

New Gisborne Regional Sports Fields Feasibility Study 2017

(Includes a review of the 2012 Gisborne Sports Field Study Report)

Adopted by Council on 20 December 2017



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1. INTRODUCTION

Macedon Ranges Shire is located on the urban fringe of northwest Melbourne, approximately 40 minutes drive from Melbourne's CBD. The main towns in the Shire are Gisborne, Kyneton, Romsey, Woodend, Riddells Creek and Macedon. The Shire's estimated population is in excess of 46,000 people, and by 2036, the population is expected to grow to approximately 65,000 people.

Macedon Ranges Shire is one of Victoria's fastest growing non-metropolitan municipalities. An important service area for residents in all local government areas, particularly municipalities experiencing rapid growth, is the timely provision of recreational areas and facilities. The planning and provision of recreational, physical activity and sporting opportunities and facilities for residents and visitors to date has been largely guided by the Shire's 2006 Leisure Strategy Plan, which is now being updated for the next ten year period from 2017 to 2027.

The 2006 Leisure Strategy Plan recommended as a high priority the investigation of the provision of two new sports fields in Gisborne. The Gisborne sports fields were to specifically service the expected increase in demand for access to cricket ovals. Ten years on, the demand for new cricket ovals in Gisborne has compounded, and now there is evidence that the demand for new sports fields has extended to football.

The initial Gisborne Sports Field Study was commissioned in late 2010 to commence the detailed planning for new sports fields in Gisborne, in accordance with the recommendations of the 2006 Leisure Strategy Plan. The Gisborne Sports Field Study report completed by Council in 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 concept plan.

Simon Leisure Consulting was re-engaged to undertake the New Gisborne Regional Sports Fields Feasibility Study. This report summarises the consultation and research undertaken, updates local cricket and football usage and demand data, explores the potential benefits of providing a synthetic surface sports field at the new site, and provides a series of recommendations for new cricket and football ovals and other associated sporting infrastructure, including a concept plan for the new reserve.

1.1. Study Tasks

The study had the following tasks:

1. Review and update the justification for the need for additional sports fields for Gisborne.
2. Carry out stakeholder consultation, including discussions with sporting clubs.
3. Investigate the feasibility of one of the sports fields being a synthetic surface sports field, and how it might be utilised and managed.
4. Prepare a site concept plan.
5. Prepare a concept floor plan for a proposed pavilion, and any other associated buildings.
6. Prepare a cost plan and recommended staging of projects.
7. Update the Gisborne Sports Field Study 2012 report to develop the New Gisborne Regional Sports Fields Feasibility Study report.

2. STRATEGIC CONTEXT

The New Gisborne Regional Sports Fields Feasibility Study was carried out with consideration of the following policy and planning inputs.

1. Council strategies and planning reports.
2. Demographic characteristics of Macedon Ranges Shire.
3. Population projections for Gisborne.

2.1. Council Strategies and Planning Reports

A review of the following strategic planning documents was completed to identify key corporate directions and strategies to inform the sports facilities planning process.

- Macedon Ranges Council Plan to 2017 - 2027.
- Macedon Ranges Leisure Strategy Plan (2006).
- Loddon Mallee Region 2016 Investment Prospectus.
- AFL Region Strategic Plans.

2.1.1. Council Plan to 2017 – 2027

The *Council Plan* provides the strategic framework for how the Macedon Ranges Shire Council's resources will be utilised and how it can achieve the community's vision for the Shire. Further, the Plan outlines many of the major activities that Council will undertake to ensure that the work and priorities set by it align with its new Vision for the Shire

*In partnership with the community, protect and enhance life across the
Macedon Ranges*

The following Five Priorities underpin the Council Plan:

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.

Each of the Priorities list a number of commitments and those that are relevant to the sports fields planning study review include:

Priority 1 – Promote Health and Wellbeing

Commitment	<p>Improve opportunities for all community members to be heard, participate in their community and influence outcomes.</p> <p>Help volunteers feel more supported, welcomed and valued in their role.</p> <p>Improve infrastructure for walking and cycling across the shire.</p> <p>Increase the number of change room facilities upgraded to be more accessible to all.</p> <p>Ensure people have opportunities for passive recreation and leisure activities in open spaces.</p>
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Priority 3 – Improve the Built Environment

Commitment	<p>Increase walking and cycling connectivity</p> <p>Encourage multi-use recreation and community facilities.</p>
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2.1.2. Macedon Ranges Leisure Strategy Plan

The Macedon Ranges Leisure Strategy Plan is the key informant document for the future provision of sporting and recreation facilities throughout the Shire. The Plan identifies the future direction and associated resource allocation required to ensure resident and visitor needs are catered for in a timely manner in line with local, State and National leisure trends.

The 2006 Leisure Strategy Plan is currently being updated, however, several Principles from the 2006 Plan are still relevant by providing a planning framework for the New Gisborne Regional Sports Fields Feasibility Study. The relevant Principles are:

1. Council will aim to provide a range of accessible sporting facilities and services across the Macedon Ranges Shire.
2. Council will have a planned approach for the delivery of leisure services to ensure sustainable outcomes.
3. Priority will be given to supporting the provision of leisure facilities and services that cater for both Shire-wide and local level needs.
4. The provision and allocation of resources for leisure facilities and services will be equitable according to age, gender, skill level, cultural background and ability.
5. Council will aim to increase the community's participation in recreational activities for the health, wellbeing and social benefits they provide.
6. The provision of leisure facilities shall maximise shared usage and flexibility to meet changing community needs and aspirations.
7. A collaborative and partnership approach with community groups, all levels of government, agencies, and the private sector will facilitate the provision of leisure facilities and services in the Macedon Ranges Shire.

The key recommendations contained the 2006 Leisure Strategy Plan that inform this study are:

- Action No. 58 – Two new cricket ovals required for Gisborne.
- Action No. 68 - Support the installation of floodlights at sports facilities.

2.1.3. Loddon Mallee Region 2016 Investment Prospectus

The Investment Prospectus highlights projects that support the achievement of the Loddon Mallee Regional Strategic Plan 2015-18. It has been organised around four streams: Growing Business, Building Economic Infrastructure, Developing Social Infrastructure, and Investing in Tourism.

One of the priority projects identified in the Prospectus for the Region under the Stream of 'Developing Social Infrastructure' is the *New Gisborne Regional Sports Precinct, with an estimated Project Cost of \$7.55M*. The Prospectus notes that the project, through the development of sports grounds and associated infrastructure, will help address demand from the rapidly increasing population living in the southern parts of the Macedon Ranges Shire.

2.1.4. AFL Central and AFL Goldfields Strategic Plans

The strategic facilities plans prepared by AFL Central and AFL Goldfields both refer to and support the development of new sports ovals in New Gisborne at the greenfield site purchased by Council in 2015.

The AFL Central Strategic Plan also endorses the investigation into the possible installation of a synthetic surface sports oval/s at the New Gisborne site, as a means to maximise the usage of the oval by an extensive range of football service providers, including Auskick, local football club/s, football leagues for representative team training and umpires' training, schools, and other community groups.

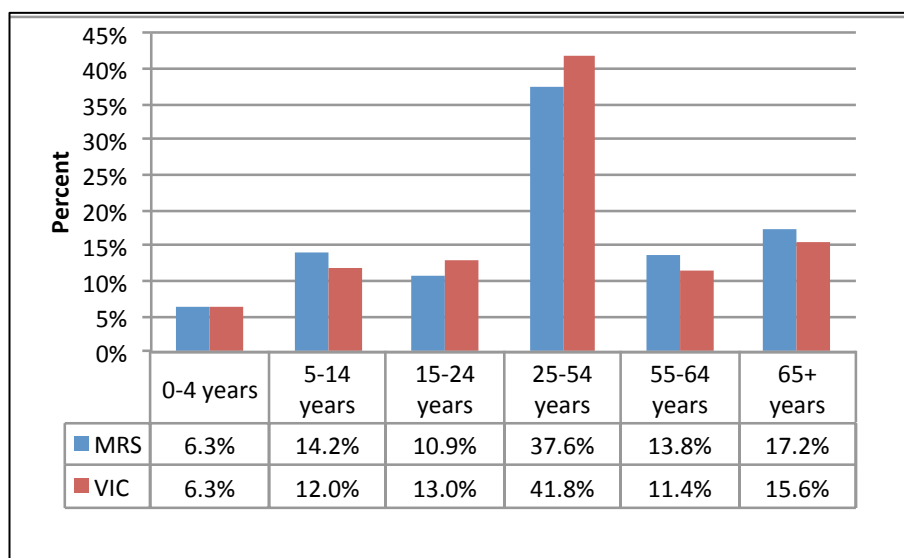
2.2. Demographic Characteristics of Macedon Ranges Shire

The demographic characteristics of the Macedon Ranges Shire relevant to sports facility planning are summarised in Sections 2.2 and 2.3¹.

2.2.1. Demographic Profile (2016)

- The estimated population of Macedon Ranges Shire in 2016 was 46,097 people (up from 41,865 people in 2011).
- In 2016, the Shire’s demographic profile is generally consistent with that for all of Victoria (see Figure 1), however, there are some differences relevant for sports facilities planning:
 - There is a higher proportion of 5–14 year olds in the Shire (14.2%) compared to all of Victoria (12.0%).
 - There is a lower proportion of 15–54 year olds in the Shire (48.5%) compared to all of Victoria (54.8%).

Figure 1 – 2016 Population Profile of Macedon Ranges Shire Compared to all of Victoria



- The Shire had a relatively low level of cultural diversity in 2016, with 79.8% of residents Australia-born, compared to only 64.9% for all of Victoria.

2.2.2. Projected Population Growth

A key to predicting the broad future sporting needs of a local government area is to understand the projected growth of the population, particularly the growth within specific age cohorts. This section analyses the projected population growth of Macedon Ranges Shire, and drills down to the ‘younger’ age cohorts, which comprise of the highest proportion of users of sporting facilities as evidenced by:

- Nationally, 69% of all children aged 0-14 years participate in organised sport outside of school hours.
- Nationally, 76.5% of all 15-24 year olds participate in organised physical activity, decreasing to 66.0% for people aged 25-34 years and to 40.0% of people aged over 65 years.

¹ Source: Community Profile, id consulting, 2017.

- Nationally, 58.0% of all 5–14 year olds are active through sports clubs, decreasing to 40.5% for 15-24 year olds, to 22.0% for people aged 25-34 years, and to 15.0% of people aged over 65 years.

[Source: AusPlay: Participation data for the sport sector 2016, Australian Sports Commission]

The population of the Shire is projected to steadily increase by just less than 20,000 people by 2036 to an estimated total of 64,901 people². With this increase in population there will be significant changes in the Shire's population profile over the next two decades.

Table 1 shows the projected age distribution for the Shire to 2036, and shows that there will be a 39% increase in the proportion of people aged 5–39 years (the 'active age' cohort), or a projected net increase of 7,213 people in this active age cohort.

Table 1 - Projected Population by Age Cohorts for Macedon Ranges Shire (2016 – 2036)

Age Groups	Current and Future Population					
	2016		2036		2016 to 2036	
	Number	% Total Population	Number	% Total Population	Numerical Change	Proportional Change
Macedon Ranges Shire	46,097	100%	64,901	100%	+18,557	+40%
0 – 4 years	2,902	6.3%	4,189	6.4%	+1,287	+44%
5 – 39 years	18,265	39.6%	25,478	39.6%	+7,213	+39%
65+ years	7,872	17.2%	13,722	20.5%	+5,850	+74%

Implications for Sports Facilities Planning

Several important 'drivers of demand' for sports facilities are evident from the Shire-wide demographic characteristics:

- The overall Shire population is projected to increase by just less than 20,000 people in the next 20 years.
- In 2016, there were a higher proportion of 5–14 year olds in the Shire compared to all Victoria, however, a slightly smaller proportion of 15–24 year olds.
- In the future, it is projected that there will be a net increase of just over 7,200 people aged 5–39 years, important as research shows that the rate of participation by people in club-based sport is highest for this age cohort, and declines with age.
- The Shire has a significantly higher proportion of Australia-born people compared to all of Victoria, important as research shows that Australia-born people have a higher rate of participation in physical activity compared to people born overseas, particularly people born in countries that speak a language other than English³.
- The higher proportion of Australia-born people would suggest a continued strong demand for the Anglo-sports of cricket and football.

² Source: Population Forecast, id consulting, 2017.

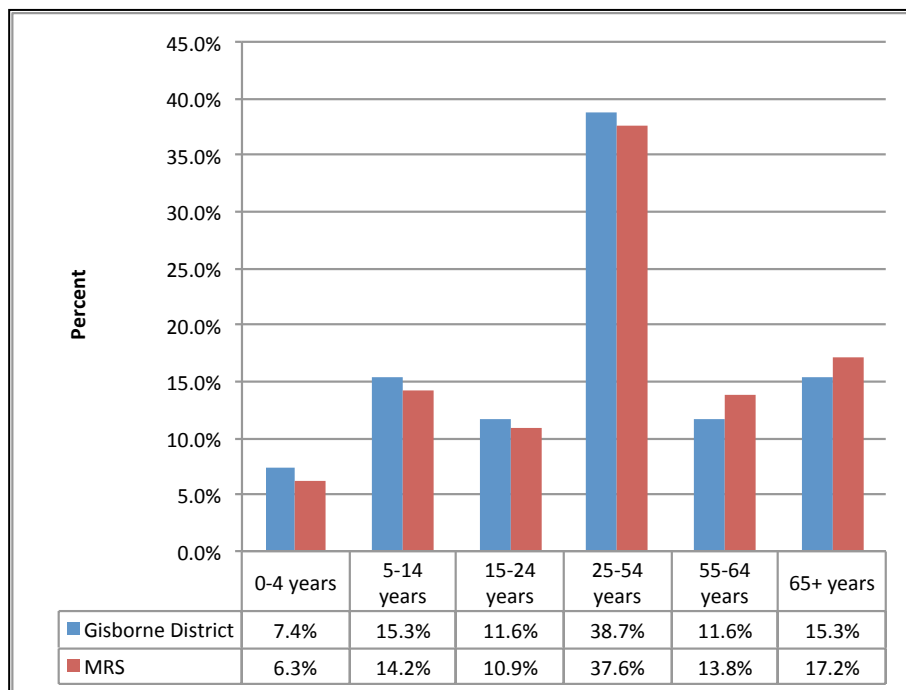
³ Source: Migrants and Participation in Sport and Physical Activity, ABS, 2006.

2.3. Population Projections for Gisborne District (2016)

Whilst the above summary of the general demographic characteristics of Macedon Ranges Shire is important, it is equally important to ‘drill down’ to the Gisborne District, as localised variances may trigger different demands and needs for sporting facilities. Gisborne District includes Gisborne, New Gisborne, Gisborne South, Bullengarook and part of Toolern Vale.

- The estimated population of Gisborne District in 2016 was 13,345 people (up from 11,076 people in 2011).
- In 2016, Gisborne District’s demographic profile is younger when compared to all of Macedon Ranges Shire (see Figure 2), as evidenced by:
 - There is a higher proportion of 5–14 year olds in Gisborne District (15.3%) compared to all of the Shire (14.2%).
 - There is a higher proportion of 15–54 year olds in Gisborne District (50.3%) compared to all of the Shire (48.5%).
 - There is a lower proportion of 55+ year olds in Gisborne District (26.9%) compared to all of the Shire (31.0%).

Figure 2 – 2016 Population Profile of Gisborne District Compared to all of Macedon Ranges Shire



- In 2016, Gisborne District had a slightly lower level of cultural diversity compared to all of the Macedon Ranges Shire. 82.6% of the Gisborne District population was born in Australia compared to 79.8% in all of the Shire.

2.3.1. Projected Population Growth

The population of Gisborne District is projected to steadily increase by approximately 7,000 people by 2036.

Table 2 shows the projected age distribution for Gisborne District to 2036, and shows that there will be a 61% increase in the proportion of people aged 5–39 years (the ‘active age’ cohort), or a projected net increase of 3,367 people in this active age cohort. This compares with only a 28.3% growth for all of Macedon Ranges Shire.

Table 2 - Projected Population by Age Cohorts for Gisborne District (2016 – 2036)

Age Groups	Gisborne District Future Population					
	2016		2036		2016 to 2036	
	Number	% Total Population	Number	% Total Population	Numerical Change	Proportional Change
Gisborne District	13,345	100%	20,379	100%	+7,034	+53%
0 – 4 years	947	7.4%	1,565	7.7%	+618	+65%
5 – 39 years	5,485	41.1%	8,852	43.4%	+3,367	+61%
65+ years	1,959	14.7%	3,719	18.2%	+1,760	+90%

Implications for Sports Facilities Planning in Gisborne District

Several important 'drivers of demand' for sports facilities are evident from the Gisborne District demographic characteristics:

1. The population is projected to increase by approximately 7,000 people in the next 20 years.
2. In 2016, there were a higher proportion of 5–14 year olds and 15–24 year olds in Gisborne District compared to all of Macedon Ranges Shire.
3. In the future, it is projected that there will be a net increase of just over 3,300 people aged 5–39 years, the active age cohort and comprising the highest proportion of people participating in club-based sport.

3. ADEQUACY OF CURRENT PROVISION OF SPORTS FIELDS

The study required a review to be undertaken of the adequacy of the current and planned provision of cricket, football and soccer fields in Gisborne District. The key aim of the review was to update the analysis and findings contained in the 2012 Gisborne Sports Field Study.

3.1. Existing Provision of Sports Fields

A summary of the current provision of sports fields servicing the Gisborne District for cricket, football and soccer is shown in Table 3. The fields are classified as either full-size or junior-size, with full-size fields able to accommodate senior matches in accordance with the below-listed minimum playing field dimensions as prescribed by each sports' respective peak body.

- Cricket: Preferred playing surface radius a minimum of 60m from the centre of the wicket⁴.
- Football: Preferred playing surface length minimum 165m, and width minimum 135m⁵.
- Soccer: Preferred playing field length minimum 96m, and width minimum 60m⁶.

Table 3 – Existing Senior and Junior Playing Fields for Cricket, Football and Soccer

Township	Cricket Ovals		Football Ovals		Soccer Fields	
	Full-Size	Junior-Size	Full-Size	Junior-Size	Full-Size	Junior-Size
Gisborne	2 Gardiner Oval Sankey Res	1 Dixon Field	1 Gardiner Oval	1 Sankey Res	2 Dixon Field (Aths) Dixon Field (Helipad)	3 Dixon Field (front) Dixon Field x 2 (Cricket field)
Bullengarook	1 Bullengarook Res	0	0	1 Bullengarook Res	0	0
Total	3	1	1	2	2	3

3.2. Adequacy of the Number of Fields Based on Provision Ratios

The application of provision ratios is one planning tool commonly used to assess the adequacy of the number of sporting facilities within a catchment area, or to predict the number that might be required in a newly developing area. Provision ratios were used as a tool for the planning of new sports fields during the 2006 Leisure Strategy Plan and the 2012 Gisborne Sports Field Study.

The provision ratio used by Council for football ovals is 1 oval per 4,500 population. For cricket, the provision ratio used by Council in the previous sports field studies was 1 oval per 3,000 population, however, the industry has adjusted this to 1 oval per 3,500 population in recent years in response to the softening of the growth and popularity of cricket in Victoria. Similarly, for soccer, the provision ratio used by Council in previous planning studies was 1 pitch per 3,000 population. However, the industry⁷ has adjusted this to 1 pitch per 5,000 population to reflect the lower than expected transition of junior players to senior competition, thereby softening the overall demand for senior size pitches.

⁴ Source: Community Cricket Facility Guidelines, Cricket Australia (2015).

⁵ Source: Preferred Facility Guidelines, AFL (2012).

⁶ Source: Minimum Facility Requirements – Community Competitions, FFV (2014).

⁷ Source: Football Federations Victoria's Government Relations Coordinator (2016).

Tables 4 and 5 assess the adequacy of the number of cricket and football ovals in Gisborne District, based on the application of the respective provision ratio for ovals for each sport.

The findings show that:

- Gisborne District has a current shortfall of 1 senior cricket oval, and a need for a minimum of 2 additional ovals in the next 20 years to cater for the projected population growth.
- Gisborne District has a current shortfall of up to 2 senior ovals for football, and by 2036 there will be an overall shortfall of 3 – 4 ovals if the current provision of one senior oval remains.

Table 6 assesses the adequacy of the number of soccer pitches in Gisborne District, Macedon District and the Woodend District, based on the application of the respective provision ratio for soccer pitches. The three Districts are included as the soccer pitches currently available in Gisborne service a catchment inclusive of these areas. (Note that only 50% of the population of Woodend has been counted, as it is known that soccer participants residing in Woodend District are divided between the Gisborne Soccer Club and the Kyneton District Soccer Club).

The findings show that:

- Gisborne and District has adequate current provision of senior soccer pitches, particularly given the lower than average participation in Senior soccer, but is projected to experience a shortfall of at least 2 senior pitches by 2036 if the current provision of two senior pitches remains.

A comparison of the results from the analysis of the adequacy of sports fields between the 2012 Gisborne Sports Field Study and this study shows that the demand for cricket ovals and football ovals in Gisborne District has increased for both sports, and is similar for soccer, despite a softening of the ratio for provision for cricket ovals and soccer pitches.

Table 4 – Assessment of the Adequacy of the Existing Provision of **Cricket Ovals** in Gisborne District to Meet Current and Future Needs

Total Existing and Planned Ovals	Gisborne District Population (2016)	Ovals Required for 2016 Population (1: 3,500)	Projected Population to 2036	Ovals Required for 2036 Population (1:3,500)	Shortfall of Ovals to Meet Future Needs	Comments
3 senior ovals (1 junior oval)	13,345	3.81	20,379	5.80	2-3 ovals	According to benchmarking, there is currently a shortfall of up 1 cricket oval, and a need for a minimum of 2 additional ovals to cater for the increased demand for senior and junior cricket (male and female) that the increasing population will generate.

Table 5 – Assessment of the Adequacy of the Existing Provision of **Football Ovals** in Gisborne District to Meet Current and Future Needs

Total Existing and Planned Ovals	Gisborne District Population (2016)	Ovals Required for 2016 Population (1: 4,500)	Projected Population to 2036	Ovals Required for 2036 Population (1:4,500)	Shortfall of Ovals to Meet Future Needs	Comments
1 senior oval (2 junior ovals)	13,345	2.96	20,379	4.52	3-4 ovals	<p>According to benchmarking, there is currently a shortfall of up to 2 senior-sized ovals, which is being partially offset at present by the use of the two junior-sized ovals for training and lower aged junior matches and Auskick.</p> <p>There is a need for a minimum of 2 additional senior-sized ovals to cater for the increased demand for training and match day ovals for men’s senior and masters teams, women’s senior teams, and older-aged junior teams that the increasing population will generate.</p>

Table 6 – Assessment of the Adequacy of the Existing Provision of **Soccer Pitches** in Gisborne District to Meet Current and Future Needs

Total Existing and Planned Pitches	Population* (2016)	Pitches Required for 2016 Population (1: 5,000)	Projected Population* to 2036	Pitches Required for 2036 Population (1:5,000)	Shortfall of Pitches to Meet Future Needs	Comments
2 senior pitches (3 junior pitches)	20,820	4.2	28,480	5.70	2-3 pitches	<p>According to benchmarking and taking into account the lower than average participation in Senior soccer, there is currently adequate provision for soccer pitches. However, there is likely to be a need for a minimum of 2 additional senior-sized pitches to cater for the projected increased demand for senior and junior soccer (males and females) that the increasing population will generate.</p> <p>There is capacity to convert the existing two pitches on the Dixon Field cricket oval to one full-size field. This would require one additional field to be provided in the long-term (20 years). In addition, the conversion of the Dixon Field athletics track to a synthetic surface could cater for increasing demand, particularly for training.</p>

* Population includes Gisborne District, Macedon District and 50% of Woodend District as the catchment for the soccer pitches in Gisborne

3.3. Verification of the Demand for Gisborne Sports Fields

The previous section confirmed that there is still a current shortage of cricket and football ovals in Gisborne District. This section updates the sports participation data for the football and cricket clubs in Gisborne District since 2010. It also updates the facility usage analysis, which verifies that Gisborne District is currently short of at least one dual use cricket and football oval - the conclusion of the 2012 Gisborne Sports Field Study.

3.3.1. Cricket and Football Participation

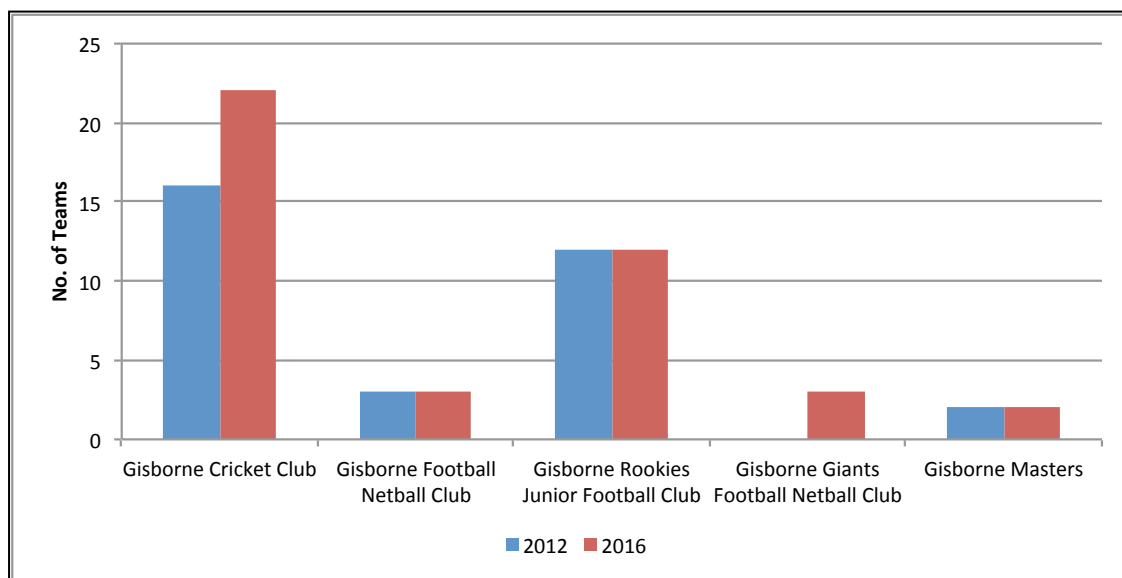
The following tables and graphs compare the numbers of cricket and football teams and players representing all Gisborne District clubs during 2010 and 2016.

Table 7 – Number of Junior & Senior Cricket and Football Teams in Gisborne (2010 & 2016)

(The number in brackets is the 2010 participation data reported in the 2012 Gisborne Sports Field Study)

Club / Group	U12 and below	U14	U16	U18	Total Junior Teams	Senior Teams	Total Teams
Gisborne CC	4 (3)	(U13) 4 (3)	(U15) 4 (2)	(U17) 2 (0)	14 (8)	8 (8)	22 (16)
Gisborne FNC ⁸	na	na	na	1 (1)	1 (1)	2 (2)	3 (3)
Gisborne Rookies JFC ⁹	6 (7)	3 (3)	3 (2)	0	12 (12)	na	12 (12)
Gisborne Giants FNC ¹⁰	2 (0)	1 (0)	0 (0)	0	3 (0)	na	3 (0)
Gisborne Masters	na	na	na	na	na	2 (2)	2 (2)
Total	12 (10)	8 (6)	7 (4)	3 (1)	30 (21)	12 (12)	42 (33)

Figure 3 – Number Junior & Senior Cricket and Football Teams in Gisborne (2010 & 2016)



⁸ The Gisborne FNC also has 5 netball teams.

⁹ Since 2010, the Gisborne JFC has renamed itself the Gisborne Rookies JFC. The Club also has 6 junior netball teams.

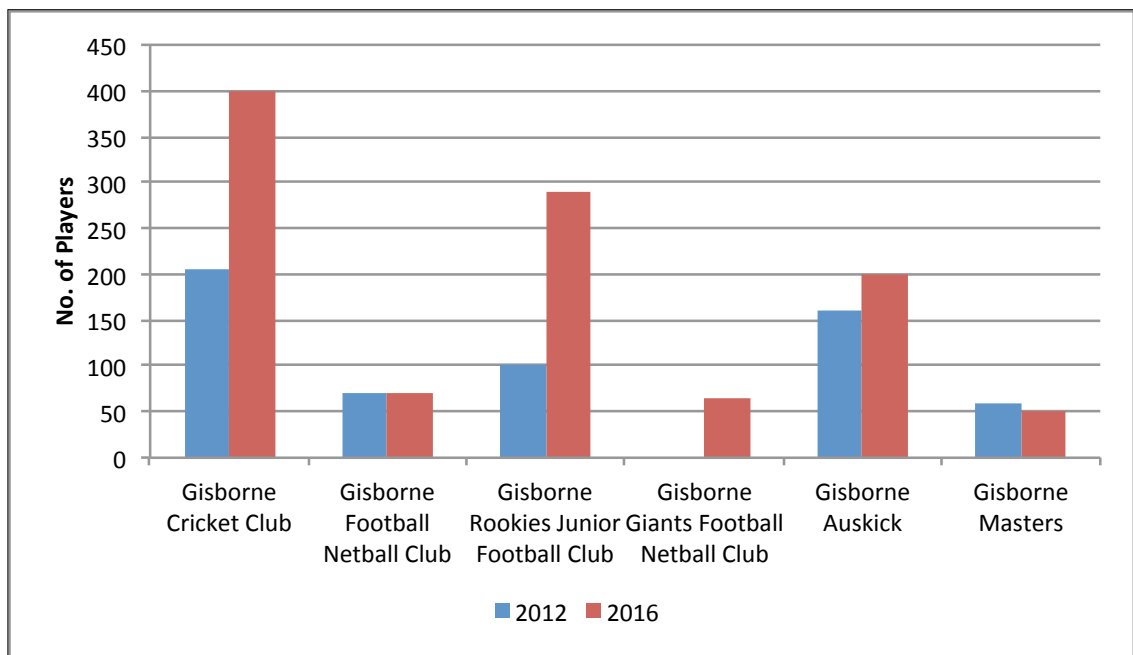
¹⁰ The Gisborne Giants FNC was formed in 2016.

Table 8 – Estimated Number of Cricketers and Footballers in Gisborne (Season 2010 & 2016)

(The number in brackets is the 2010 participation data reported in the 2012 Gisborne Sports Field Study)

Club / Group	In2Cricket / Auskick	Junior Teams	Estimate Junior Players	Senior Teams	Estimate Senior Players	Total Players
Gisborne CC	120 (100)	14 (8)	160 (100)	8 (8)	120 (105)	400 (305)
Gisborne FC	na	1 (1)	25 (20)	2 (2)	45 (50)	70 (70)
Gisborne Rookies JFC	na	12 (12)	300 (260)	na	na	300 (260)
Gisborne Giants FNC	na	3 (0)	65 (0)	na	na	65 (0)
Auskick	200 (160)	na	na	na	na	200 (160)
Gisborne Masters	na	na	na	2 (2)	80 (60)	80 (60)
Total	320 (260)	30 (21)	550 (380)	12 (12)	245 (215)	1,115 (855)

Figure 4 – Estimated Number of Cricketers and Footballers in Gisborne (Season 2010 & 2016)



The data in the above tables confirm the significant growth in participation in cricket and football in Gisborne District in the past six years. The total number of teams has increased by nine (or by 27%), and the total number of players across both sports has increased by 260 (or by 30%).

Some of the key data is:

- The participation in cricket has increased by 105 players (or by 34%), which is slightly more than the 30% increase in football.
- Football has more participants than cricket (715 footballers, 400 cricketers).
- All clubs have increased their numbers of players since 2010, except the Gisborne Football Netball Club, which is to be expected as the Club is restricted to only fielding three teams in the Bendigo Football Netball League.

- The Gisborne Cricket Club has experienced the greatest increase in players since 2010 (105 players), followed by the newly formed (2016) Gisborne FNC with 65 players.
- The level of participation in club cricket in Gisborne District (3.1%) is higher than the average participation by all Australians (2.3%)¹¹, but for children (5–14 year olds) in Gisborne District the rate of participation is significantly higher (13.1% compared to 4.4%).
- Similarly for football, the level of participation in club football in Gisborne District (5.6%) is higher than the average participation by all Australians (4.5%), but for children in Gisborne District the rate of participation in football is significantly higher than the Australian average (26.0% compared to 12.0%).

The significant increase in the number of players across both sports since 2010 has not been supported by any new ovals, although the usage of Clifford Reserve and Bullengarook Reserve has increased to offset the shortage of ovals in Gisborne and New Gisborne.

3.3.2. Cricket and Football Fields Usage

The following information outlines the usage of available sports fields in Gisborne District by the Gisborne cricket and football teams in 2016/17 for training use and match day use. The information was sourced from club representatives and Council officers.

Cricket Training

Reserve	Monday	Tuesday	Wednesday	Thursday	Friday
Gardiner Reserve 6 practice nets	U15	U17 Seniors	U15	U17 Seniors	U11
Sankey Reserve 2 practice nets	U13	Womens	U13	Womens	U11

Cricket Matches (all Gisborne Cricket Club)

Reserve	Saturday	Sunday
Gardiner Reserve	Juniors Seniors	Womens (1 st Grade) Juniors
Sankey Reserve	Juniors Seniors	In2Cricket Womens (2 nd Grade)
Dixon Field Oval	Juniors Veterans	-
Bullengarook Oval	Juniors Seniors	-

Comments and feedback from the Gisborne Cricket Club concerning the current training and competition arrangements, include:

- Whilst training can be accommodated within the existing provision of cricket practice nets at Gardiner Reserve and Sankey Reserve, the practice nets at Gardiner Reserve require upgrade [*Council has subsequently commenced the upgrade of the practice nets in August 2017*].
- Key issue for the Club is the need for a fifth ground to host junior matches. The Club is currently using the ground at Holy Cross Primary School, however, it is not suitable as it has no available water, is not flat and there are safety concerns.

¹¹ Source: AusPlay Participation Data, Australian Sports Commission (2016).

Football Training

Sports Field	Monday	Tuesday	Wednesday	Thursday	Friday
Gardiner Reserve		Gisborne FC Rookies (U16)	Rookies (U14, U16)	Gisborne FC Rookies (U16)	Rookies (U14, U16, U17 Girls)
Sankey Reserve	Rookies (U12)	Gisborne FC (U18s)	Gisborne Masters Rookies (U12)	Gisborne FC (U18s)	
Bullengarook Reserve			Giants (U10, U12)		

Football Matches

Sports Field	Saturday	Sunday
Gardiner Reserve	Gisborne FC Gisborne FC (U18s)	Gisborne Masters Rookies Giants
Sankey Reserve	Gisborne Auskick	Rookies Giants
Clifford Reserve	Used for overflow	Used for overflow

Comments and feedback from the football groups concerning the current training and competition arrangements, include:

- The Gisborne FNC experiences major difficulties accessing grounds for preseason training.
- The Gisborne FNC reiterated that there continues to be pressure on Gardiner Reserve due to the increasing numbers of football teams requiring use of the ground. This situation, in both pre-season and during the season (for training and on game day), is going to be compounded in the short-term with the introduction of a senior women's football team. In the longer term the current facilities will be manifestly inadequate given the projected growth of teams.
- The Gisborne Rookies reinforced that the number of training grounds with floodlights needs to be increased in the short term.
- The Gisborne Giants identified that their biggest challenge is the lack of a venue that the Club can call 'home'. The Club is currently reliant on using a range of locations for training, matches and equipment storage, including Gardiner Reserve, Sankey Oval, Clifford Reserve and Bullengarook Reserve.
- The Gisborne Auskick is concerned that the surface of Sankey Reserve does not last the 12 week Auskick program, which impacts the quality of the program, and the group does not have a permanent facility to support Auskick or to permanently store equipment.
- The Gisborne Masters identified that the poor condition of Sankey Reserve during June and July restricts the ability of the Club to train there. In addition, the expansion of junior football in Gisborne has resulted in the Gisborne Masters occasionally having to be relocated from Gardiner Reserve on Sunday afternoons to play home games at either Sankey Reserve and Clifford Reserve. The relocation options of Sankey Reserve and Clifford Reserve have unsuitable social areas, which impacts the traditional post-game social activities.

3.3.3. Projected Cricket and Football Participation

All Gisborne District sporting clubs were asked to project their club's growth over the next five years. Of those clubs that provided feedback, their responses were as follows.

- The Gisborne Cricket Club expects girl's and women's participation in cricket to grow rapidly in line with the population growth projected for the Gisborne District.
- The Gisborne Football Netball Club estimate that the number of its teams could increase to 8 teams, comprising of two U18 teams, two Reserves team, two Senior men's teams (the second team in each category to play in a different football league), and two women's teams.
- The Gisborne Rookies predict that there will continue to be growth in the number of junior teams for both the Rookies and the Gisborne Giants, as long as the population of Gisborne District continues to increase.

3.3.4. Summary of Sports Field Provision in Gisborne District

The above analysis of the membership levels of all Gisborne District cricket and football clubs and of the utilisation of each of the Council owned sports ovals available in Gisborne District, clearly shows that there is a current shortfall of at least one oval, and most likely two ovals if the quality of the playing surfaces of all grounds is to be maintained to a higher standard.

This finding is consistent with the outcome of the sports field benchmarking process reported in Section 3.2.

The critical factors currently impacting the sport pathways for both cricket and football generally, and for the respective clubs specifically are as follows:

- The overall levels of participation in cricket and football by adults and children in Gisborne District are higher than for the average of all Australians.
- There is little capacity for the existing cricket ovals to absorb any additional senior and veterans' cricket teams.
- The available Council grounds are not able to accommodate all junior matches, which have resulted in the Gisborne Cricket Club utilising substandard school ovals.
- There is a significant constraint on the effectiveness of the current cricket pathway for female cricketers in Gisborne District, as no 'home' turf wicket oval is currently available to the Gisborne women's teams. Compounding this issue is the shortfall of one cricket oval in Gisborne that has the impact of not allowing the Gisborne women's first team to play on Saturday, the prescribed day for the competition.
- The training activities for all Gisborne football teams is either somewhat or significantly compromised as a result of the availability of only two floodlit ovals in Gisborne. There are constraints with the locations and with the quality of the off-field infrastructure at the grounds available at Bullengarook Reserve and Clifford Reserve for those sites to be sustainable options for the expanding clubs in Gisborne and New Gisborne.
- Accommodating all senior and junior football matches on both Gardiner Reserve and Sankey Reserve simply degrades the quality of the playing surfaces of both ovals, which then impacts match day conditions and also the capacity to train, as grounds need to be closed for repair.
- Sankey Reserve does not conform with the dimensions of a senior football oval (length-wise) and has unsuitable off-field clubroom facilities to meet the Club's basic needs.
- The expected growth in female football participation will compound the pressure on all available grounds.

4. USE OF THE NEW RESERVE TO MEET SHORTFALLS

The research undertaken during this study has 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. Gisborne District currently has one full size oval and, according to football oval benchmarks, should currently have two ovals. Benchmarking for both football and cricket ovals suggests that two additional senior ovals will be required in the next 10 – 20 years. However, based on the higher than average participation levels by Gisborne District residents in football and cricket, and the rapidly increasing levels of interest and participation by girls and women in football and cricket, the need for additional ovals is highly likely to emerge sooner.

In 2016 Macedon Ranges Shire Council responded to the shortfall of ovals in Gisborne District by purchasing a broad-acre green field site in New Gisborne. Preliminary layout planning confirmed that the site can easily accommodate two senior size football/ cricket ovals and the required associated infrastructure.

The New Gisborne Regional Sports Fields Feasibility Study has investigated in more detail how the site can not only address the short term needs for football and cricket, but how it can also deliver more sustainable solutions for sport and recreation for the rapidly expanding southern area of the Macedon Ranges Shire.

This section outlines the design direction for the new reserve, describes how the introduction of a synthetic surface sports field will significantly value-add to the sport offerings, and provides an order of costs for the development of the reserve into a regional sporting facility.

4.1. Site Context

The site is 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. It is across the road from the recently completed Macedon Ranges Netball Complex.

The property is rectangular shape of approximate dimensions 400m x 310m, and is 12.76 hectares in size (see Appendix 1 for the Plan of Subdivision). The site is generally flat with a gradual fall to the northeast corner. It is former grazing land, so the property is largely cleared but contains some internal livestock fencing, and has excellent views to Mt Macedon to the north.



4.2. Design Direction for the New Gisborne Regional Sports Fields Site

A concept plan has been prepared for the New Gisborne Regional Sports Fields site (see Appendix 2). The concept plan contains the following recommended design directions:

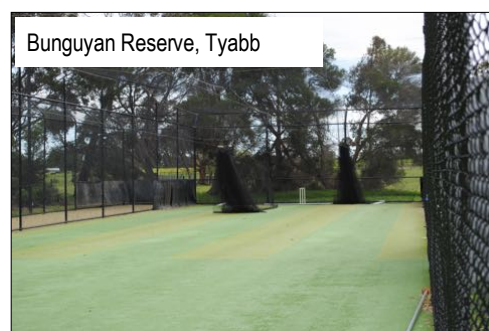
1. One natural grass surface sports field of dimensions 165m x 130m with synthetic cricket wicket, sub-surface irrigation and drainage, and floodlights to training standard (100 lux) but constructed with the capability for the floodlighting to be upgraded to playing standard (200 lux outer field, 300 lux centre square). Install ball protection net behind the northern goals.

Potential for a turf centre wicket to be installed in the future, subject to demand and to funding from cricket groups for the capital cost and for recurrent maintenance.

2. One synthetic surface sports field of playing field dimensions 165m x 130m with synthetic cricket wicket and floodlights to 200 lux outer field and 300 lux centre square. Lighting to this standard will have the capacity to accommodate a range of sports for training and competition, including football, cricket, soccer, rugby league, rugby union, gridiron and touch football.

Supporting facilities and equipment for football, cricket, soccer and other sports to be provided, as required, eg. portable soccer goals.

3. A spectator mound adjacent to the grass oval.
4. A four lane, fully enclosed, synthetic surface cricket practice facility adjacent to the grass oval. Lanes divided by flexible netting, with capacity to be retracted during winter (or when not in use) to create an enclosed open space area suitable for ball games and other uses - see examples below.



5. An integrated community sports pavilion to include multiple player and umpire change rooms. The pavilion to also include social spaces and associated amenities, canteen, and internal storage. The location and design of the pavilion are aimed at ensuring all amenity and social needs for the regular sporting users can be accommodated in one building whilst still maintaining a close proximity to the respective fields and courts of play. (See Appendix 3 for an indicative pavilion design)

This pavilion should be designed to enable it to be constructed in stages, with an indicative order and scope being:

- Stage 1: change rooms and storage.
 - Stage 2: social room, kitchen/ canteen, meeting room and storage.
 - Stage 3: tennis/ netball change rooms, social room and storage.
6. A large vehicle-free concourse and spectator area surrounding the community pavilion, with direct access to each of the key sporting facilities.
 7. Two dual lined tennis-netball courts floodlit to tennis competition standard (350 lux).
 8. Potential future tennis complex (up to 8 courts), the need for which would be subject to a separate needs study.

9. 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.
10. A playspace and associated picnic/ BBQ facilities with strong connections with the sporting facilities and the community pavilion.
11. 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.
12. The concept plan supports extensive indigenous tree planting throughout the reserve, including along the reserve boundaries to provide significant buffers, and around the sporting facilities to frame the fields of play. It is proposed that the existing reserve boundary fence is replaced with a 1.4m black PVC cyclone wire fence, with the section along the northern boundary to be 1.8m high to provide added security to the adjoining private property.
13. A main reserve entry is proposed off Barringo Road, and would include reserve signage and landscaping to create a feature entry. A secondary entry is proposed off Hamilton Road to be used to assist traffic management and flow during large events at the reserve.
14. Several separate but connected car parking areas have been incorporated into the concept plan to service:
 - the community pavilion (approximately 170 spaces).
 - the sports ovals including around the ground car parking (approximately 70 spaces).
 - the tennis-netball courts and cricket practice nets (approximately 30 spaces).
 - overflow car parking capable of accommodating more than 250 cars.

It is proposed that the main internal roads be sealed, with a majority of the car parking to be unsealed as a measure to contain construction costs.

With any internal road network, an opportunity exists to make allowance for a criterium circuit in detailed design (subject to a feasibility assessment). A circuit could be wholly or partly integrated with the network, or could be a stand-alone cycling circuit. The costing/ funding for a criterium circuit has not been included in this study, and would need to be considered/ costed/ funded as a separate project (similar to the potential tennis courts). A criterium circuit is an off-road cycling course suitable to conduct time trials and small-field cycle races. See images below from the very popular and successful criterium circuit at Casey Fields in Cranbourne.



There are two broad options to provide a criterium circuit at the New Gisborne Regional Sports Fields site: firstly, to integrate the circuit with part, or all, of the planned internal road network; or secondly, to provide the circuit as a separate, standalone sealed roadway. The standalone circuit option is a safer option, as it would be vehicle-free. The standalone option would also be more easily managed than a circuit integrated with an internal road network, as there will be no requirement to program cycling-only access times around vehicle use that will be required by the sporting clubs and other users of the sporting facilities.

15. The concept plan advocates that a strong pedestrian link be established between New Gisborne Regional Sports Fields 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.
16. An extensive path network with occasional bench seating will be constructed 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.
17. Traffic management of the intersection of Hamilton Road and Barringo Road was identified within the Gisborne Movement Network Study, as a site for possible road infrastructure upgrades in the future. This should be further considered in the Gisborne Structure Plan review, which is due to commence soon. One of the key outcomes that will occur from the review will be the identification of timing and costing for any required upgrades at this intersection, or any others in the precinct, which should take into account the increased traffic in the area, primarily on weekends and after school.

4.2.1. Synthetic Sports Oval

One of the proposed ovals is a synthetic oval. This direction is fully supported by AFL Victoria and Cricket Victoria. Synthetic ovals provide a high standard surface irrespective of weather that can sustain usage up to three times the use of turf ovals, which provides the capability to absorb future growth and additional use from sporting groups across the Shire, and beyond.



A secondary benefit of a synthetic surface sports oval is that it requires less intensive annual maintenance. Maintaining a turf surface can be time consuming, expensive and generally requires a qualified person, whilst synthetic surfaces require lower ongoing maintenance. The maintenance of a synthetic surface is largely contained to surface cleaning, grooming the surface to reduce the probability of compaction, weeding, and stain removal.

As well as the specific benefits of increased usage capacity and maintenance over natural turf sports fields, synthetic surfaces also have the following general benefits:

- High-quality and consistent surface at all times.
- Generally requires no water, so can be an effective response to a reduction in the availability of potable water due to drought and climate change.
- More tolerant of adverse weather conditions.
- Can be programmed and used intensively.
- Has the potential to generate regular rental income.
- Significant opportunities and potential for multi-use.
- Can reduce the impact that sport has on a player's joints and body generally, due to the placement of shock pads and rubber granular infill.
- Cleaner to play on (ie. no mud).
- Can be used to collect rainwater, so can be an ongoing water supply to the proposed reserve dam.

For Macedon Ranges Shire specifically, the proposed synthetic surface oval at the New Gisborne Regional Sports Fields will create the following benefits and opportunities for use by sporting clubs, schools and other groups from across the Shire (and beyond) as a training, competition and programmable venue, particularly:

- during winter when turf fields across the Shire begin to degrade from use and weather. Football and soccer training and matches can be redirected to the synthetic oval to allow these surfaces to recover,
- as a football pre-season training and practice match venue when turf ovals are still being used for cricket,
- when population growth places further pressure on existing sports ovals, particularly in the growth areas of Gisborne, New Gisborne and Riddells Creek,
- for night matches where the surface can sustain use and be an attractive option on cold and wet Macedon Ranges evenings,
- as an Auskick and In2Cricket venue where the large numbers of participants and supporters can be allocated small activity areas, and
- as a venue for some athletics events, in particular school sports days.



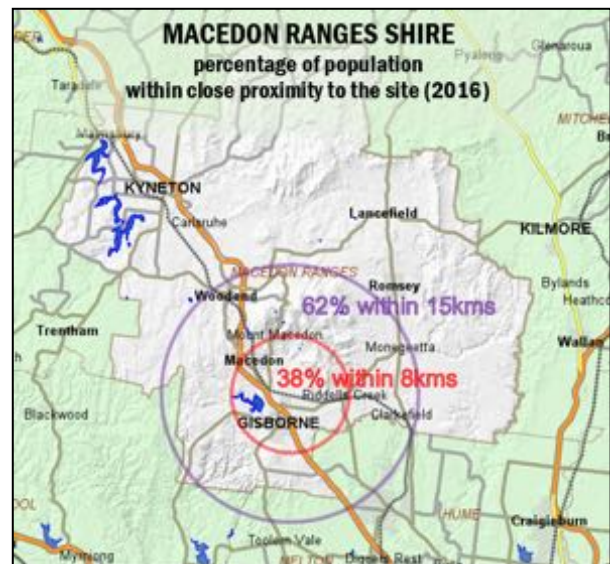
4.2.2. Other Sports and Recreation Options

Due to the location and the size of the New Gisborne Regional Sports Fields site, a range of other sporting and recreational opportunities are possible to service the growing New Gisborne community.

Whole of Shire Use

Convenient access to the synthetic sports field by sporting clubs and groups located in most parts of Macedon Ranges Shire will be possible, due to the reserve's location within an area that contains a large portion of the Shire's population, and the close location of the reserve to the Calder Highway.

38% of the Shire's population reside within 8kms of the reserve, and 62% of the population within 15kms (Gisborne, New Gisborne, Macedon, Riddells Creek and Woodend).



Family recreation facilities, such as a playspace, picnic areas and BBQ facilities

Whilst the playspace will be an important resource for families with young children attending the reserve for organised sporting activities, the playspace and associated facilities will be valuable recreation destinations on an ongoing basis for local New Gisborne families.

Hang out space for youth and young adults

The site offers opportunities for 'rideable' connections to New Gisborne and Gisborne, via shared paths, and the adjacent roads - Barringo and Hamilton Roads – will provide good secondary surveillance opportunities from passing motorists. These are attributes of the reserve that create excellent opportunities to include a youth space and other supporting infrastructure to support young people. Items could include a skate park, combined basketball-netball facility, seating areas, and associated landscaping – see example below from Packer Park in Carnegie.



Tennis complex

The site creates an opportunity to relocate and expand the tennis offerings for New Gisborne, if there is the demand to significantly upgrade and expand the existing four court facility in Ross Watt Reserve. In the interim, the concept plan recommends that any netball courts built at the reserve to support junior or senior football-netball clubs, be constructed as dual netball-tennis courts. This will enable recreational tennis to be played at night in New Gisborne.

Personal health and fitness

The location, size and views afforded from the reserve create opportunities to ensure any internal path network is designed to encourage residents and visitors to use the reserve for walking and jogging. Much of the path network can be constructed in areas not dedicated to sporting uses, and which can capture some of the natural attributes of the area, such as the views to Mt Macedon. The dam also creates an opportunity for a boardwalk section of the path to run along the edge of the dam and thereby stimulates other activities and adventures for visitors.

Trade exhibitions and events

The proposed overflow car parking area could be an ideal location for events and festivals that support large machinery or other infrastructure, such as circuses, farm machinery exhibitions, or car boot sales.

Base for regional sport peak bodies

Potential exists for the New Gisborne Regional Sports Fields to accommodate the administration offices for regional sporting associations/ leagues. Offices could be incorporated into the pavilion development and would have the benefits of providing some onsite security at the reserve and income to Council from rented office space.

The Gisborne & District Cricket Association has expressed an interest in the new reserve potentially becoming a hub for the Association by providing office space and becoming its preferred venue for various regional cricket matches.

4.2.3. Management/ Usage Considerations

It is recommended that Council manage the New Gisborne Regional Sports Fields, with seasonal allocations with the sporting groups based at the site, and casual bookings with irregular users, such as schools and non-Shire clubs and groups.

The direct management of the synthetic sports field will be an important component of the overall management of the reserve by Council, as it will provide Council with an additional resource for its overall management responsibilities of all field-based sporting reserves within the Shire. For example, Council would have the capability to transfer training and/or matches by clubs from across the Shire to the synthetic sports field when the main ovals used by those clubs may need to be rested due to overuse, or when their ovals are not available for extended periods due to oval rehabilitation works. As a result, any 'home' club at the reserve will be based on the turf oval once established.

Consideration of the hours of operation of the reserve will be required at town planning approval stage, and should include oval floodlighting, both the hours of use and their design, which should be configured to minimise light spill to adjacent properties and roads.

The New Gisborne Regional Sports Fields offers the opportunity for new or existing Gisborne District sports clubs to be allocated seasonal tenancy of facilities, with the benefit of resolving or mitigating some of the current shortfalls in ovals and/or overuse of ovals that have been outlined in Section 3. After considering factors such as the history of tenancy and use of the existing reserves in Gisborne District, the location of the new reserve, and sustainable solutions for the growth of sport and clubs, the following cricket and football usage framework is proposed for New Gisborne Regional Sports Fields.

Summer

- Short-term: Gisborne Cricket Club utilises the synthetic and natural turf fields as overflow grounds.
- Long-term: Potentially, a new senior-junior cricket club is established in Gisborne District (say the 'New Gisborne Cricket Club') and is based at the reserve. In the future, and if demand exists, there is potential for the turf sports field to become Gisborne District's second turf pitch cricket ground.

Winter

- Short-term: Gisborne Giants are based at the reserve (training and matches).
Gisborne Masters are based at the reserve (train there, but play matches at Gardiner Reserve).
- Long-term: Potentially, the Gisborne Giants transition into a senior-junior football netball club to become the second senior football club in Gisborne District, and continue to be based at the reserve.
A second Auskick centre is established in Gisborne District ('New Gisborne Auskick'), and is based at the reserve.
Gisborne Masters continue to be based at the reserve for training, but play matches at Gardiner Reserve.

4.2.4. Other Benefits

The New Gisborne Regional Sports Fields will provide an immediate solution to the current shortfall of sports fields in Gisborne District, as outlined in previous sections. Notwithstanding the significance of these local sporting benefits, there are other sporting, economic and employment outcomes that will emanate from the development and use of the new reserve.

Sporting Benefits

The synthetic sports field will provide Council with a sustainable solution for managing requests by football clubs for access to pre-season football training and practice match facilities. The relatively close location of New Gisborne to Metropolitan Melbourne expands significantly the available catchment of the synthetic field for use for these purposes. Income from rental, particularly from non-Shire clubs, will be valuable income to offset management and maintenance costs for the reserve.

The new facilities when complete, will make it possible for Council to approach elite level sporting teams from a range of codes to encourage them to consider playing practice matches or conduct training camps at the reserve. Providing Shire residents with locally accessible audience/spectating opportunities of elite level sport can be an important factor in the growth of sports participation and in promoting sport pathways.

Probable Social and Economic Benefits through Football

Stimulating football participation growth will enhance social connectedness and the economy. A report published in 2017 by the *Centre for Sport and Social Impact* at La Trobe University, found that community football clubs generate a range of positive effects for local communities, including heightened levels of physical and mental wellbeing, social interaction and economic activity.

The research study found that for every dollar spent on a community football club, at least \$4.40 is returned in social value in terms of increased social connectedness, wellbeing, mental health status, employment outcomes, personal development and physical health. A football club's reach is significant and extends beyond the players, coaches, administrators and volunteers within the club - for every one player, football clubs reach 10 people in their community.

Other findings show that football clubs provide individuals, particularly those aged 15-24 years, with significantly increased chances of securing employment via the social networks provided by the club. The self-reported mental health of people aged 18-24 years associated with a football club is substantially higher than the general population.

Economic and Employment Benefits

Council undertook an assessment of the economic impact of the New Gisborne Regional Sports Fields using Remplan. The report concluded that the project “..... is expected to generate significant economic benefit to the local economy through the provision of a diverse range of events, and health cost benefits that are directly associated and attributed to the sport and recreation facilities”.

The economic benefit impact has assessed economic output and jobs creation in two parts: benefits during construction; and benefits from the ongoing operation and use of the reserve. Table 9 summarises the economic benefit impact for the local economy.

Table 9 – Economic Benefit from Reserve Construction and Reserve Operating

Impact Area	Construction Impact			Reserve Operating Impact		
	Direct Impact	Indirect Impact	Total Impact	Direct Impact	Indirect Impact	Total Impact
Output (\$M)	\$12.48M	\$11.86M	\$24.34M	\$3.35M	\$2.24M	\$5.59M
Employment (Jobs)	33	39	72	18	9	27

4.2.5. Stakeholder and Community Consultation

Representatives from the Gisborne field-based sporting clubs were consulted regularly during the study. At the commencement of the study, club representatives provided club membership data and confirmed their clubs' usage of reserves (see Section 3). During preliminary concept planning for the layout of the reserve, input and feedback was sought from club representatives, and also during the preparation of the draft reserve concept plan.

Macedon Ranges Shire Council placed the approved draft New Gisborne Regional Sports Fields Concept Plan on public exhibition between the period 16 October to 7 November 2017. Advice and notification to selected stakeholders and residents of the draft concept plan being on exhibition was communicated by the following means:

- A copy of draft reserve concept plan was posted to residents and ratepayers within 1km of the site on 16 October 2017.
- A copy of draft reserve concept plan and the feasibility study report was emailed to relevant Shire sporting clubs and associations, and to relevant State Sporting Associations on 16 October 2017.
- The draft reserve concept plan and the feasibility study report were available on the Council's website from 16 October 2017, encouraging public submissions.
- Real estate boards were placed onsite at the reserve on 24 October 2017 to clearly mark the site and to provide direction to the website for more information on the project.
- Various articles describing the concept and encouraging feedback were placed in local newspapers during October 2017.

In all, 14 written submissions were received by Council and all supported the project. Some submissions included some specific items for consideration during the preparation of the final concept plan. All feedback was assessed, and where necessary, the draft concept plan was revised to reflect feedback received.

4.3. Estimated Capital Cost to Develop New Gisborne Regional Sports Fields

The New Gisborne Regional Sports Fields Concept Plan recommends more than 25 separate but interconnected projects for the reserve. The total estimated cost for full implementation of the concept plan is in excess of \$12,500,000.

The practicality and order of implementation of all projects will be subject to a number of factors and criteria before proceeding: availability of funding; current and future priorities of the Macedon Ranges Shire Council; stakeholder and community needs; and further investigation, research and consultation.

The Cost Plan is shown on the following pages. The number assigned to each project is the same as the numbered symbols on the concept plan, and indicative project costs and prioritisations have been included.

Important Notes:

- *Cost estimates are indicative costs based on similar projects undertaken by professional contractors in the past 18 months. Costs exclude construction contingencies and GST, and consultant fees associated with design development and administration have been averaged at 10% of construction costs.*
- *Detailed plans have not been prepared for any of the projects (other than the proposed pavilion), which are typically required to identify more accurate estimated costs from a Quantity Surveyor.*
- *It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program, by combining/ packaging projects into larger contracts.*
- *The directions contained within the concept plan do not commit the Macedon Ranges Shire Council or any other organisation to a responsibility for funding projects.*

4.3.1. Suggested Stage 1 Scope of Works/ Cost

The table below outlines a suggested scope of works that would provide a short-term solution to the current shortfall of ovals in Gisborne District, as well as providing other sports participation benefits. Once constructed, the infrastructure could accommodate football training and junior football matches, cricket matches, and provide Council with a resource to which it could temporarily allocate other Shire clubs (football or soccer) when necessary to rest grounds.

It is preferable that the two sports fields be constructed at the same time to take advantage of the economies-of-scale and to position Council to meet short and medium term demand. However, if that is not possible, the synthetic sports field is recommended to be constructed first, as it will cater for a wider range of uses and more intensive use.

Item	Description	Cost
Site Works	Demolition of surplus infrastructure, replace existing reserve fencing, and services connection	\$440,000
Synthetic surface oval	Earthworks, synthetic oval, fencing, and floodlights	\$2,350,000
Pavilion (Stage 1)	Player and umpire change rooms, equipment storage, and sealed concourse area	\$1,975,000
Cricket practice nets and tennis-netball courts	Three lane synthetic cricket practice facility and two hard courts dual lined for tennis-netball (floodlit)	\$530,000
New reserve entry, internal road and car parking	New entry off Barringo Road, sealed internal road, and unsealed car parking around the synthetic sports field	\$613,000
Dam	Construct dam, and install stormwater connection from the synthetic sports field	\$100,000
Tree Planting (Stage 1)	Strengthen the reserve boundary planting	\$30,250
Project costs	Design fees, consultant costs and project management (10% of capital cost)	\$550,325
TOTAL		\$6,588,575

Concept Plan Cost Plan

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Sporting Facilities				
-	Connection of services, utilities, sub-station	- Allowance for power, water, gas and sewerage	H	\$250,000
-	Re-fence the perimeter of the reserve	- Allow for a 1.4m high black PVC chain mesh fence along the west, south and east boundaries: 1,100m @ \$75 - See No. 14 for the northern boundary	H	\$82,500
-	Demolition	- Allowance for removal of existing buildings, internal fences, and other infrastructure	H	\$75,000
1	Natural grass surface sports field (165m x 130m) with synthetic cricket wicket and floodlights to training standard (100 lux), and capacity built-in to upgrade to 200 lux at a later date	- Civil works, earthworks, turf and oval perimeter fence (\$800,000) - Sub-surface automated irrigation system (\$135,000) - Drainage system (\$135,000) - Floodlighting 100 lux (\$225,000), but constructed with capacity built-in to upgrade to 200 lux outer field, 300 lux centre square - Synthetic wicket (\$15,000)	M	\$1,310,000
1a	Turf centre wicket table (8 pitches) - if demand exists long term	- New 6 wicket turf table	L	\$130,000
2	Synthetic surface sports field (165m x 130m) with synthetic cricket wicket and floodlights to playing standard (200 lux), and capacity built-in to upgrade to 300 lux at a later date	- Civil works, earthworks, synthetic surface and oval perimeter fence (\$2,000,000) - Floodlighting 200 lux outer field, 300 lux centre square (\$350,000)	H	\$2,350,000
3	Install a ball protection net at northern end of the turf oval	- Poles and ball protection netting	M	\$40,000
4a	Potential future tennis courts - to be determined by separate study	- Feasibility study	L	\$20,000
4b	Potential future tennis courts - if required	Scope includes: - 8 hard courts @ \$80,000 - Install flood lighting for 4 courts @ \$35,000 (\$140,000)	L	\$780,000
5	Two new tennis-netball courts floodlit to tennis competition standard	Scope includes: - Two new courts @ \$100,000 (\$200,000) - Floodlights to both courts to tennis competition standard (350 lux) (\$130,000)	H	\$330,000
6	Fully enclosed cricket practice facility(4 lanes)	- Constructed as a fully enclosed facility, including concrete base, synthetic surfacing for the whole concrete base, perimeter fencing, and flexible netting for lane dividers	H	\$200,000
7a	Community sports pavilion (Stage 1 - player/ ump change)	'Scope of works includes: - Four player change rooms and amenities Umpire change rooms and amenities - Equipment storage Estimated floor area for proposed Stage 1 pavilion = 475sqm @ \$3,000 (\$1,425,000) New verandah roofing (\$150,000) Site services (\$50,000)	H	\$1,625,000
7b	Community sports pavilion (Stage 2 - social rooms, kitchen/ canteen, meeting room, internal toilets)	Scope of works includes: - Social rooms (150sqm) - Kitchen/ canteen - Internal toilets, including an accessible toilet - Meeting room - Foyer - Store Estimated floor area for proposed Stage 2 pavilion = 325sqm @ \$2,800 (\$910,000) New verandah roofing (\$200,000)	M	\$1,110,000
7c	Community sports pavilion (Stage 3 - Tennis-Netball rooms)	Scope of works includes: - Tennis social room (50sqm) - Internal toilets/ netball change - Store Estimated floor area for proposed Stage 3 pavilion = 125sqm @ \$2,800 (\$350,000) New verandah roofing (150,000)	L	\$500,000
8	Large vehicle free concourse	- Concrete surface 350sqm @ \$100	H	\$350,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$915,250
	Sub-Total Sporting Facilities			\$10,067,750

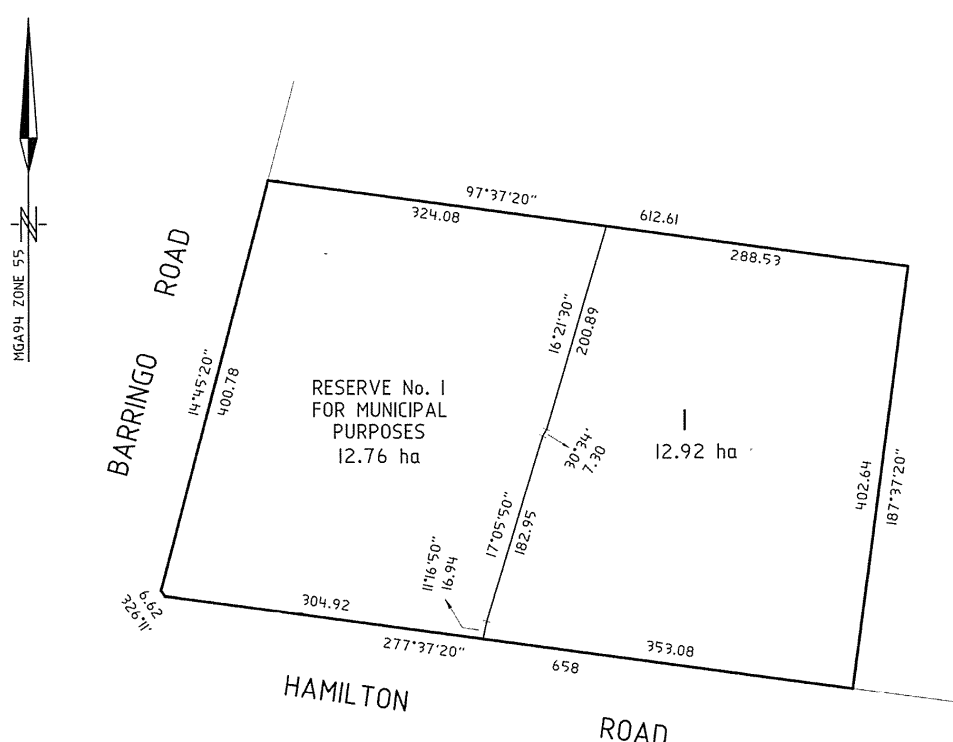
Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Other Facilities and Spaces				
9	Facilities and spaces suitable for young people to socialise and hang out	- Allowance for a skate park, mini basketball court, and landscaped seating area	L	\$250,000
10	Grass spectator mound	- Earthworks to shape mound approx. 250sqm @ \$50 (\$12,500) - Seed 250sqm @ \$5 (\$1,250)	M	\$13,750
11	Playspace and associated picnic/ BBQ facilities	- Allowance for a playspace with softfall (\$75,000) - Picnic shelter, picnic table and BBQ (\$30,000) - Associated landscaping, paving, plantings (\$15,000)	L	\$120,000
12	Dam established as a detention basin and to harvest stormwater run-off for re-use for irrigation	Allowance to excavate the dam with connection of stormwater run-off from the synthetic sports field	H	\$100,000
13a	Indigenous tree planting throughout the reserve (Stage 1 - buffers along the reserve boundaries)	- Allow 65 semi-mature plants @ \$350 (\$22,750) - Allowance for 1 year maintenance/ watering (\$7,500)	H	\$30,250
13b	Indigenous tree planting throughout the reserve (Stage 2 - frame the sporting facilities)	- Allow 35 semi-mature plants @ \$350 (\$12,250) - Allowance for 1 year maintenance/ watering (\$5,000)	M	\$17,250
13c	Indigenous tree planting throughout the reserve (Stage 3 - throughout car parks and other areas)	- Allow 35 semi-mature plants @ \$350 (\$12,250) - Allowance for 1 year maintenance/ watering (\$5,000)	L	\$17,250
14	Install the reserve northern boundary fence	- Allow for a 1.8m high black PVC chain mesh fence: 325m @ \$100	H	\$32,500
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$58,100
	Sub-Total Other Facilities and Spaces			\$639,100
Pedestrian and Traffic Management				
15	Main reserve entry	- Allowance for crossover, gates, associated landscaping and signage to create a reserve entry feature	H	\$45,000
-	Internal roads (Stage 1)	- Allowance for sealed access road (250m) 1,500sqm @ \$150	H	\$225,000
-	Internal roads (Stage 2)	- Allowance for sealed access road (400m) 2,400sqm @ \$150	L	\$360,000
16	Main reserve car park to service the pavilion users (approx. 170 spaces)	- Allow 50 spaces to be sealed, kerb and channel @ \$3,000 (\$150,000) - Allow 120 unsealed spaces = 2,500sqm x \$35 (\$87,500) - Install bollards, bumpers, guides (\$17,500)	H	\$255,000
17	Overflow car parking area (approx. 250 cars)	- Allow for area to be graded level and unsealed 7,500sqm @ \$15	M	\$112,500
18	Synthetic oval perimeter car parking (approx. 70 cars)	- Allowance for 70 unsealed car parks and access road 1,800sqm @ \$35 (\$63,000) - Allowance for bollards, bumpers, guides (\$15,000)	H	\$88,000
19	Turf oval perimeter car parking (approx. 70 cars)	- Allowance for 70 unsealed car parks and access road 1,800sqm @ \$35 (\$63,000) - Allowance for bollards, bumpers, guides (\$15,000)	M	\$88,000
20	Car park to service tennis, netball and cricket practice (approx. 28 spaces)	- Allowance for 28 unsealed car parks and access road 550sqm @ \$35 (\$19,250) - Install bollards, bumpers (\$5,000)	L	\$24,250
21	Pedestrian link to the Macedon Ranges Netball Complex	- Allowance for a pedestrian crossover, gate and short length of sealed path from the main reserve path network	M	\$10,000
22	Shared path link to New Gisborne town centre and Gisborne station	- Allowance for a pedestrian crossover, gate and short length of sealed path from the main reserve path network	M	\$10,000
23a	Network of walking and cycling paths (Stage 1)	- Allowance for a 2.5m unsealed internal path network with occasional bench seating along the course - Total length is approx. 3,800m, but allow three stages Stage 1 1,500m x 2.5m = 3,750sqm @ \$35 (\$131,250) 10 bench seats supplied and installed @ \$2,500 (\$25,500)	M	\$156,250
23b	Network of walking and cycling paths (Stage 2)	Stage 2 1,000m x 2.5m = 2,500sqm @ \$35 (\$87,500) 7 bench seats supplied and installed @ \$2,500 (\$17,500)	M-L	\$105,000
23c	Network of walking and cycling paths (Stage 3)	Stage 3 1,000m x 2.5m = 2,500sqm @ \$35 (\$87,500) 7 bench seats supplied and installed @ \$2,500 (\$17,500)	L	\$105,000
24	Secondary reserve entry / exit	- Allowance for crossover, gates, associated landscaping and signage to create a reserve entry	M	\$30,000
25	Possible future roundabout	Not costed	L	\$0
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$161,400
	Sub-Total Pedestrian and Traffic Management			\$1,775,400
TOTAL MASTER PLAN COSTS (ex GST)				\$ 12,482,250

Appendix 1

Plan of Subdivision for the Subject Land


Signed by Council: Macedon Ranges Shire Council, Cert Ref: CRT/2014/81, Original Certification: 28/11/2014, S.O.C.: 28/11/2014

PLAN OF SUBDIVISION <small>UNDER SECTION 35 OF THE SUBDIVISION ACT 1988</small>				STAGE No. /	PLAN NUMBER PS 733106V	
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND						
Land affected	Land acquired by compulsory process			Land acquired by agreement	LRS reference	Assistant Registrar of Titles Signature
	Vesting date	Government Gazette		Date of recording of vesting date		
		Page	Year			




RESERVE No. 1
FOR MUNICIPAL PURPOSES
12.76 ha

1
12.92 ha

	ERIC SALTER PTY. LTD. CONSULTING LAND SURVEYORS 52A, SYDNEY STREET KILMORE 3764 TEL.5782 1414 FAX.5782 2416 125 ROBERTS STREET ESSENDON 3040 TEL.9374 3008	ORIGINAL SCALE SHEET SIZE 1:4000 A3	LICENSED SURVEYOR (PRINT) DUNCAN ERIC SALTER SIGNATURE DATE REF 10008 VERSION 3 PLAN No: MRS10008PS.DWG	SHEET 2 DATE / / COUNCIL DELEGATE SIGNATURE
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Signed by: Duncan Eric Salter (Eric Salter Pty Ltd) Surveyor's Plan Version (3) SPEAR Ref: S058270A 26/11/2014

Signed by Council: Macedon Ranges Shire Council, Cert Ref: CRT/2014/81, Original Certification: 28/11/2014, S.O.C.: 28/11/2014

PLAN OF SUBDIVISION <small>UNDER SECTION 35 OF THE SUBDIVISION ACT 1988</small>		STAGE No. <hr style="width: 50px; margin: 0 auto;"/>	LRS USE ONLY EDITION	PLAN NUMBER PS 733106V										
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: GISBORNE</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 14 (PART)</p> <p>TITLE REFERENCES: VOL. 9409 FOL. 781</p> <p>LAST PLAN REFERENCE/S: LOT 2 on LPI29443L</p> <p>POSTAL ADDRESS: 219 HAMILTON ROAD <small>(At time of subdivision) NEW GISBORNE, 3438</small></p> <p>MGA Co-ordinates <small>(of approx centre of land in plan)</small> E 288 040 N 5 852 050 ZONE: 55</p>		<p>CERTIFYING AUTHORITY</p> <p>MACEDON RANGES SHIRE COUNCIL</p> <p>REF: -</p> <p>THIS IS A SPEAR PLAN</p>												
VESTING OF ROADS AND/OR RESERVES		NOTATIONS												
IDENTIFIER	COUNCIL/BODY/PERSON	<p>STAGING THIS IS NOT A STAGED SUBDIVISION Planning permit No. NOT REQUIRED</p> <p>DEPTH LIMITATION DOES NOT APPLY.</p> <p>SURVEY. THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 80 & 85 IN PROCLAIMED SURVEY AREA No. -</p> <p style="text-align: right; font-size: 1.2em; font-family: cursive;">25803-8 1180177</p>												
RESERVE No. 1	MACEDON RANGES SHIRE COUNCIL													
<p>LAND TO BE ACQUIRED BY AGREEMENT: RESERVE No. 1 ON THIS PLAN</p> <p>LAND TO BE ACQUIRED BY COMPULSORY PROCESS: -</p> <p>ALL THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN.</p>														
EASEMENT INFORMATION				LRS USE ONLY										
<p>EASEMENTS MARKED (+) ARE CREATED UPON REGISTRATION OF THIS PLAN. EASEMENTS MARKED (#) ARE CREATED WHEN THE APPROPRIATE VESTING DATE IS RECORDED OR TRANSFER REGISTERED.</p> <p>LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 50%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> </tbody> </table>				Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	---	---	---	---	---	<p>STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT</p> <p>RECEIVED <input type="checkbox"/></p> <p>DATE / /</p> <p>LRS USE ONLY</p> <p>PLAN REGISTERED TIME DATE / /</p> <p>Assistant Registrar of Titles</p> <p>SHEET 1 OF 2 SHEETS</p>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of										
---	---	---	---	---										
 <p>ERIC SALTER PTY. LTD. CONSULTING LAND SURVEYORS 52A, SYDNEY STREET KILMORE 3764 TEL.5782 1414 FAX.5782 2416 125 ROBERTS STREET ESSENDON 3040 TEL.9374 3008</p>		<p>LICENSED SURVEYOR (PRINT) DUNCAN ERIC SALTER...</p> <p>SIGNATURE DATE</p> <p>REF 10008 VERSION 3</p> <p>PLAN No.: MRSI0008PS.DWG</p>		<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>ORIGINAL SHEET SIZE A3</p>										

Signed by: Duncan Eric Salter (Eric Salter Pty Ltd) Surveyor's Plan Version (3) SPEAR Ref: S058270A 26/11/2014

Appendix 2

New Gisborne Regional Sports Fields Concept 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

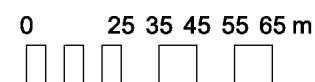
- 9 Location for future facilities and spaces suitable for young people to socialise and congregate
- 10 Grass spectator mound
- 11 Location for playspace and associated picnic/ BBQ facilities
- 12 Dam established as a detention basin and to harvest stormwater run-off for re-use for irrigation
- 13 Indigenous 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

When designing the internal road network, investigate possibilities for some or all of the road network to accommodate a cycling criterium course

- 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

NEW GISBORNE REGIONAL SPORTS FIELDS Concept Plan

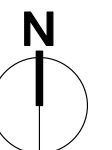


Simon Leisure

memla

Macedon Ranges
Shire Council

NOVEMBER
2017

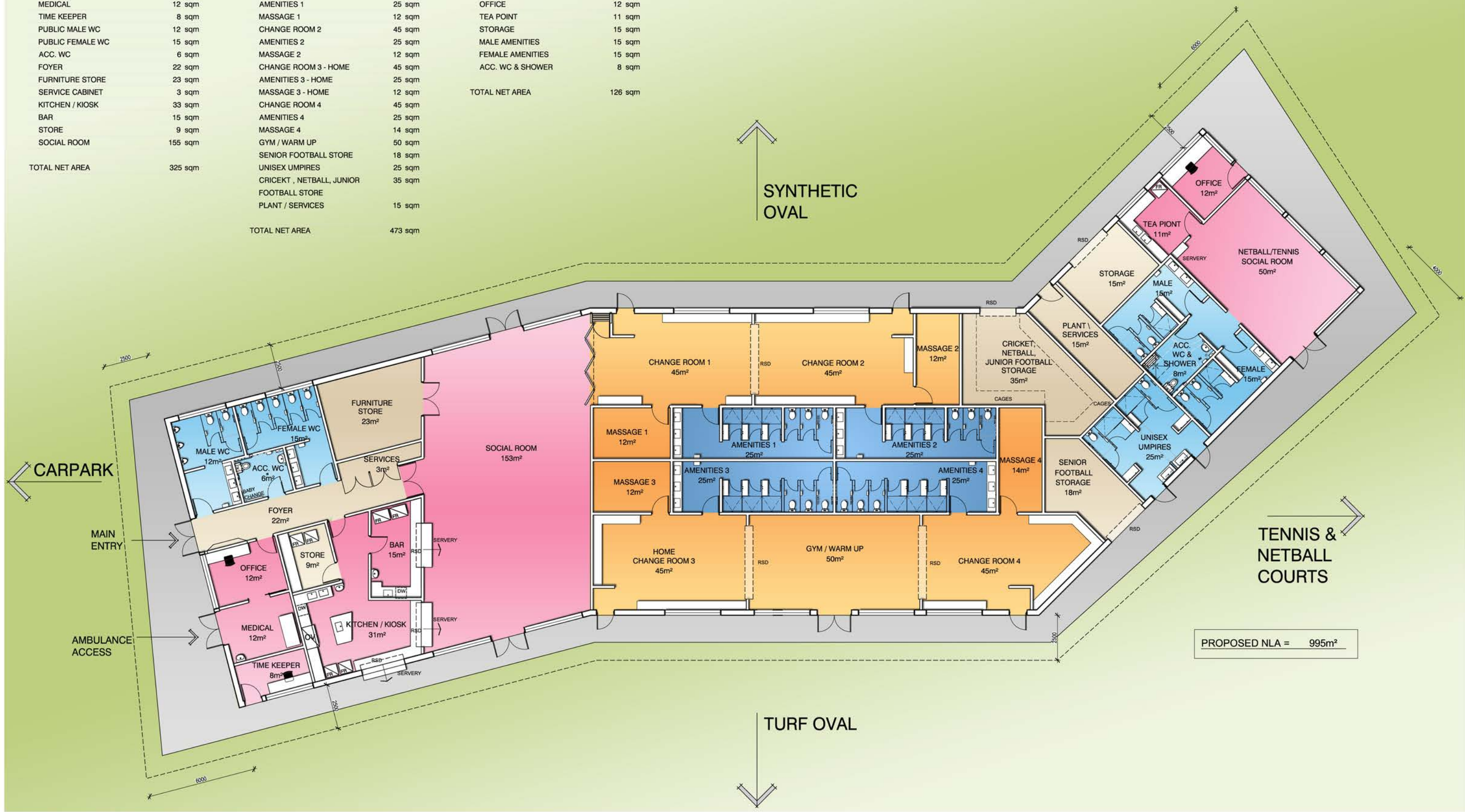


Appendix 3

Pavilion Concept Floor Plan (indicative only)

AREAS SCHEDULE

CLUB SOCIAL AREA		CLUB PLAYER AREA		NETBALL/TENNIS AREA	
OFFICE	12 sqm	CHANGE ROOM 1	45 sqm	SOCIAL ROOM	50 sqm
MEDICAL	12 sqm	AMENITIES 1	25 sqm	OFFICE	12 sqm
TIME KEEPER	8 sqm	MASSAGE 1	12 sqm	TEA POINT	11 sqm
PUBLIC MALE WC	12 sqm	CHANGE ROOM 2	45 sqm	STORAGE	15 sqm
PUBLIC FEMALE WC	15 sqm	AMENITIES 2	25 sqm	MALE AMENITIES	15 sqm
ACC. WC	6 sqm	MASSAGE 2	12 sqm	FEMALE AMENITIES	15 sqm
FOYER	22 sqm	CHANGE ROOM 3 - HOME	45 sqm	ACC. WC & SHOWER	8 sqm
FURNITURE STORE	23 sqm	AMENITIES 3 - HOME	25 sqm		
SERVICE CABINET	3 sqm	MASSAGE 3 - HOME	12 sqm		
KITCHEN / KIOSK	33 sqm	CHANGE ROOM 4	45 sqm		
BAR	15 sqm	AMENITIES 4	25 sqm		
STORE	9 sqm	MASSAGE 4	14 sqm		
SOCIAL ROOM	155 sqm	GYM / WARM UP	50 sqm		
		SENIOR FOOTBALL STORE	18 sqm		
		UNISEX UMPIRES	25 sqm		
		CRICKET , NETBALL, JUNIOR	35 sqm		
		FOOTBALL STORE			
		PLANT / SERVICES	15 sqm		
TOTAL NET AREA	325 sqm	TOTAL NET AREA	473 sqm	TOTAL NET AREA	126 sqm



PROPOSED PAVILION - INDICATIVE FLOOR PLAN
NEW GISBORNE MULTIPURPOSE PAVILION

JOB NO. 17018 **SK01**

DATE: September 2017
 DRAWN BY: AS
 SCALE @ A1: 1:100
 SCALE @ A3: 1:200
 REVISION: P1

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