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	
Piling or Bored Pier foundations	Diversion / relocation of existing inground services
Soft Landscaping / regrassing entire site	Event Fencing and permanent fencing
Works to existing wetlands and paths	Future Expansion to stadium
New roads and carparking	