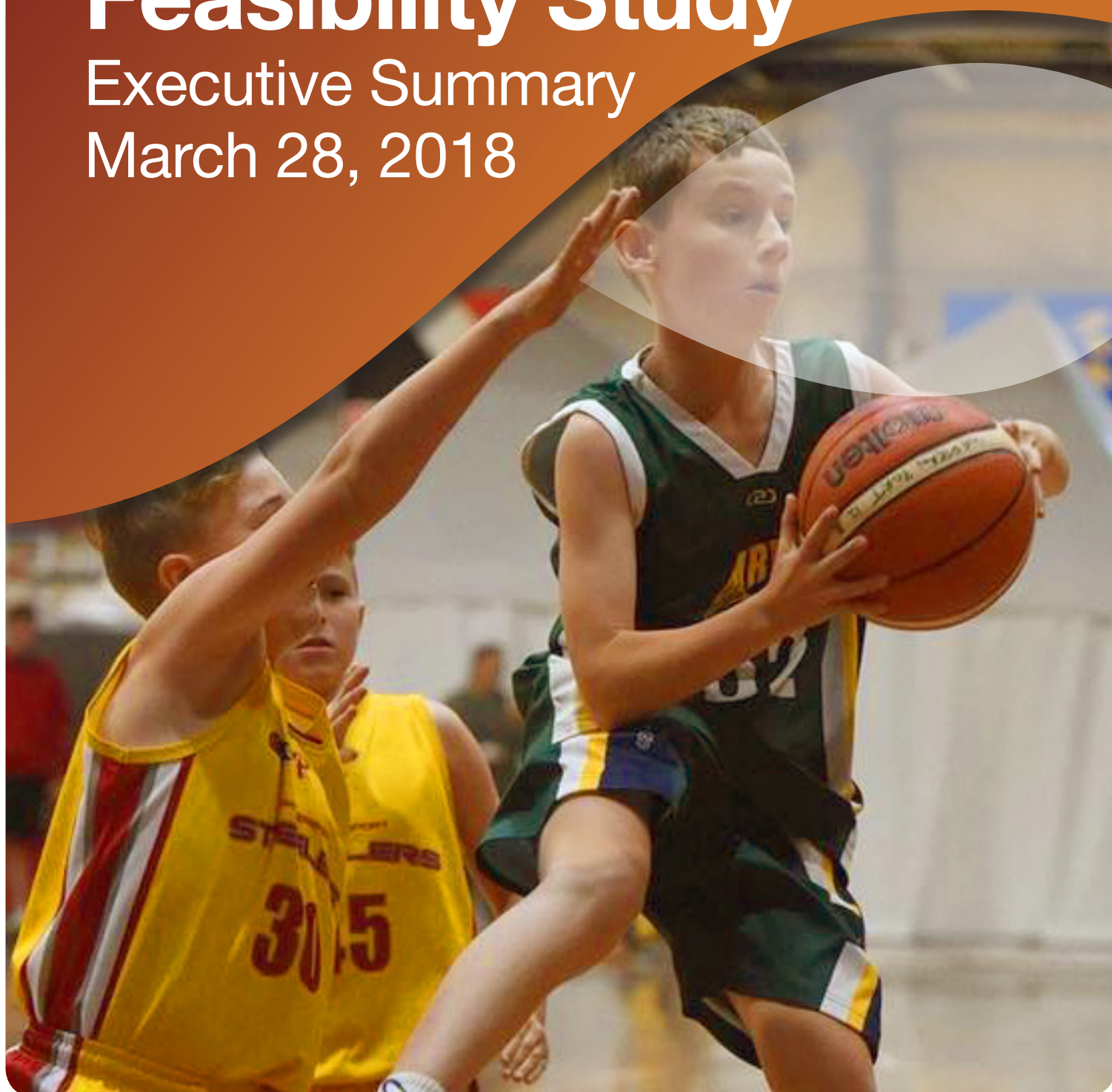


Macedon Ranges Regional Sports Hub Feasibility Study

Executive Summary
March 28, 2018







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Australian Government

BUILDING OUR FUTURE

Prepared by
Otium Planning Group Pty Ltd

Otium
Planning group
SPORT + LEISURE



Macedon Ranges
Shire Council

02

Regional Sports Hub Feasibility Study Executive Summary

1

Macedon Ranges Sports Hub Feasibility Study: What is it?

Macedon Ranges Shire 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, futsal 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 school events. A number of Council's own plans and reports had also reflected these facility provision gaps.

In early 2017, the Federal Government funded a Council-managed 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 was required and, if it was, where it could go, what it might look like, how much it might cost and how it could be funded.

Otium Planning Group was commissioned to do the project and started work in August 2017.

Stage one research and consultation completed in November 2017 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.

Council's invitation to the community to provide feedback on the draft report in January 2018 confirmed support for its recommendations.

On 28 March 2018, Council adopted the concept of a Sports Hub as outlined in the Macedon Ranges Regional Sports Hub Feasibility Study.



Council adopts Leisure Strategy
Identifies need to consider development of a
regional indoor sports facility to accommodate
the long term needs of the region



Buffalo Sports Stadium (Woodend) masterplan recommending 2 additional courts in the future.

2009 - Indoor Sports Courts Feasibility Study adopted. Recommended need to investigate development of 'regional' indoor sports facility and maintenance and upgrades for existing facilities. Works have been ongoing

Romsey Recreation Centre upgrade including badminton compliant sports lighting and flagged need for feasibility study to incorporate a one court extension.

Macedon Ranges Community Centre upgrade including Basketball and Netball compliant sports lighting, illumination improvement review and Centre to become Macedon Ranges headquarters for Badminton.

2015 - 'The Stadium' Gisborne (@Gisborne Secondary College) construction of two-court sports centre with capacity for later expansion of a third court.

Kyneton Sporting Complex upgrade including basketball and netball compliant sports lighting and upstairs community room development.



Macedon Ranges total **population 47,512** with 26,581 people aged 4 – 49 years.

2017 - Leisure Strategy updated.
Additional indoor courts supported.

28 March 2018 - Regional Sports Hub concept adopted. Study identifies immediate need for 4-6 additional courts and up to 16 by 2036.

January 2018

Public comment invited on Draft Regional Sports Hub Feasibility Study.

After March 2018

Preparation of federal and state grant applications to develop Regional Hub in partnership commences.

Projected shortfall of up to 16 courts if no additional courts are developed.



Population 64,901 - Macedon Ranges total population

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Process: What we did

To understand the level of need for indoor courts and activity spaces, we:



Formed a Reference Group of local indoor sports and recreation groups to provide input into the study.

Reviewed previous studies, reports, industry trends, local population projections and existing Macedon Ranges facilities/occupancy levels.

Interviewed and/or gathered data from:

- 1 Sport and Recreation Victoria.
- 7 Basketball, Netball, Futsal, Volleyball, Squash and Racquetball and Badminton State Sports Associations.
- 18 Local schools.
- 30 Local indoor sport associations and clubs (existing stadium users).
- 13 Other local sports and recreation groups use (existing stadium users).
- 6 Neighbouring Local Government Areas.
- 2 Other local facility owners (other than Council).
- 1 Council officer multi-Council departments representatives workshop.

Based on the data collected, prepared a draft feasibility report that included:

- Proposed Regional Hub facility components.
- Concept drawings and cost estimates for Regional Hub and existing facilities.
- Existing and available indoor sports facility sites review.
- A recommended Regional Hub site.
- Vision and purpose of a Regional Hub.
- A strategic plan for Macedon Ranges existing indoor sports facilities.
- A business plan with operational cost analysis.

Local sport and recreation organisation officials representing more than 5300 local residents provided information for this report.

Advertised for public comment on draft feasibility report and received:

- 135 Survey responses.
- 62 Additional comments.
- 11 Written submissions including one petition with 249 signatures.

Final feasibility report (incorporating comments, requests and opinions received from public comment process) adopted by Council 28 March 2018.



Collaboration

Who was consulted?

Sport and Recreation Victoria (State Govt)

Victoria Futsal

Netball Victoria

Basketball Victoria

Volleyball Victoria

Badminton Victoria

Squash and Racquetball Victoria

Romsey Junior Football/Netball

Macedon Ranges Badminton Club

Badminton Victoria

KTSAC casual Volleyball Group

Riddells Creek Junior Mixed Basketball Association

Romsey Occasional Care

Dodgers Basketball Club

Macedon Ranges Calisthenics

Kyneton Netball Association

Macedon Senior Citizens

Macedon Ranges Netball Association

Ti-ga Karate Self Defence

Woodend District Netball Club

MRSC stadium private futsal & basketball booking users

Gisborne Possums Netball Club

Riddells Creek Junior Football/Netball Club Clubs

Squash and Racquetball Victoria

Kyneton Badminton Association

Kyneton Basketball Association

Woodend Volleyball

Sunbury Basketball Associations

Macedon Ranges Futsal

Romsey & District Netball Association

Outfit Health and Fitness

Macedon Cats Junior Netball Club

Cobaw Health Service

Saints Netball Club

Riddells Creek Toddlers Playgroup

Woodend Football/Netball Club

In2 Strength and Fitness

Romsey Senior Football/Netball

Riddells Creek Volleyball Association

Macedon Ranges Squash Club

Macedon Ranges Basketball Association

Gisborne Rookies football

Gisborne Bulldogs Basketball Association

Mini Maestros

Hoopsmart

Steps Performing Arts Riddells Creek Netball Association

Kyneton District Soccer Club

Woodend Netball Association

Change It Up Training

Rebels Netball Club

Council departments officer representatives

United Netball Club

General Community

Bolinda Primary School

Braemar College

Darraweit Guim Primary School

Gisborne Primary School

Gisborne Secondary College

Kyneton Secondary College

Macedon Primary School

Malmsbury Primary School

Mount Macedon Primary School

New Gisborne Primary School

Newham Primary School

Sacred Heart College

St. Marys Lancefield

Tylden Primary School

Gisborne Montessori School

Alice Millar School

Our Ladys Primary School



3

Findings: What we heard and learnt

1. There are not enough 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 2 courts now and 16 courts by 2036 if no additional courts are built.
2. The shortfall can be addressed by a combination development of a new multi-court Regional Sports Hub and, incremental upgrade and expansion of many of the shire's existing indoor sports stadiums.
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 was chosen because it best meets key criteria not least of which are:
 - A 4-6 court stadium will fit.
 - It will co-locate a range of sports facilities creating an integrated sports precinct.
 - It's close to an identified population growth corridor.
 - 61.36% of Macedon Shire's population live within 16km.
 - It's accessible via public transport and road network.
 - It's accessible via walking and cycling path connections.
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 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:
 - 4 to 6 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.
 - Easy pedestrian and cycling 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 between approximately \$15.5M and \$18M and Stage 2 would cost approximately \$10.2M.
7. 10-year base case business projections indicate:
 - Centre attendances are expected to gradually increase from 226,000 in year 1 to 250,000 by year 8 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.



Direction

Development of the multi-court Regional Sports Hub and staged upgrade of the Shire's existing indoor sports stadia will address projected indoor court shortfall over the next 20 years

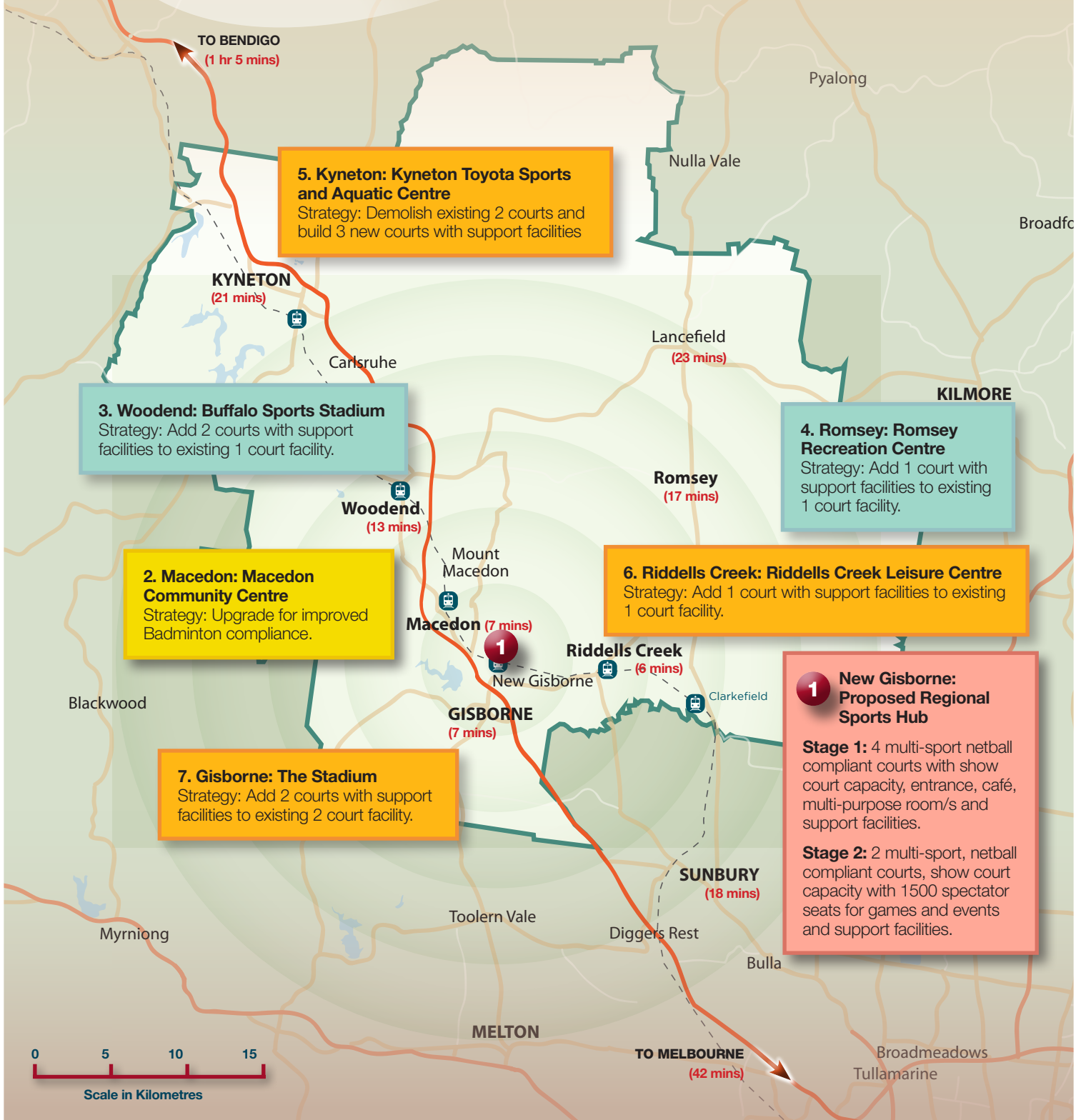
Indicative Staging

New Gisborne Proposed Regional Sports Hub

Stage 1 Short Term indicative 0-4 years

Stage 2 Medium Term indicative 5-10 years

Stage 3 Long Term indicative 11-20+ years



4

Location: Where will it go?

The corner of Barringo and Hamilton Roads in New Gisborne, the same site as the Netball Complex and adjacent to the sports fields, is the preferred site. A 4-6 court Regional Hub will fit, it's close to an identified population growth area, is easily accessible from the rest of the shire by road and/or train, and will have good cycling and pedestrian access.

Safety

The hub will be an ideal place for community recovery in times of emergency with its large, accessible amenities.

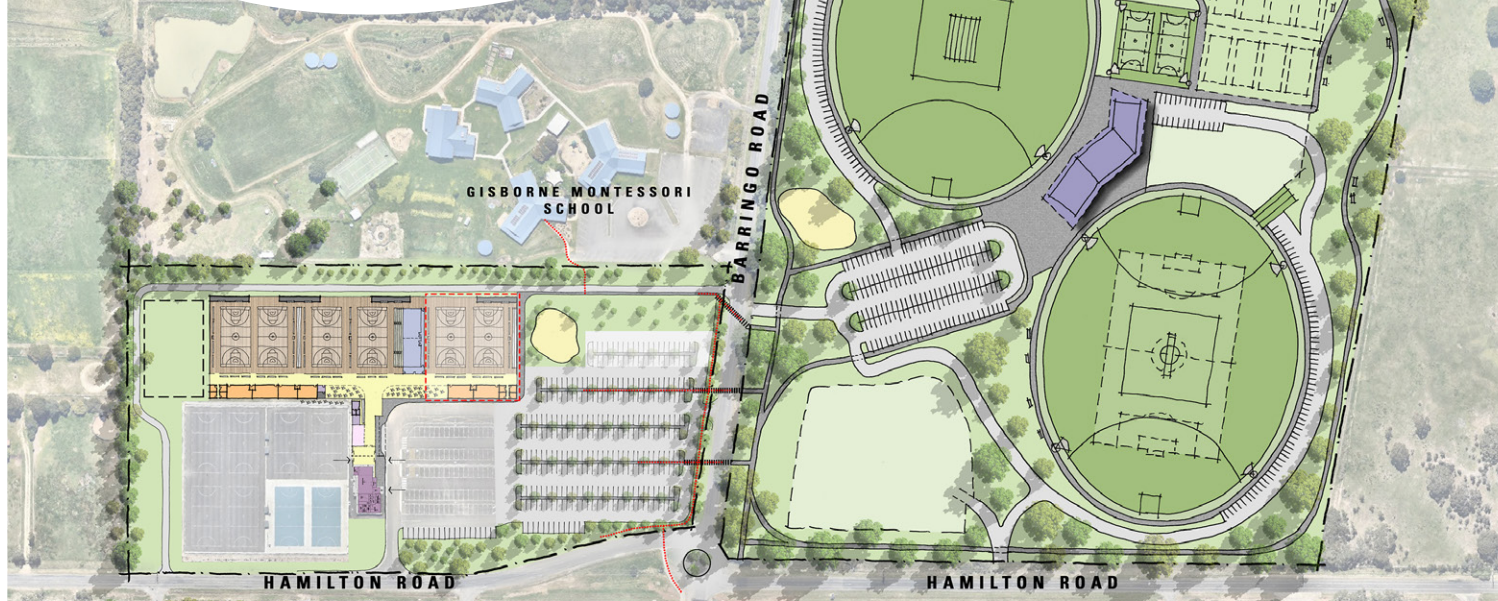
Traffic management

A Regional Sports Hub on the Hamilton and Barringo Road corner site will generate more traffic movement in and around the site.

Traffic management planning will be developed in the next phase of the project. It will:

- Address the issues and opportunities associated with traffic around the site identified in previous studies.
- 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.
- Address carparking and onsite traffic issues.

The funding application recently submitted to the Federal Government for the New Gisborne Sports Fields included the construction of a roundabout on the corner of Barringo and Hamilton Roads to assist with traffic management.



Access

The New Gisborne site is easily accessible from towns throughout the shire, has good local and regional road connections and is close to rail and cycling links.



5

Concept: What could it look like?

Artist impressions

These drawings are not the final designs.

They are meant to give an impression of how the Hub could look. The important things to note are the types of spaces.

It's not just indoor courts. Just as important are the community activity and social spaces.

People told us that they want an attractive and environmentally sustainable building that is also just a great place to meet for coffee.



Who and what will the Regional Hub be for?

Sports training and competitions

- Basketball
- Futsal
- Netball
- Volleyball
- Badminton

Recreation classes and groups

- Dance
- Martial Arts
- Circus
- Exercise classes

Community events

- Whole school events
- Community functions
- Concerts and presentations

Social gatherings and meetings

- Mother's groups
- Sports and community group functions
- Multi-cultural festivals

Passive recreation activities

- Walking
- Cycling
- Children's play



Multi-use

Diverse groups from all community sectors will use the Hub's multifunctional spaces



Spaces

Change Rooms and Amenities

Internal and external access to support outdoor netball courts and indoor sports courts.

Indoor Sports Courts

4 full size courts marked for netball, basketball, volleyball, badminton and futsal – predicted 3,500 to 4,000 weekly participants. A venue for concerts and events too.

Adequate Storage

Space for a range of sporting codes.

Show Court

High quality multipurpose line markings, spectator seating.

Spectator Seating

250 fixed with capacity for additional 1,500 retractable seats.

Multipurpose Rooms

For a range of community programming, classes, club activities, special events, dance, martial arts etc.

Stage Two

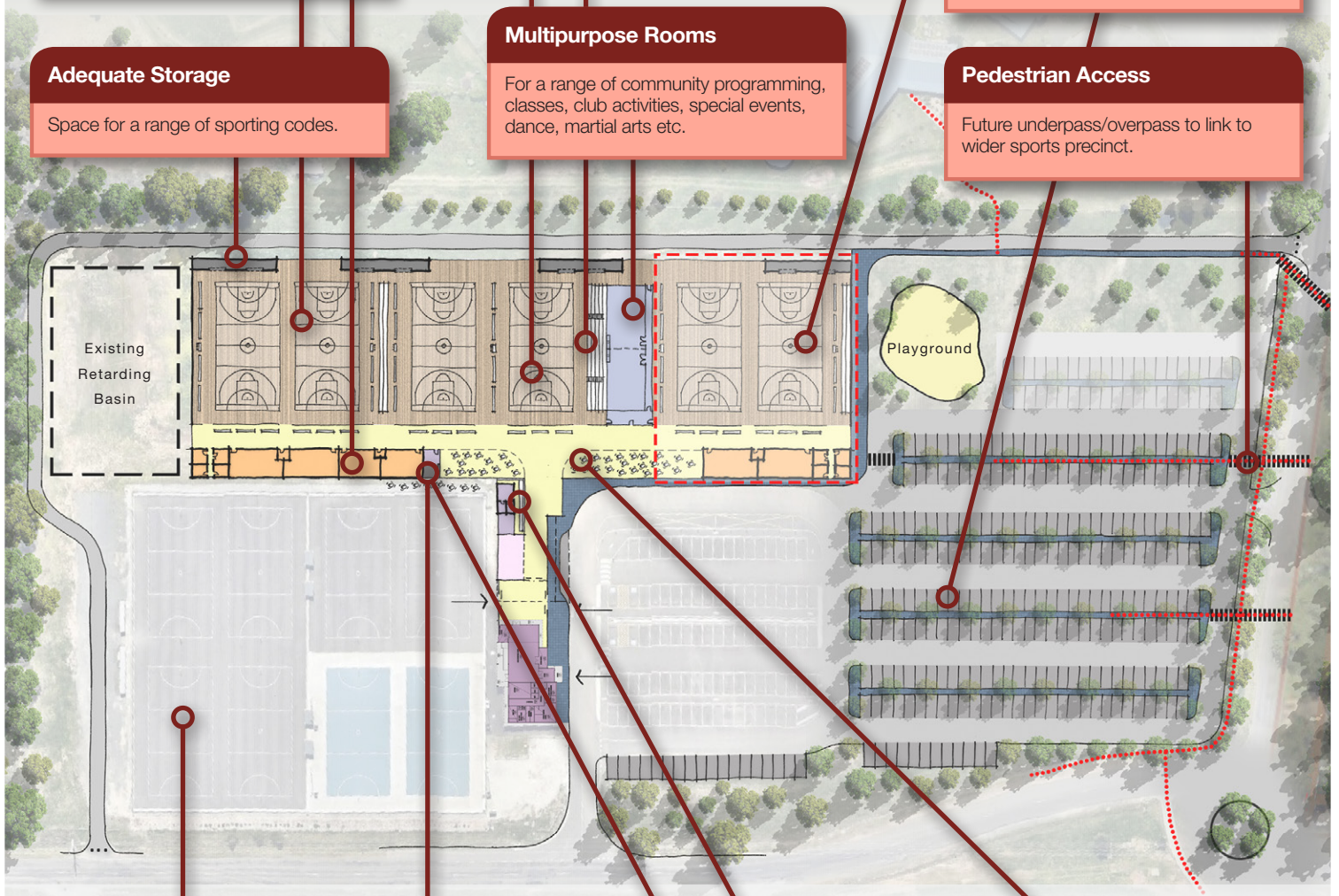
Future indoor court expansion zone.

Car Parking

461 to service facility needs and wider sporting precinct.

Pedestrian Access

Future underpass/overpass to link to wider sports precinct.



Outdoor Netball Courts

8 Outdoor multipurpose and all weather netball courts for current participation and ongoing netball growth. Linked to change areas and amenities, indoor courts and food & beverage areas.

Foyer/Front of House Reception

Wide door and corridor access support universal design initiatives, wheel chair and pram storage and sufficient ticketing, traffic flow and customer service space.

Cafe and Social Area

Capacity to cater for local competitions and events with a range of healthy food choices. Indoor and outdoor eating areas support social interaction and promote secondary spend opportunities.

Control Room

Centralised to support events.

Sports Administration Area

Combined area to enable key tenant sports to share office and administration areas.



Sustainability

Recycling & Waste Storage

Waste from all building areas separated and recycled.

Low Water Use

Water tanks for harvesting rainwater for use in all facilities.

Reducing peak-rate water run-off

Temporary water store preventing flooding and allowing time for run-off into local water ways.

Natural Ventilation

Low level wall louvres with roof extraction fans.

Natural Daylighting

Polycarbonate roof skylighting for diffused lighting. Reduced electric lighting demand.

Solar Panels

Solar Panels to roof.

Recycled Materials

Furniture, park and garden products made from recycled materials.

Fire Access Road

Road around perimeter of building to access all sides of the building in an emergency.

Playground

Car Spaces

Up to 380 additional spaces (465 total) including multiple disabled spaces.

High Performance Glazing

Double glazing to external glazed facades.

Light Pollution

Energy wastage reduced by all artificial external lighting being designed to minimise light spill to meet AS1680.

Passive transport

Extensive cycling and walking tracks connecting with road networks for easy access.

Stormwater management

'Green' carpark with storm water collection/direction into retarding basin.

High Performance Glazing

Double glazing between foyer and court spaces.

External Views

Provided to areas with extended occupancy eg. offices.

External Shading

Reduce heat loads and eliminate glare Louvre shading to west and east facades.

Cyclist Facilities

Multiple bike stands externally and bike racks internally for staff. Located in forecourt close to facility entry.



Other environmental initiatives include:

- **Environment and Waste Management**
Construction guidelines.
- **Paint, Sealant and Adhesives – VOCs**
Specification of materials to minimise Volatile Organic Compounds.
- **Electric Lighting Levels**
All artificial lighting will be designed to be no more than 25% above AS 1680.1.1:2008.
- **Lighting**
Energy reduction for Electrical services with smart control systems and fittings (LED).
- **Learning Resources**
Signage – fixed and interactive software package development and monitoring.
- **Formaldehyde**
Specification of materials to minimise formaldehyde.
- **HVAC**
Energy reduction for Mechanical services with smart control systems and integration of active ventilation.
- **Renewable Energy Systems – Solar Photovoltaics**
Option for consideration to include small PV array and interactive display to building users.
- **Thermal Comfort**
Maintaining minimum comfort levels active mechanical services.
- **Building Fabric-Insulation**
Provision of insulated building envelope provides thermal inertia and improved comfort levels.
- **Efficient Fixtures and Fittings**
All hydraulic services.
- **Recycled Content & Re-used Products and Materials**
Timber under investigation
AFS/FCS sourced timber flooring and loose furniture.
- **Topsoil Management**
Maximising soil retention on site.
- **Habitat Enhancement**
Landscape design integration.
- **Refrigerant ODP**
Refrigerative AC systems with zero ozone depleting potential.
- **Insulation ODP**
Insulation materials with zero ozone depleting potential.
- **Stormwater Management**
'Green' car park with storm water collection via landscape swales.



6

Benefits: Social and Economic

The Regional Sports Hub is expected to generate significant social and economic benefit for the local region by providing a diverse range of sports, events and activities.



226,000
Regional Sports
Hub annual visits.



Players and members from across the region and far wider for large scale events.



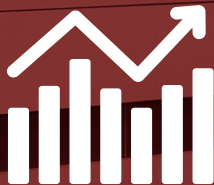
Regional Sports Hub facilities and surrounds designed for universal design access, environmentally sustainable operation, delivering contemporary facility standards and meeting community expectations.



5 direct and **2** indirect jobs supported once the Regional Sports Hub is fully operational.

\$34.70M

Regional Sports Hub regional economic benefit for construction and flow-on effects.



35

direct and indirect jobs supported during construction of Regional Sports Hub.

54



\$

31,000

Regional Sports Hub annual operating surplus once \$100,000 asset maintenance is allowed for.

\$

17.96M

Regional Sports Hub estimated construction cost.



Health and Wellbeing

Access to the Macedon Ranges Regional Sports Hub facilities will provide a range of community health and wellbeing benefits including:

Physical benefits

- Reduced risk of obesity.
- Increased cardiovascular fitness.
- Healthy growth of bones, muscles, ligaments and tendons.
- Improved coordination and balance.
- A greater ability to physically relax and, therefore, avoid the complications of chronic muscular tension such as headache or back ache.
- Reduced risk of premature death from cardiovascular disease and stroke.
- Reduced risk of developing high blood pressure and high cholesterol.
- Reduced risk of developing some cancers such as colon and breast cancer.
- Lower risk of developing non-insulin dependent diabetes (type 2 diabetes).
- Achieving and maintaining a healthy weight.
- Improved quality of life for individuals managing chronic conditions.
- Increased muscle and bone strength.
- Increased energy and improved sleep.

Mental benefits

- Reduced feelings of stress, anxiety and depression.
- Improved concentration, enhanced memory and learning.
- Improved confidence and self-esteem.
- Improved overall mental awareness and psychological wellbeing.

Social benefits

- Improved social skills.
- Improved personal skills, including cooperation and leadership.
- Increased family and community connectedness.
- Improved community networks and social capital.
- Reduced sense of isolation and loneliness enhanced social skills and self-esteem.



7

Costs:

How much to build and run?

To build

Stage 1

- Components include:
 - 4 indoor sports courts.
 - Community cafe and seating.
 - Entry foyer and circulation areas.
 - Public amenities.
 - Athlete and referee change rooms.
 - Administration offices.
 - Merchandise area.
 - First aid.
 - Storage.
 - Undercover cycle racks.
 - Carparks, landscaping, outdoor furniture.

Cost estimate: \$15.5M

Stage 1 Optional additions:

- Components include:
 - Multi-purpose, community activity rooms and waiting area.
 - Fixed spectator seating (other than between court seating).

Cost estimate: \$2.5M

Stage 2

- Components include:
 - 2 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.

Cost estimate: \$10M

To operate

The 10-year base case business projections indicate:

- Revenue is expected to increase annually ranging from \$771,000 in year one to \$1.1M by year 10.
- Expenditure is expected to increase annually ranging from \$715,000 in year one to \$1.9M 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.

How would we pay for it?

Development of a Regional Sports Hub is dependant on Council successfully negotiating significant State and Federal grants and funding allocations.

Council could not afford to fund the development independently. It would require a combination of Local Council, State and Federal funding.

8

Adopted Concept

Council adopted the Regional Sports Hub concept as outlined in the Macedon Ranges Regional Sports Hub Feasibility Study on March 28, 2018. A summary of the concept is:

1. Regional Sports Hub and strategy to upgrade existing indoor sports stadiums: to address the projected shortfall of up to 16 courts by 2036.
2. Regional Sports Hub Vision (based on strong community feedback):
 - 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 that builds the local region's destination profile.
3. 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. Regional Sports Hub site: The corner of Barringo and Hamilton Roads in New Gisborne.
5. Traffic management planning: to be undertaken in the next project planning phase it will 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 is managed so that local residents and users of the site are not unduly impacted.
6. Staged Regional Sports Hub development: Based on the capital cost estimates prepared by Quantity Surveyors Turner and Townsend:

Stage one (estimated cost: \$15,488,859) will include:

 - 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

Stage one optional additions (estimated cost: \$2,468,138) will include:

 - Multi-purpose, community activity rooms and waiting area
 - Fixed spectator seating (other than between court seating)

Stage two (estimated cost: \$10,152,504) will include:

 - 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



7. 10-year base business case projections:

- The Centre is expected to operate at an annual operating surplus from year one. The estimated average operating surplus is approximately \$131,000 per annum.
- The average annual surplus will reduce to \$31,000 once asset maintenance is included (\$100,000 per annum).
- Centre attendances expected to gradually increase from 226,000 in year one to 250,000 by year eight before remaining steady until year ten.

8. Council to 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. Regional Sports Hub management: To be part of Council's current aquatic and leisure centre's structure as this ensures equity of access by all users and appropriate asset maintenance.

10. Integrated Macedon Ranges Sports Precinct Plan to be developed: inclusive of the Regional Sports Fields and the Regional Sports Hub sites and reviews the project components and staging.

11. Ongoing development and redevelopment of Macedon Ranges Shire's existing indoor sports facilities: identified in section 8 of the full report.

12. Council to (as part of the ongoing development/redevelopment program):

- 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. More detailed planning and design for each existing indoor sports facility: in the year prior to each proposed capital development.

14. Staged re-development of the Shire's existing indoor sports facilities: Based on the capital cost estimates prepared by Quantity Surveyors Turner and Townsend.

