

This project is being developed by Moira Shire Council in partnership with the Victorian Government.

YARRAWONGA MULTI-SPORT STADIUM FEASIBILITY STUDY



FEBRUARY 2019

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Document History

Document Version	Date	Checked	Distribution	Recipient
Draft Report 2	12 Feb 19	L Close B Bainbridge	Moira CC	L Cooper

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1. Introduction

Moira Shire Council engaged Otium Planning Group to work with the Yarrowonga community to plan for the development of a multi-court sports stadium capable of meeting the indoor sports and local schools needs of Yarrowonga now and into the future.

The proposed stadium will provide for a number of schools, sporting and community groups in Yarrowonga. The stadium design will have provision for expansion to include either additional court space and/or an indoor aquatic centre.

This **Report** summarises the key findings of the market research and engagement stages of the project together with a vision, concept design and cost and funding strategy for the project.

1.1 Study Background

Community access to indoor courts space in Yarrowonga has been limited to school halls, at the Yarrowonga Secondary College and the Sacred Heart Secondary College. These facilities were constructed primarily for education purposes and were not designed to meet the competition compliance requirements of indoor sports.

The isolated nature of these single undersized courts across Yarrowonga limits the ability for local sporting and community groups. Importantly, the Yarrowonga Basketball Association (YBA) as the major sporting and community user group outside school hours.

In 2009, Moira Shire Council and the newly formed Yarrowonga P-12 College undertook to 'exchange land' for the purpose of constructing a new P-12 College on land previously occupied by the Yarrowonga Trotting users and Yarrowonga Pony Club. Since that time, the Yarrowonga P-12 College has completed stage one and two comprising the Year 5-8 campus, the College administration centre and P-4 campus.

Provision and access to high quality, compliant indoor sports courts remain a gap across all Education and Council sites. This project is an opportunity to explore a new shared use facility where schools would have access to courts during school hours and sporting and community groups utilising the courts outside school hours.

The project aligns closely with a number of key strategic documents, including:

- Moira Shire 2017 - 2020 Council Plan
- Moira Shire Recreation Strategy 2016 - 2026
- Yarrowonga Showgrounds/Victoria Park Site Plan, which immediately adjoins the P-12 College
- Other supporting key strategic documents, including Basketball Victoria's Facility Master Plan (2017) and Strategic Plan (2017 - 2020).



1.2 Project Methodology

The following table outlines the methodology used for the project.

Table 1: Project Staging and Tasks

Stage	Task
Stage 1: Situational and Needs Analysis	Project Clarification Meeting
	Site Inspections
	Final Scope of Work
	Previous Research and Literature Review
	Development of Community Engagement Plan
	Operational Review
	Demographic Review
	Industry Trends
Stage 2: Stakeholder Engagement	Stakeholder Interviews
	Community Forums
	Public Submissions
	Current Situation and Future Demand Progress Report (Issues and Options Report)
	Project Steering Group Meeting
Stage 3: Feasibility and Site Assessment	Potential Future Multi Court Stadium Facility Components List
	Site Assessment Criteria Score Review
	Preferred Site(s) Assessment
	Summary of Stage 3 Findings
Stage 4: Concept Design, Cost Estimate and Management Planning	Detailed Facility Component Brief
	First Draft Concept and Site Layout Plan
	Indicative Capital Cost Estimate
	Project Steering Group Meeting 3
	Complete Final Concept and Site Development Plan
	Stage 4 Progress Report
	Stage 5: Business Case, Reporting and Recommendations
Final Draft Report	
Project Steering Group Meeting Four	
Final Report	

1.3 Project Progress and Next Steps

The project has involved the following stages.



Figure 1: Project Process Steps and Progress



2. Project Area

The Moira Shire Council is bounded by the Murray, Goulburn and Ovens Rivers in the Hume (North East) region of Victoria. Moira has a population of 29,000 people and includes the towns of Yarrawonga, Cobram, Nathalia, Numurkah, and Tungamah.

The Shire is renowned for its agricultural and tourism industries and significant natural landscapes including the major river systems and Ramsar listed wetlands - Barmah River Red Gum Forest.



Figure 2: Location map (Source: Moira Council Plan 2017-21)

2.1 Resident Profile

The following section summarises the key population and demographic characteristics and trends likely to impact future participation in sport and recreation within the Moira Shire area. The population and demographic profiles are based on the 2016 ABS Census data and sourced from Moira Shire Council's Community Profile Report prepared by Remplan.

The following provides a snapshot of the current demographic and population characteristics:

Population

- The population in 2016 was 29,112, which is a 3.5% increase from the 2011 population (28,124).
- The population is expected to increase by 2,931 residents by 2031, an increase of 10% of the 2016 population. The proportion of residents aged over 65 years is expected to increase to 31.3% by 2031, while those aged under 20 years of age is expected to decrease to 20.9% of the total population.
- Analysis of the age cohorts of the Moira Shire shows that the proportion of 0-49, the active age cohorts is 53.8%, which is lower than the 2011 cohort, at 57.6%. Moira Shire consists of four major townships of Yarrawonga, Nathalia, Numurkah and Cobram, which have an average active age cohort of 51%.



- The Moira Shire also has a high proportion of the population who are actively ageing (65+ years of age), accounting for 25% which is significantly higher than the state proportion of 15.6%. Across the four major townships the proportions are also well above the state rate with Yarrawonga at 30.5%, Nathalia at 25.5% and Cobram at 27.8%.
- Across the Shire there are a slightly more females than males, (50.1% to 49.9%). The major townships also showed a similar split of female to male distribution.
- Yarrawonga township has a current population of 7,930, this has increased steadily each year. As mentioned above the female population is slightly higher with 51.1% and 48.9% male making up the population percentage. The median age in Yarrawonga is 50 years.
- Under the VIF2016 Trend scenario, the Yarrawonga population will grow by 6,150 from 2016 to 2031. By 2051, Yarrawonga's population is estimated to double to 14,012 people.
- Yarrawonga's growth area is underway. New allotments are being released and over 50 lots are currently being built on the Silverwoods Development. The Silverwoods Development will include 150 new dwellings in addition to the current 900 allotments that already exist on this site. A luxury hotel 'The Sebel' is also proposed which will include a pool, gym and wellness centre along with accommodation and restaurant facilities. The map on the next page shows the growth of this development and future developments on this site.
- Mulwala borders Yarrawonga on the opposite side of the Murray River. Whilst this town sits in Federation Council (NSW), the facility catchment area includes Mulwala. The current population of Mulwala is 2,155. From 2011 to 2016, Mulwala's population increased by 76 people (3.8%).

Diversity

- Cultural diversity is low within the Moira Shire with only 18.3% of the Shire's population born outside of Australia, and the top three countries are England, New Zealand and Italy. There is also a low proportion of non-English language spoken at home across the Shire with is only accounting for 5.9%.
- Overall, 12.1% of the Shire speak a different language at home, with the most common language being Italian (1.1%), followed by Arabic (0.5%) and Punjabi (0.4%).

Disadvantage and Social capital

- Analysis of the Moira Shire individual incomes in 2016 shows that the community has a relatively low-income base, with 52.04% earning less than \$500 per week. It also has a relatively low proportion of high earners (more than \$1,750) compared the Greater Melbourne area, of only 4.86% compared to 11.9%.
- The Moira Shire has a relatively high level of disadvantage, with a SEIFA index for disadvantage of 951, which places it in the 2nd decile and 15th on the list of Local Governments. Yarrawonga and Nathalia both score within the same decile of the LGA, with score of 1018 and 955 respectively, while Cobram has a higher level of disadvantage to the LGA as a whole with a score of 908, placing it in the 1st decile for the State.

Housing, Homelessness and Transport

- Motor vehicle ownership rates are high in Moira Shire, with less than 5% having access to no motor vehicles. 57.8% of the residents have access to 2 or more vehicles. Moira has a higher access rate to multiple vehicles that the greater Melbourne area, which is approximately 51%.
- Home ownership rates are high in Moira, with 41.3% owning their house outright, and a further 30.7% owning it with a mortgage. The rental level is lower than the State level at 23.5%. The rate of those living in social housing is also similar to the State rate at 3.5%.

Key health and wellbeing characteristics

- Moira Shire's rate of obesity and persons overweight are both above the State rates, at 20.3% and 33.8% respectively. However, the male rate of persons who are overweight is lower than the State rate, 37.8% compared to 40.6%



- VicHealth indicated that the current rates of residents who are not meeting their physical activity requirements is 29.6%, indicating that the Shire has a higher rate of inactivity than the State as a whole.



Figure 3 Silverwoods Development



2.2 Key Findings from Resident Profile

Council has a role to support community health and wellbeing across the Shire as many residents are noted as having high levels of obesity, are overweight and have a lack of physical activity, which will place greater importance on recreation facilities, programs and services to respond to these issues.

The age profile of the municipality indicates 53.8% of residents are aged 0-49 years in 2016. This is the demographic that are most active users of highball sports facilities (e.g. basketball, netball, volleyball). The active ageing proportion of the Shire within each major township is significant, accounting for at least 25% of the population. This will increase the need for safe, indoor space and may provide non-peak users for sport and recreation facilities and programs.

Yarrowonga is projected to grow by 6,150 residents from 2016 to 2031. By 2031, Yarrowonga's population is estimated to double and reach 14,012 people. Yarrowonga's growth area is underway, evidenced by the development of the Silverwoods Development. Any future aquatic centre in Yarrowonga should consider the role and impact of the facilities at The Sebel.

Mulwala's population of 2,155 will be included in the demand projects for indoor sports for they are within the facility catchment.

There is a growing physically active community. The 50% of the Yarrowonga 2016 population within the active age cohort is projected to grow by 2031 on the back of population growth and families attracted to the lifestyle benefits and affordable housing. This will continue to fuel high demand and use of indoor sporting facilities.

The project will need to respond to an increasing number of older residents who are more active and are participating in seniors' programs like, University of 3rd Age (U3A) groups and therapy exercise classes. This population group is projected to increase, reaching over 35%-40% by 2031.



3. Centre Review

3.1 Current Indoor Sports Centre Facilities Provision

A review of indoor stadiums within the Moira Shire shows there are five stadiums providing a total of six indoor sports courts. All venues are lined for multi-sport activities. Three of the five facilities are local school facilities, and two are Council owned.

The table below shows Moira Shire Council’s current provision of indoor sports facilities. The review has found no compliant indoor competition courts for basketball or netball.

Table 2: Moira Shire Council Indoor Sports Stadium Provision

Facility	Number of Courts	Compliant	Use by community clubs/groups	Ownership/Management
Nathalia- Community Centre	1	No	Yes	Council/External Contractor
Numurkah- Secondary College	1	No	Yes	Education Department
Cobram	2	No	Yes	Council/External Contractor
Yarrawonga- ECA Centre	1	No	Yes	Education Department
Yarrawonga Sacred Heart College (MPB)”	1	No	Yes	Education Department

It should be noted that indoor stadiums are also located within the regional catchments of people living in Moira Shire in Shepparton (Shepparton Sports Stadium - four courts), Wangaratta (Wangaratta Indoor sports and Aquatic Centre - three courts) and Echuca (Echuca Stadium - three courts). There are no major indoor sports centres in Federation Shire (NSW) or known plans for development.

The map on the next page shows the location of the existing stadiums including 5km user catchment radius out to 20km facility catchment areas.

3.2 Yarrawonga ECA Centre

The Yarrawonga College P-12 stadium is referred to as the ECA (Education and Community Activity Centre). It was a government initiative from the early 1980’s where the stadium was to be used by the school during school hours and available for use by the wider community outside school hours. It is a stand-alone court with a viewing area on the second level accessible via stairs.

Currently the school uses the stadium heavily during the 25-hour periods each week with the Yarrawonga Mulwala Basketball Association (YMBA) using the stadium Monday through to Thursday 4.00pm - 8.30pm and Sunday mornings. Representative basketball associated with the YMBA hires the stadium when it is not booked for the two domestic competitions.

There are a variety of casual users (e.g. local football clubs, sports providers, netball teams) who book the stadium out of basketball season, school holidays and some weekends. The ECA is used for State and Federal election voting and has been used for a variety of one-off performances.

The Yarrawonga College P-12 takes responsibility for bookings, invoicing, cleaning and maintenance. The ECA is not recognised as an entitled space for the College by the Department of Education. The College maintains the ECA in good faith and at an added cost to the College. The College has borne the major cost of all the major maintenance programs for the ECA and it is becoming more evident that this is not sustainable moving forward.



The ECA court is in fair condition, reflective of the age of the facility. The court is non-compliant, only 7/8 the size of an official court and the runoff area from perimeter line to wall are undersized by 3m. There are a number of issues with the surrounds and amenity facilities do not function correctly. As it currently stands there are no highball sports than can be played in this stadium on compliant courts. There is also no access for anyone with mobility issues and no lift/ramp to the second level. The facility doesn't meet contemporary sport facility design guidelines or standards including DDA legislation, universal design principles and female friendly guidelines, this poses a great risk to not only participants but spectators also. The facility is of an age and condition that would not be technically or financially prudent to redevelop as a modern indoor sports stadium.



Figure 4: Current Yarrowonga Indoor Sports Stadium Catchment Zone



Table 3 below provides an occupancy schedule for the Yarrawonga ECA.

Table 3: Occupancy schedule for ECA Centre

Day	Times	Main User
Monday	8.00am - 4.15pm	School Use
	4.15pm - 8.45pm	Junior Domestic Basketball Games
Tuesday	8.00am - 4.15pm	School Use
	4.15pm - 8.00pm	Junior Domestic Basketball Games
Wednesday	8.00am - 4.15pm	School Use
	4.15pm - 8.00pm	Junior Domestic Basketball Games
	8.00pm - 9.45pm	Senior Women's Basketball Games
Thursday	8.00am - 4.30pm	School Use
	4.30pm - 6.00pm	Junior Domestic Basketball Games
	6.30pm - 9.00pm	Senior Men's Basketball Games
Friday	8.00am - 4.30pm	School Use
	4.30pm - 10.00pm	Casual Use
Sunday	9.00am - 12.00pm	Representative Basketball Training
	12.00pm - 5.00pm	Casual Use

3.3 Sacred Heart College Multi-Purpose Building

Sacred Heart College takes responsibility for the Multi-Purpose Building (MPB). Bookings are made through the College, who is responsible for the maintenance and upkeep of the venue.

Presently, the College and Sacred Heart Primary School uses the stadium during the week. The Yarrawonga Mulwala Basketball Association (YMBA) uses the stadium Monday through to Thursday from 4.00pm to 8.30pm. When it is not booked, YMBA hires the stadium for the representative teams to train and as a secondary venue for domestic competition.

There are a variety of casual users (e.g. local football clubs, sports providers, netball teams) who book the stadium out of basketball season in the school holidays and on some weekends. However, with YMBA dominating out of school use and the College and Primary School using the facility during school hours, there is not much time available for casual users to book the stadium.

The MPB is in fair condition, reflective of the age of the facility. The court is non-compliant and the runoff is undersized. The current dimensions of the court are 27m by 14m, which falls short by 5m length wise and 1m width wise to meet a compliant basketball or netball court size and means current games are being played on an unsafe court. There are limited spectator areas, the change facilities and toilets are old and maintenance costs are increasing. The facility was not built for domestic indoor sports competition, only for multi-purpose school activities for the College and Primary School. As with the Yarrawonga ECA, the facility doesn't meet contemporary sport facility design guidelines or standards including DDA legislation, universal design principles and female friendly guidelines. The facility is of an age and condition that would not be technically or financially prudent to redevelop as a modern indoor sports stadium.



Table 4 provides an occupancy schedule for the Sacred Heart MPB is provided on below.

Table 4: Sacred Heart Multi-Purpose Building (MPB)

Day	Time	Who
Monday	8.00am - 4.30pm	School Use
	4.30pm - 8.30pm	Representative Basketball Training
Tuesday	8.00am - 4.30pm	School Use
	4.15pm - 6.30pm	YMBA Aussie Hoops Programs
	6.30pm - 8.30pm	Casual Use
Wednesday	8.00am - 4.15pm	School Use
	4.15pm - 8.30pm	Representative Basketball Training
Thursday	8.00am - 4.15pm	School Use
	4.30pm - 7.00pm	Representative Basketball Training
	7.00pm - 8.30pm	Casual Use
Friday	8.00am - 4.15pm	School Use
	4.15pm - 8.30pm	Casual Use
Saturday	8.00am - 5.00pm	Casual Use
Sunday	8.00am - 5.00pm	Casual Use

3.4 Key Findings of Indoor Centre Review

Both the Yarrawonga ECA Centre and Sacred Heart MPB are in a fair condition, reflective of the age and condition of the facilities. They are non-compliant and the run off is undersized. It is not technically or financially prudent to redevelop either of these centres as a modern indoor sports stadium.

Both the Yarrawonga ECA Centre and Sacred Heart MPB have reached capacity, with the schools dominating use during school hours and the YMBA monopolising the out of school hours use. Basketball participation is increasing and the need for additional court space, particularly during the winter months is now critical.

Competition and training sessions are being played on non-complaint courts which presents a safety risk for players and risk to facility owners, managers and the YMBA.

There is no major stadium within the municipality that fulfils the facility requirements to host a regional tournament.

Most stadiums are owned by the Department of Education. A table tennis court facility is located on Crown Land at the Yarrawonga Showgrounds.

If the Yarrawonga P-12 College deems it financially unviable to upkeep the Yarrawonga ECA Centre because it sits outside the school’s entitlement, the town will be left with only one sub-standard indoor court. This would have a significant impact on the YMBA operating a viable basketball competition, let alone any other potential community group using the facility.



4. Market Research

This section summarises the strategic context and analyses the demand for indoor sports courts in Yarrawonga and the surrounding region.

4.1 Strategic Context Review

The key plans that will have some impact on this study are reviewed as follows:

Council Plan

Moira Shire's *Council Plan 2017-2021* vision states "Working together to be a vibrant and prosperous rural community". Under the Plan it is broken down into four strategies:

- Strategy 1 - A great place to live
- Strategy 2 - A thriving local economy
- Strategy 3 - A clean and green environment
- Strategy 4 - A well run Council.

The Council Plan positions the sport and recreation outcomes in Strategy 1 - A great place to live. Council has committed to a connected and welcoming Shire by providing well planned places and quality services. By providing these places and services, Council will be able to respond to the needs of the community, promote cultural diversity and increase participation for women.

Health and Wellbeing Plan

Moira Shire's *Municipal Wellbeing for All Ages Strategy 2017-2021* aims to provide Council and the community with a clear and strategic planning approach that integrates planning for health and wellbeing across all stages of life.

There are four main focus areas of the strategy:

- Active healthy lifestyle
- Safe and connected communities
- A thriving economy
- Environmental sustainability.

All four focus areas are impacted by a potential new indoor stadium, particularly focus area one - Active healthy lifestyle, through increasing participation rates, improved physical activity levels and community connectedness and a decrease in mental health issues.

A new indoor sports stadium would also create a space for tournaments to be held. Event tourism is the seventh largest contributor to economic output in the municipality, generating an estimated \$90 million for the local community and approximately 510 jobs. This represents 5.6% of Moira Shire's workforce.

Recreation Strategy

Moira Shire's *Recreation Strategy 2016-2026* provides an analysis of the number of recreation facilities throughout the shire and surrounding municipalities and assesses current and future needs in accordance with demand.

When planning recreation facilities Council has made clear they need to consider the range of facilities and community demand, along with ensuring that these facilities are environmentally sustainable and are not a burden on people's capacity to pay (affordable).



Council faces challenges due to rate capping and financial demands of a large and ageing mix of community assets. The strategy supports planning for optimum utilisation of existing assets.

The strategy supports a feasibility for an indoor multi-court stadium. It highlights the need for a robust assessment process to assess the ongoing sustainability and future needs of the Shire.

The strategy identifies a provision standard of 300-500 people per one court, and that four courts be provided for a population of 35,000.

The strategy includes the map below, which shows the primary and secondary catchment areas of current indoor stadiums in Moira Shire.

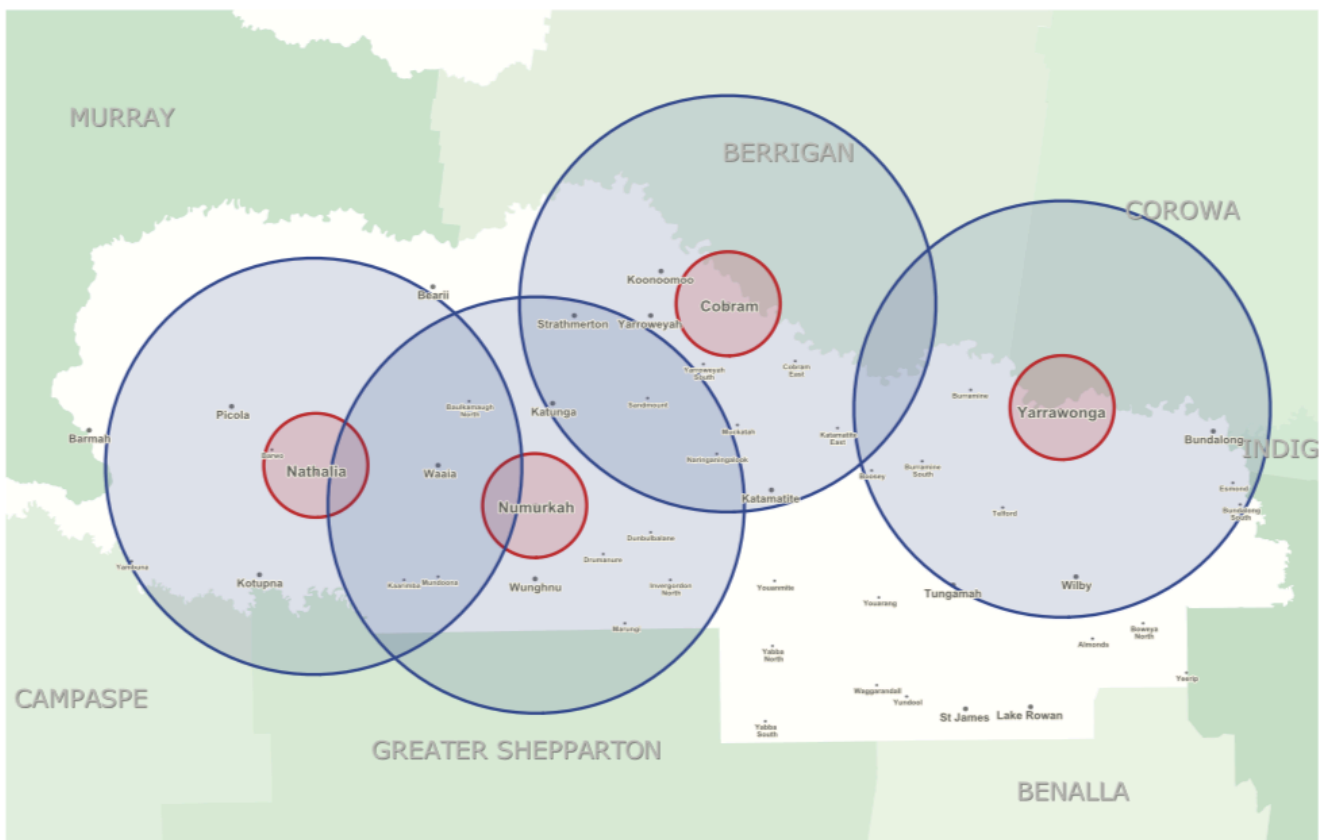


Figure 5: Current Yarrawonga Indoor Sports Stadium Catchment Zones (Source: Recreation Strategy 2016)

Netball Victoria and Basketball Victoria State Facilities Plans (2018)

The following Netball and Basketball Victoria statistics set the background for the demand across the state.

Netball Victoria's *State-Wide Facilities Strategy* and Basketball Victoria's *Facilities Master Plan* were launched together in January 2018. They provide an evidence base to enable all levels of government to plan for netball and basketball facilities and indoor sports facilities. Volleyball Victoria has also released a State Facilities Plan in December 2018.

Key findings from *Netball Victoria State-Wide Facilities Strategy* relating to indoor multi-court provision in Yarrawonga include:

- The strategy identifies 66 potential indoor stadium projects across the state that could be undertaken over the next 10 years. Nearly all projects involve multi-sport facilities.



- Moira has a court provision rate per population of one court per 604 people or 30 Netball Victoria members. This figure takes into account indoor and outdoor courts. If only indoor courts, the court provision rate per population is one court per 9659 people.
- The Yarrowonga District Netball Association (YDNA) has grown by 10% over the last four years and had 200 members in 2018.
- The plan identifies a deficit of outdoor courts to service Moira's current participation of 5.8 courts (2015) and future population of 4.3 courts (2031). The provision of additional courts could be provided as indoor courts within Yarrowonga.
- Netball Victoria reports that the benefits of a new indoor stadium would provide space for an indoor netball competition in both summer and winter with little impact for the basketball association. Netball is a strong competition in Yarrowonga with high participation. It is likely to result in a growing demand for indoor netball competition.

Key findings from Basketball Victoria State Facilities Master Plan include:

- Across the state there is a demand for an additional 191 basketball courts by the end of 2022 and a further 79 courts by 2030.
- There is a current need for a further 45 basketball courts to cater for unmet demand across the state. The actual development of basketball courts is not keeping pace with the predicted demand.
- 1.6% percent of Moira's population are registered members of Basketball Victoria.
- The Shire is serviced by the Yarrowonga Mulwala Basketball Association (YMBA). The association has grown by 62% over the last four years and had 387 members in 2018.
- Basketball Victoria reports that the YMBA is currently playing competition domestic basketball on two non-complaint courts, one being a full-size court and one being 7/8 basketball court. This makes it difficult to hold training sessions for all teams domestically and for representative. Tournaments are being held in neighbouring municipalities as there is no competition space in Moira. A new facility will support the growth of YMBA competition and provide court space for teams to train.

Key findings from *Volleyball Victoria State Facilities Plan* relating to indoor multi-court provision in Yarrowonga include:

- The strategy identifies no active membership in Yarrowonga with the closest competition being in Wangaratta / Benalla.
- The strategy supports the development of indoor sports courts to facilitate new Volleyball competitions in growth areas across Victoria, where there currently no access to courts.

Victorian Government - Active Victoria

Active Victoria was recently launched by the Victorian Government. It is a strategic framework for sport and recreation in Victoria and plans to cater for growing demand and to cement Melbourne (and Victoria's) reputation as Australia's sporting capital. The framework includes six key directions:

- Meeting demand
- Broader and more inclusive participation
- Additional focus on active recreation
- Build system resilience and capacity
- Connect investment in events, high performance and infrastructure
- Work together for shared outcomes.

This project responds to strategic directions about meeting demand and connecting investment in infrastructure. Specifically, this project will be eligible for funding under the Better Indoor Sports Facilities program.



4.2 Indoor Stadium Sports Participation

The demand for indoor sports facilities in Victoria continues to grow, with current facilities under pressure to accommodate a growing population.

There have been several recent indoor sports facility reviews conducted by Local and State Government and State Sports Organisations. *Sport and Recreation Victoria Indoor Stadiums Needs Assessment Research Project* identified 17 projects in metropolitan Melbourne and 19 projects in regional and rural Victoria in planning phase within four years responding to high demand for indoor court space.

All sports are also looking at new participation pathways to attract players in response to changing leisure patterns, and targeting school aged children in partnership through Sport Australia's (formerly Australian Sports Commission) School Sports Program. AusPlay also found that physical health or fitness, fun/enjoyment and social as the main motivators of participating in a sport.

Basketball

Yarrowonga Mulwala Basketball Association (YMBA) has 387 current participants who currently play out of two school sites, Yarrowonga P12 ECA Centre and Sacred Heart Multi-Purpose Building (MPB). Training and competitions are held in the evening during the week and on Sunday mornings. The YMBA trainings and competitions are split between domestic players, Aussie hoops and representative teams.

Basketball Victoria's membership is growing at a faster rate than the Victorian population growth rate. In 2015, the total membership in Victoria was 177,367 and is predicted to reach 381,502 if the current participation rate is maintained. The current basketball participation growth rate in metropolitan Melbourne is 5.23%.

The growth of basketball participation in Victoria is consistent with that experienced across Australia. The AusPlay national participation survey shows basketball in the top ten most popular club sports in Victoria. There are more than 532,311 participants in Australia.

Netball

Yarrowonga District Netball Association (YDNA) has been part of the community since the early 1980's. The Association runs a junior competition through the winter months with over 200 participants, and they have called the Yarrowonga Showgrounds home since the commencement of their Association. Currently they only have access to outdoor facilities, which have recently had the surface upgraded however there is no amenity to support the courts.

The growth of netball participation in Victoria is consistent with that experienced in Australia. The AusPlay national participation survey shows netball in the top 10 most popular club sports in Victoria. There are more than 625,721 participants (adults and children) in Australia.

Volleyball

Whilst there is no current club or competition in Yarrowonga, the residents have expressed that the closest competition is in Albury and have been put off playing due to travel. If there was opportunity for competition to be held in Yarrowonga, there would be a demand and the community would even like to see it set up on the foreshore during the summer months.

Volleyball Victoria's membership comprises 18 affiliate Associations (metropolitan and regional), 15 State League Clubs, three Academies, and 4,649 individual members who play, coach, officiate, and support volleyball in Victoria (2016).

The AusPlay national participation survey shows volleyball as being the most gender-equal sport in Australia! It is also one of the largest team sports by participation. There are more than 240,000 participants in Australia and covers ages from young children through to the over 50's.



Table Tennis

The Yarrawonga Mulwala Table Tennis Association operates from the table tennis facility at the Yarrawonga Showgrounds and has 58 members (source: Table Tennis Victoria Annual Report, 2017). 21 players are juniors, 36 seniors and one social. The Association hosts a Senior Open Tournament annually which attracts players from across the region and State.

Table Tennis Victoria comprises 59 affiliated clubs and 4,317 registered members in 2017. Of these members there are 2,319 seniors, 518 juniors and 1,480 social members.

The AusPlay national participation survey records 76,200 participants (adults and children) in Australia.

Badminton

The local badminton clubs closest to Yarrawonga are in Cobram, Wangaratta and Rutherglen. Currently, there is no team in Yarrawonga and no space available for badminton to be played at existing facilities.

Badminton Victoria comprises 73 affiliated clubs and 7,130 registered members in 2017. This participation has grown significantly over the last three years from 3,319 in 2015.

This participation is supported by Badminton Victoria funding 32 programs with over 800 participants including the introduction of Casminton which attracted over 400 participants alone.

The AusPlay national participation survey records 107,500 participants (adults and children) in Australia.

Gymnastics

Currently there is no facility that caters for gymnastics within Moira Shire. Gymnastics Victoria statistics show that there are a number of members (15) that live within the Shire but travel to Shepparton, Wangaratta and Benalla to participate.

Gymnastics is one of the most popular female sports amongst children. Gymnastics Australia reports 49,437 registered participants for Victoria in 2016 and 188,416 nationally.

The AusPlay national participation survey records 431,000 participants (adults and children) in Australia. Most of which are children with 363,000 participants.

Squash

Yarrawonga Squash and Racquetball Club is located on Benalla Road, Yarrawonga. The facility comprises three glass backed courts and the club has members ranging from juniors through to Masters.

Participation numbers have increased from 47 members in 2012 to 150 members this current year, and future numbers indicate the possibility of 300 plus members. Yarrawonga Squash and Racquetball has indicated that they believe all sports should be located together in this stadium, looking at a similar scenario to the "Melbourne Sports and Aquatic Centre" (MSAC). If numbers do reach the expected 300, it is noted additional courts will be needed to effectively run tournament competitions. There are no kitchen/kiosk facilities on the current site, which causes issues when preparing supper and tournament catering.

Squash Victoria comprises 79 affiliated clubs, 5,578 active participants and 4,404 financial members in 2017. This participation has grown over the last three years from 4,299 active participants members in 2015.

The AusPlay national participation survey records 126,800 participants (adults and children) in Australia.

Futsal

There is no current futsal competition or purpose-built facility in Yarrawonga or the surrounding areas. Soccer popularity and participation rates are increasing significantly in Moira, with over 1,253 members recorded in 2017. It can therefore be assumed that if a futsal competition was established the high rates of soccer players in the Shire would be attracted to play.



4.3 Indoor Sport Facility and Recreation Trends

These are summarised under a range of trends as follows:

Facility Trends

Common indoor facility management trends have been observed in recent times including:

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

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

- Generally, stadiums with less than three to four courts have a lower income generating capacity and lower likelihood of being financially viable. A minimum of four courts is required for a commercial service, whilst a one to two court facility is considered a community service.
- Facilities that are designed and operated to be ‘multi-use’ are generally operated at higher levels of usage capacity and financial performance than single sport/specialist facilities.
- Large regional facilities with four or more courts that are centrally located in large catchment areas, with a low level of external competition, in prominent positions have a greater chance of being financially viable.
- Larger centralised facilities are more efficient in terms of both competition coordination and financial sustainability.
- Successful indoor sporting associations have access to a larger multi-court facility of four or more courts for competition and a range of smaller facilities e.g. schools, for training.

Facility Catchment Trends

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

The size and shape of the catchment area will be influenced by a number of factors including the range and quality of facilities and services offered, natural and built barriers i.e. freeways, travel times and the availability of competing facilities. In metropolitan Melbourne, it is not uncommon for facilities to share catchment areas, particularly the secondary catchment areas.

The following map identifies the location of the current basketball stadiums. The map on the following page shows the 5km primary facility catchment area and 20km secondary catchment area.

Yarrowonga Showgrounds has been identified as a potential site and is within proximity of the existing schools, Yarrowonga township and Yarrowonga growth area. 70% of the population live within the 5km primary catchment area of this site (as defined by the Australian Bureau of Statistics district boundaries) and 90% of the population live within the 20km secondary catchment area. This allows for the highest density of the residential population and students to be able to walk or ride to an indoor stadium. Those living in outlying areas will likely have to drive. Ideally this drive would be within 20 minutes.



Figure 6: Current and Proposed Yarrowonga Indoor Stadiums Catchment Zones

General Sport and Recreation Trends

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

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



In 2013, the Australian Sports Commission commissioned the CSIRO to research future sports trends, including the impact of megatrends. The megatrends profile the types of participants in *The Future of Australian Sport* (ASC, 2013) were:

- A perfect fit - personalised sport for health and fitness
- More than a sport - achieving health, community and overseas aid objectives via sport
- Everybody's game - sports that respond to demographic, generational and cultural change
- From extreme to mainstream - the rise of lifestyle sports
- Tracksuits to business suits - market pressures and new business models
- New wealth, new talent
- Economic growth and sports development in Asia.

Peak sporting bodies are using these megatrends together with their participation data (existing and potential markets) to design new participation programs to attract a broader audience or improve the retention rates of players.

The Ausplay Survey is commissioned by Sport Australia (formerly Australian Sports Commission) and collects participation data for children and adults. The October 2015 to September 2016 results were recently released and identify how active Australians are and what drives us to be active. These are:

- Over 17 million Australians aged 15 and over (87%) play sport or participate in a physically activity.
- While sport remains an important form of activity throughout life, non-sport related physical activity is becoming more important as we age.
- Physical health or fitness is the lead motivation for people playing sport, with fun/enjoyment and social reasons ranked the second and third motivation.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
- Men are more motivated by fun/enjoyment and social reasons than women.
- For adults, up to middle-age, time pressure is the main barrier to participating in sport. Poor health or injury then becomes a factor.
- The main barrier to young children participation in organised out of school sport is their parent's perception that they are too young to start playing.

In addition, the Consultancy team has captured additional trends from previous leisure research experience and analysis of local and regional participation trends:

- There is a slow reduction in participation in competitive and traditional sports, with people becoming increasingly unwilling to commit themselves to play 'for a whole season' or available to play and train several days a week.
- Due to daily time constraints, people are cutting back their leisure and recreation activities and are more demanding about those that remain. To remain viable, the quality of facilities and services will need to respond to the higher expectation of community.



4.4 Predicted demand for indoor sports courts in Yarrawonga

The estimated likely number of participants can be made based on population forecasts. The table below identifies the current participation level in Yarrawonga and a catchment area of Mulwala. Registered participation numbers have been used where available. A state average has been used for sports that could not provide local participation data.

The tables below show a total of 648 people currently participating in sports that require sports courts growing to 1,044 participants in 2031, if residents had access to sufficient quality, compliant, multiple-sport indoor courts.

Table 5: Estimated current and 2031 participation levels in sports requiring indoor sports courts

Sports (Multi-sport Court)	Current estimated participation level in Yarrawonga/Mulwala (June 2018) for 10,085 population based on reported members	Participation as a percentage of population (penetration rate)	2031 participation level in Yarrawonga/Mulwala based on population forecast 16,244 at current penetration rate	Participation as a percentage of population (penetration rate)	2031 participation level in Yarrawonga/Mulwala based on population forecast 16,244 at State penetration rate	Potential - Current penetration rate or state average penetration rate for sports not represented
Basketball	387	3.84	623	3.50	569	623
Netball	203	2.01	327	1.30	211	327
Volleyball	0	0.00	0	0.09	15	15
Badminton	0	0.00	0	0.12	19	19
Table Tennis	58	0.58	93	0.25	41	93
Total	648		1044		854	1078

*Basketball and Netball numbers are based on a summer and winter season totals.

Table 6: Estimated current and 2031 participation levels in sports requiring specialist courts/spaces

Sports (Multi-sport Court)	Current estimated participation level in Yarrawonga/Mulwala (June 2018) for 31,327 population based on reported members	Participation as a percentage of population (penetration rate)	2031 participation level in Yarrawonga/Mulwala based on population forecast 16,244 at current penetration rate	Participation as a percentage of population (penetration rate)	2031 participation level in Yarrawonga/Mulwala based on population forecast 16,244 at State penetration rate
Gymnastics	0	0.00	0	0.92	149
Squash	26	0.26	42	0.07	11
Total	26		42		161

4.5 Predicted Participation and Court Requirements

Based on the predicted population growth in Yarrawonga of an estimated 3.5% increase over the period 2016 to 2031, plus an 18% catchment of Mulwala population, it is likely that the indoor sports participation could increase to an estimated 1,078 participants if residents had access to sufficient quality, compliant, multiple-sport indoor courts.



This participation level is based on:

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

It is assumed that participation in indoor sporting activities will increase in line with predicted population increases and demographic profile.

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

The table below details the predicted participation increases to 2031 and, based on this, the projected level of court provision requirement.

Table 7: Predicted participation and indoor sports court (basketball/netball court) requirements

	Year	
	2016 (census)	2031
Yarrowonga/Mulwala population*	10,085	16,244
Percentage of populations change	3.5%	3.5%
Predicted indoor sports participation	648	1,044
Court requirement	2-3	3-4
Current competition courts available***	0	0
Additional court needs	2-3	3-4

*Source: Remplan ERP 2016 census population, 2017 ERP est. resident pop, 2021 and 2031 pop. projections **Number based on Basketball, Netball, Volleyball, Badminton and Table Tennis participation estimates *** Courts that are undersized and non-compliant

The estimates for population and participation growth in the table above show that between 2 and 4 courts are required to service the demand for indoor sports courts between now and 2031. This takes into account not only basketball and netball requirements, but school use and other sports and further programming that will be held in the new stadium. The current court provision cannot be considered, for they are undersized courts.

It should be noted that the current participation growth of basketball has been 40% in the last four years (10% annual) recording above the state average for basketball penetration rate being 3.5%. In Yarrowonga and Mulwala this is 3.8%.

When the current state average penetration rates for all indoor sports are applied, there is a demand for 1,078 players for the future estimated 16,244 Yarrowonga and Mulwala population. This highlights the potential demand for indoor sports courts in the area, unrealised due to the substandard or number of courts available locally.

Over the course of the next 20 years, Council would need to continuously monitor actual population growth and participation levels and assess based on this, whether the number of courts need to be further developed for future expansion.



4.6 Benchmarking Analysis

Surf Coast Indoor Multi-Purpose Stadium Project Example

Surf Coast Shire Council has partnered with the Surf Coast Secondary College and Department of Education and Early Childhood Development (DEECD) for the development of a further three courts on the current one court sports stadium.

The project will deliver a four-court indoor court facility providing space for basketball, netball, futsal, badminton, volleyball and other sporting, education and community uses. Features will include:

- Three additional courts constructed to netball/multi-sport standards. This will deliver four courts for indoor sports, group fitness and community use requiring larger spaces such as arts displays, indoor markets, etc.
- Flexible change rooms and associated amenities that can also be utilised by the outdoor sporting areas in the precinct.
- Staff and administration areas that can also support learning and development opportunities.
- Reception, café and merchandising area to help support the operating expenses.
- Parking, vehicle and pedestrian access.

The project has been funded and will commence construction in 2018/19. A full business case was prepared in 2016 supported by a concept plan and an independent Quantity Surveyor report recording a project cost of \$13.5M. Council resolved to provide the balance of funding and committed to deliver detailed designs by the end of June 2018. These are now completed and construction about to be tendered.

The 2016 business case provided clear evidence on the available options for indoor sports provision with the Surf Coast Shire Council. The business case involved a review of current and future supply and demand including a review into court location and compliance and current usage; a representative engagement process considered the views from current and potential users, key stakeholders and community; a function design components schedule, concept plan and cost plan of the preferred option; and a management and operational model including revenue and usage model for the first 10 years of operations.

There is demand for additional indoor sports courts in the Surf Coast region to service a predicted participation that is set to double to 1500 to 2000 participants and facility catchment of 29,726. This is being fuelled by a 7% annual population growth with all 7 current indoor sports facilities consisting of eight courts operating at full capacity and only one existing court is compliant with netball or multi-sport standards.

All indoor sports including basketball, netball and soccer, fitness programs, community groups and schools in the region will benefit. The 2016 Business Case reports 846 participants in the summer season and 934 participants in the winter season playing indoor sports. Of the current participants 624 (67%) play basketball, 258 (28%) play netball, 36 (4%) play soccer, 16 (1.7%) are badminton. Basketball is experiencing an annual 10% growth in participation.

The project will create 44.8 FTE jobs during construction and on average 29.9 jobs during operations each year. A \$27.151M regional economic benefit to Surf Coast in the next 10 years.

The 10-year business projections highlight:

Centre attendances expected to gradually increase each year from 182,000 in year 1 to 208,000 by year 10. The Centre is expected to operate at an annual operating surplus from year 1 to 10. The average annual operating surplus before cost of capital and depreciation is estimated at \$90,000. The average annual operating deficit once cost of capital and depreciation are included is estimated at \$656,000.

The Council and DEECD partnered in the planning, design, construction and management of the facility. DEECD owns the land and managed by the Surf Coast Secondary College. A Joint Use Agreement for use of the



existing single court stadium is in place. A new JUA is in development for the new facility that will be supported by a foundation agreement, which includes a proposed occupancy use schedule.

Regional Victoria Indoor Sports Stadium Benchmarking

Facility Name	No. of Courts	Other Facilities	Court Hire Fees & Charges	Association License Fee/ Arrangement	Spectator/ Door Fee*	Game Fees			Kiosk/ Merchandise Arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Contribution to Asset Management	Maintenance Arrangement
						Junior	Senior	Rep.						
Shepparton Sports Stadium Opened 1972, extended 1994 Greater Shepparton City Council Population: 63,851 Updated 08/18	4	<ul style="list-style-type: none"> Stadium seating: 400 Multi-purpose room Meeting room cafe 	Peak \$52.85/hr Off-peak \$28.30/hr Casual \$3.70pp	Greater Shepparton Basketball Association has a yearly lease on the office space, approximately \$1,500/year. Pay court hire at appropriate hire rate (peak or off-peak)	D \$0 R Adult \$8 Child \$5	\$8pp	\$12pp	-	BB Association lease kiosk and keep the profits	Owned and managed by Council	Shepparton Gators Big V Div 1 Men	Council responsible	Asset management depends whose asset it is. Association responsible for their own assets.	Council responsible for all maintenance of centre
Gippsland Regional Sports Complex Opened 2011 Wellington Shire Council Population: 43,747 Updated 08/18	4	<ul style="list-style-type: none"> 12 outdoor courts Meeting room Club room x 2 Café 	Peak \$50.00/hr Off-peak \$36.00/hr Casual \$6.20pp (\$3.10 for students)	Sale Amateur Basketball Association currently on a 3-year lease. They pay an annual rate for use of the courts which includes an allowance for storage. They get free use of the office space	\$0	Set by Associations			Kiosk is run by Council Associations sell some merchandise however this is done casually	Owned and managed by Council		Council responsible	Council responsible	Council responsible for all maintenance of centre
Traralgon Sports Stadium Latrobe City Council Population: 74,612	5	<ul style="list-style-type: none"> Stadium seating: 1044 Meeting room 								Owned and managed by Council				

Facility Name	No. of Courts	Other Facilities	Court Hire Fees & Charges	Association License Fee/ Arrangement	Spectator/ Door Fee*	Game Fees			Kiosk/ Merchandise Arrangements	Management Arrangement	Big V/SEABL	Capital Contribution	Contribution to Asset Management	Maintenance Arrangement
						Junior	Senior	Rep.						
Ballarat Minerdome Built 1970 City of Ballarat Population: 101,692 Updated 08/18	4	<ul style="list-style-type: none"> Stadium seating Bistro 	Peak and Off-peak \$36.00/hr Casual \$4.00pp	Ballarat Basketball owns and manages the facility and as such don't pay any court hire fees	D \$0.00 SEABL Adult \$16.00 Child \$5.00	\$58.00	\$73.00 Daytime Comp \$45.50	\$80.00	Sports Club is owned and operated by Ballarat Basketball Includes Gaming, TAB and restaurant	Owned and managed by Ballarat Basketball Association	Ballarat Miners and Rush SEABL Men SEABL Women Big V Youth League 1 Men Big V Youth Championship Women	Association and grants from various governments	Association responsibility	Association responsibility



4.7 Market Research Key Findings

Council's strategic infrastructure plans including the Moira Recreation Strategy identifies the development of an indoor sports stadium that caters for a 20km catchment in Yarrowonga to meet future indoor sports demand.

All indoor sports in Yarrowonga and Mulwala recorded growth in the last three years and are projected to grow significantly with a population growth rate of 3.5% that will reach over an estimated 16,244 in 2031.

The demand analysis shows that indoor sports participation is set to increase from the current 648 players to 1,044 players in 2031, based on current participation levels and population forecasts. This will require three to four compliant multi-sport courts based on current penetration rate.

It should be noted that the current participation growth of basketball has been 40% in the last 4 years (10% annual) recording above the state average for basketball penetration rate being 3.5%. In Yarrowonga and Mulwala this is 3.8%.

There are over 1600 students that would use the stadium during school hours across three schools. Each school will demand 30 hours of use each week that means a two to four court stadium is required to meet their PE Curriculum requirements.

Other sports and further community programming opportunities are simply not possible for the current two courts are at capacity during school hours and after hours during the week by basketball.

Providing for the growth in existing indoor sports participation and students in Yarrowonga together with introducing other sport and community programming can only be achieved if the sports and schools have access to a modern two to four court stadium, as the current two courts are undersized and not compliant.

Over the course of the 20-years, Council would need to continuously monitor actual population growth and participation levels and assess based on this, whether the number of courts need to be further developed for future expansion.

The YMBA indicates a latent demand for indoor courts because of waiting lists. There is no access to the venue at peak times for any extension of existing competition or introduction of any new programs. This limits the ability of sports to grow in Yarrowonga.

State sporting associations are implementing several program initiatives to increase interest and participation and new markets in their sports such as "rock up netball", 3x3 basketball and small sided football (futsal). The potential of these programs will be an increase in indoor sports participation.

Indoor sports outside basketball and netball have no access to a venue at peak times that limits the ability of these sports to grow in Yarrowonga and Mulwala. The demand tables listed in 4.4 assume the Victorian average participation number for the size of population. It shows the opportunity of providing a multi-sport indoor sports stadium for these sports. An example is gymnastics that has the potential to provide for 149 participants by 2031.

Important ingredients to funding success with State and Federal Government has been the partnership approach between Council and the schools / DEECD and for Council to fund the design and enter into a Foundation Agreement with key users supported by an occupancy schedule.

A review of other regional indoor sports stadiums show that these facilities were multi-use in nature and often part of a larger sporting precinct. That a lease or hire agreement is the preferred management model. A \$45 to \$55 hire rate was in place for peak times and a \$35 hire rate for off peak times. Asset renewal responsibilities were retained by Council, whilst the day to day maintenance was the responsibility of users.



5. Stakeholder Engagement

This section summarises the key findings identified through both workshops, club surveys and community surveys.

5.1 Who was consulted?

The consultation methods included:

- Project Control Group workshops at key milestones.
- Four workshops with interest groups from across Yarrawonga including development and tourism, community and education, senior citizens, Section 86 Yarrawonga Showground Committee, other?
- Interviews with key stakeholders including basketball, netball and schools.
- 455 responses were received to the online community survey.
- Site visit discussion with Council staff and Centre Management.

The following groups were consulted:

- Moira Shire Council staff
- YMCA Centre Management
- Yarrawonga Mulwala Basketball Association
- Sacred Heart College
- Sacred Heart Primary School
- Yarrawonga College P-12
- Section 86 Yarrawonga Showground Committee
- Yarrawonga and District Garden Club
- Rotary Club of Yarrawonga Mulwala
- Yarrawonga and Border Agricultural and Pastoral Association
- Yarrawonga Table Tennis Association
- Yarrawonga Mulwala Cricket Club
- Equestrian Users
- Yarrawonga Lions Club
- Yarrawonga Family History Group
- Yarrawonga and District Netball Association
- Yarrawonga Senior Citizens
- Yarrawonga Croquet Club
- Yarrawonga Squash and Racquetball Club
- Yarrawonga Little Athletics
- Yarrawonga Mulwala Tourism and Business
- Yarrawonga Mulwala Development Inc which included YARC

5.2 Key stakeholder workshops

There were four stakeholder workshops held in Yarrawonga. A copy of the written comments is detailed in **Appendix 2** of this report. The meetings were held in September 2018 and were attended by a cross section of community groups including:

- Council staff
- YARC
- Yarrawonga Mulwala Development Inc
- Yarrawonga Mulwala Basketball Association
- Swimming club
- Local newspaper official
- School teachers
- Councillor
- Community
- Other sporting groups
- Section 86 Yarrawonga Showground Committee
- Yarrawonga Senior Citizens.





Key findings are summarised below:

Issues

- Currently have two non-complaint indoor sports courts
- Community members are travelling outside of town as there is no local facilities for their needs
- No hydrotherapy pool for aging population
- Growing demand on school for maintenance of facilities with no funding from Department of Education
- Access is difficult due to high use and demand from school and basketball
- No event space that is indoors
- Lack of amenities at showground for outdoor netball courts
- Home school groups are travelling to Shepparton rather than staying in Yarrawonga
- No indoor sporting competitions can be held in Yarrawonga, people are travelling and spending money elsewhere
- Adult basketball competition is played after 8.00pm
- There is no space indoors for netball.

Future Needs for the Community

- More courts needed to expand current sports and to include new sports
- PE programs and school events are growing the need for space is expanding rapidly
- Exercise programs indoors for adults due to the climate
- Child care
- Training camps
- Other sports will be able to use for pre-season and bad weather conditions
- Expos and event space indoors
- Indoor entertainment e.g. Inflatables and cinema nights
- Seating and viewing for spectators 50-100 seats. Currently there is none
- Design must future proof.

Areas of Sensitivity

- Impact on rates whilst under a rate capping environment
- Community would like to see an aquatic element
- Athletics track is only 300m long, like undersized courts in stadiums. We are short changing our children.
- Work with hospital for allied health services
- Small meeting rooms are a low priority.



5.4 Key Club Stakeholder Surveys

Yarrowonga Mulwala Basketball Association

Yarrowonga Mulwala Basketball Association (YMBA) was established as there was no local club for kids to access the pathway for basketball in Yarrowonga. Over the past four years YMBA has grown its participation by 40%, having 387 participants for the 2018 winter season, there is also a total of 68 Aussie Hoops program participants. The competitions are currently played on two non-complaint courts owned and managed by the local schools.

Training space for juniors is limited, with only the representative teams allocated training times. This means that there is no training for junior domestic competition participants. Senior male, female and mixed competitions are held over the Summer and Winter season and can only start after 8.00pm in the evenings due to junior teams training and competition.

The Association is unable to bid for any tournaments as there is no facility that will allow more than six teams to play in the tournament at one time, families finding themselves traveling out of town for all tournaments and spending money on accommodation, food, fees etc. Elsewhere, this was estimated at around \$300 per day per family.

With the introduction of a new stadium, the YMBA suggests it would allow further expansion in both training and competition. This would ease the pressure on the school bookings as often there are conflicts with school assemblies and events/exams being held. It would also allow YMBA to bid for tournaments which in turn brings a regional economic benefit into Yarrowonga.

Yarrowonga District Netball Association

The Yarrowonga District Netball Association (YDNA) has been a part of the local community since the early 1980's, playing on their current site within the Yarrowonga Showgrounds. The Association is made up of 200 junior participants and the season is run during the winter months with a summer competition held for a short eight-week timeframe due to the harsh weather.

The outdoor courts were upgraded approximately seven years ago however there are no amenities attached to the courts, no fresh drinking water and limited shelter. YDNA advised that during the winter months many trainings and games get cancelled due to the weather and it often puts young children off playing the sport.

The Association believes that if there was an indoor stadium built it would bring a lot of younger children back into the sport which they could enjoy with their parents. The community supports four local football netball clubs with 15 football sides and 28 netball teams. This facility would offer another location for them to train.

Much like the YMBA, the YDNA is unable to host tournaments due to the lack of facilities. An indoor facility would enable YDNA to host a carnival entry or Association Championships/State Titles again that would bring tourism and a regional economic benefit into Yarrowonga.

5.5 Community Survey

A total of 489 surveys were completed with 455 responses containing enough questions answered to be included in this survey analysis. Respondents providing information on:

- Respondent profile
- Current use of indoor stadium facilities
- Potential future use of indoor stadium facilities.

A copy of the written comments is detailed in **Appendix 1** of this report.



5.5.2 Respondent Profile

The following summarises the user survey respondents' sample.

Table 8: Community Survey Respondent Sample

Category	Sub-group	Number	%
Gender	Male	135	32.9
	Female	267	65.0
	Prefer not to specify	9	2.2
Age Range	10 years and under	4	1.0
	11 to 19 years	65	15.8
	20 to 29 years	39	9.5
	30 to 39 years	87	21.2
	40 to 49 years	115	28.0
	50 to 59 years	35	8.5
	60 to 69 years	38	9.3
	70 years plus	28	6.8
Suburb	3730	319	78.6
	2647	58	14.3
	2646	8	2.0
	3728	6	1.5
	3727	3	0.7
	3644	2	0.5
	3673	2	0.5
	2650	1	0.2
	2698	1	0.2
	3143	1	0.2
	3630	1	0.2
	3677	1	0.2
	3726	1	0.2
	3739	1	0.2
	3804	1	0.2

A review of the survey respondents indicates that:

- More females (65.0%) than males (32.9%) responded to the survey.
- The age group that represents the highest percentage of the respondents is 40 to 49 years (28.0%) followed by 30 to 39 years (21.2%).
- The predominant postcode where respondents lived was 3730 (78.6%), followed by 2647 (14.3%).

5.5.3 Use of Indoor Stadiums

A quarter of survey respondents (75.2%) had used an indoor stadium in the preceding 12 months. The following analysis relates to the respondents who had used a Centre in the past 12 months.

5.5.4 Indoor Stadiums Used

Survey respondents were asked to identify which indoor stadiums they currently use. Respondents were asked to select as many stadiums as was required. The results are graphed on the next page.

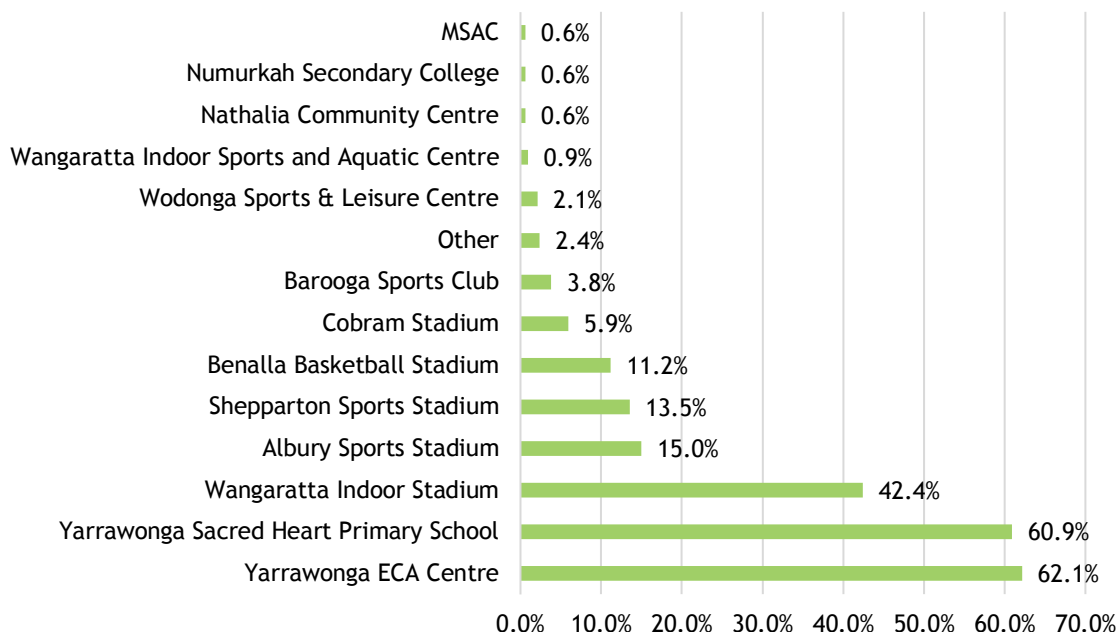


Figure 7: Use of Indoor Stadiums

The most commonly identified indoor stadium facility that was used was the Yarrawonga ECA Centre with 62.1% of respondents. Other facilities that were regularly identified was the Yarrawonga Sacred Heart Primary School (60.9% of respondents) and Wangaratta Indoor Stadium (42.4% of respondents).

5.5.5 Visitation to Indoor Stadiums

The main times that people most commonly used indoor stadiums is detailed in the table below.

Table 9: Arrival Times at Indoor Stadiums

Time Slot	% of Respondents
Before 9.00am	1.5%
9.00am to 12.00pm	14.4%
12.00pm to 2.00pm	7.4%
2.00pm to 5.00pm	11.5%
5.00pm to 8.00pm	65.0%
After 8.00pm	0.3%

The most popular timeslots identified were 5.00pm to 8.00pm (65.0%), followed by 9.00am to 12 midday (14.4%), and 2.00pm to 5.00pm (11.5%).

5.5.6 Travel to Indoor Stadiums

The following table summarises how respondents travelled to indoor stadiums and where they travel from.



Table 10: Travel to Indoor Stadiums

Category	Sub-Group	Number	% of Respondents
Location of Origin	Home	256	75.3%
	Work	38	11.2%
	School	37	10.9%
	Shopping Centre	4	1.2%
	Other	5	1.5%
Mode of Transport	Car (on own)	180	52.9%
	Car (with others)	131	38.5%
	Walk	13	3.8%
	Bus	10	2.9%
	Bike	3	0.9%
	Other	3	0.9%
Time Travelled to Stadiums	0 - 15 minutes	165	48.5%
	15 - 30 minutes	50	14.7%
	30 - 45 minutes	50	14.7%
	45 - 60 minutes	58	17.1%
	>60 minutes	17	5.0%

Most survey respondents indicated that they travel to the Centre from their home (75.3%), followed by work (11.2%) and school (10.9%).

The majority of respondents travelled by car either on their own (52.9%) or with others (38.5%). The most commonly identified time travelled to get to an indoor court is less than 15 minutes (48.5% of respondents) followed by 45 - 60 minutes (17.1%).

5.5.7 Frequency of Visitation

The following figure summarises the frequency of visitation to indoor stadiums.

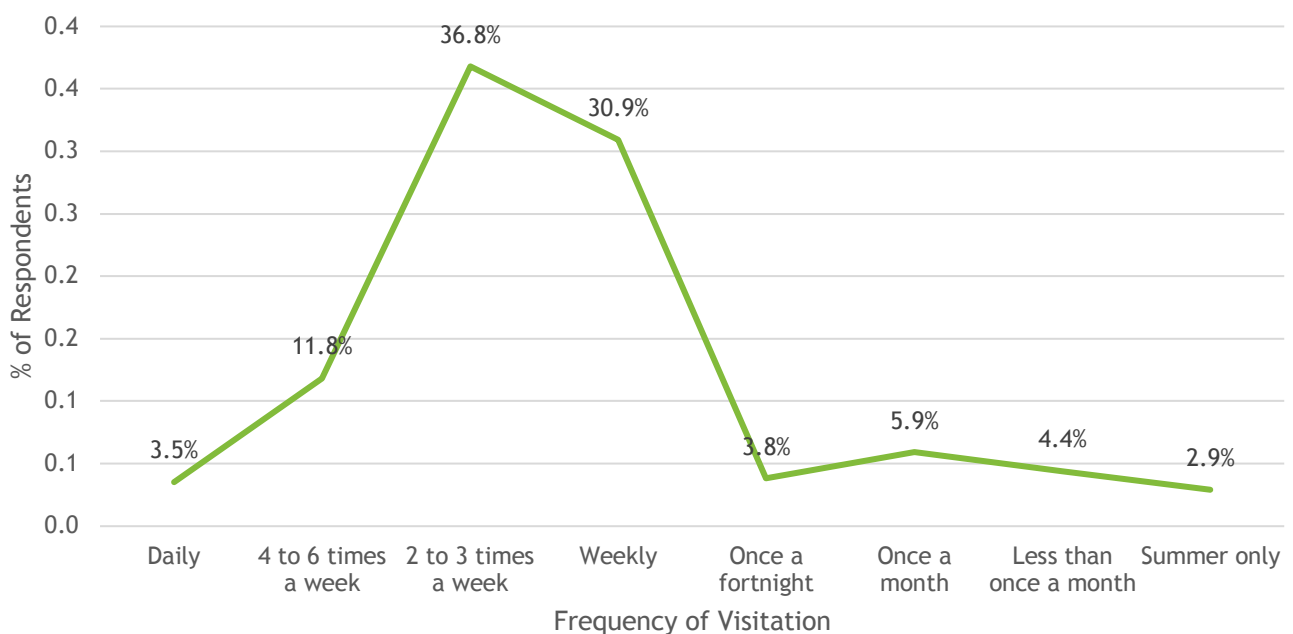


Figure 8: Frequency of Visitation to Indoor Stadiums

The results indicate that the majority of respondents are regular users of indoor stadium facilities. More than eight out of 10 respondents (83.0%) use the Centre once a week or more with the most common being 2 to 3 times per week (36.8%) followed by weekly (30.9%).



5.5.8 Rating of Facilities and Services

Survey respondents were asked to rate the current facilities and services at the indoor stadium that they use the most under a five-point rating system. Those respondents that rated the facilities and/or services as poor or very poor were asked to identify which facilities and/or services in particular they were unhappy with.

Facilities

The results were:

- Excellent 7.4%
- Good 21.5% 28.9% (combined excellent/good rating)
- Adequate 28.9%
- Poor 29.5%
- Very Poor 12.7% 42.2% (combined poor/very poor rating)

The survey results indicated that less than three out of every ten respondents (28.9%) rated the facilities excellent or good, while 42.2% rated them as poor or very poor.

Respondents that rated the facilities as poor or very poor were asked which areas they were unhappy with. The following were the most commonly identified areas.

Table 11: Areas of Unhappiness with Facilities at Indoor Stadiums

Area Unhappy	% of Respondents
Change rooms	62.9%
Air quality in sports hall	50.4%
Entry and reception area	34.3%
Kiosk and food facilities	29.4%
Car parking	23.1%
Facility location	18.2%
Spectator/Viewing areas	11.2%
Feeling of safety (security)	7.0%
Old/outdated facility	7.0%
Size of courts	6.3%
Not enough courts	6.3%
Other	15.4%

The area that respondents were most unhappy with at the indoor stadiums they used was the change rooms, with this being identified by 62.9% of respondents who rated the facilities as poor or very poor. The air quality in the sports hall was also commonly identified (50.4%).

Services and Programs

The results were:

- Excellent 12.4%
- Good 34.3% 46.7% (combined excellent/good rating)
- Adequate 32.3%
- Poor 15.7%
- Very Poor 5.3% 21.0% (combined poor/very poor rating)

The survey results indicated that less than half of respondents (46.7%) rated the services and programs excellent or good while 21.0% rated them as poor or very poor.



Respondents that rated the services and programs as poor or very poor identified the following services and/or programs as an area of concern.

Table 12: Areas of Unhappiness with Services and Programs at Indoor Stadiums

Area Unhappy	% of Respondents
Range of programs and services offered	62.9%
Too crowded	45.7%
Centre opening hours	42.9%
Information available	11.4%
Levels of fees and charges	11.4%
School administration and bookings	11.4%
Customer service/assistance	10.0%
Level and quality of instructors	7.1%
Other	24.3%

The area of biggest concern was the range of programs and serviced offered (62.9%), followed by the facility being too crowded (45.7%).

5.5.9 Future Facility Use

To assist with identifying the level of demand for future use of indoor stadiums, respondents were asked if they would like to make greater use of an indoor stadium in the future.

Table 13: Future Use of Indoor Stadiums

Would like to make greater use?	Total	Male	Female	0-39 Years	40-59 Years	60+ Years	Used in Previous 12 Months	Not Used in Previous 12 Months
Yes	94.0%	94.0%	95.1%	96.9%	94.7%	87.5%	97.6%	83.0%
No	6.0%	6.0%	4.9%	3.1%	5.3%	12.5%	2.4%	17.0%

More than nine out of 10 respondents (94.0%) indicate that they would like to make greater use of indoor stadiums in the future. The results in the table indicate that:

- Females are more likely than males (95.1% compared to 94.0% respectively) to want to increase their use of indoor stadiums in the future.
- The proportion of the population that is most active, 0 - 39 years, is most likely to wish to increase their use of indoor stadium facilities (96.9%) while older adults (60+ years) are least likely (87.5%).
- Survey respondents who stated that they had used an indoor stadium in the previous 12 months were more likely to want to use such a facility more in the future, with 97.6% of respondents wishing to increase their use, compared to 83.0% of non-users.

Respondents who indicated they would like to make greater use of indoor stadiums in the future were asked to nominate facilities or features that would encourage this increased use. The most popular changes nominated were as per the following table.



Table 14: Future Indoor Stadium Priorities

Future Priority Features	% of Respondents
Warm water pool for therapy/rehabilitation	59.8%
More variety of activities/programs	37.9%
Cleaner more hygienic facilities	19.1%
Longer opening hours	17.8%
Membership packages/discount offers	17.6%
Improved health and fitness classes (aerobics)	17.1%
Improved gym/weights facilities	15.1%
Improved social and food areas (café)	15.1%
Improved event/exhibition space	8.0%
Health related programs (nutritionist/masseuse etc)	7.8%
Improved creche/childcare area	6.8%
More car parking	5.8%
Indoor pool	5.5%
More courts	5.5%
Training/meeting rooms	5.5%
Improved outdoor grassed/shaded areas	4.3%
Additional family change rooms	3.8%
Additional sports medicine programs	1.3%
Improvements to meeting/program room	1.3%
Transport services to the centre	1.0%
Other	5.8%

The results indicate that despite the survey relating to the use of indoor courts there was support for the provision of a warm water pool for therapy/rehabilitation (59.8% of respondents). There was also support for more variety in the activities and programs offered (37.9%) and cleaner more hygienic facilities (19.7%).

5.6 Key Findings of Stakeholder Engagement

Of the 489 respondents (1.7% of population) who completed the community survey online, Yarrawonga residents were the most active with 319 responses, which ensures a good representation in the township.

The majority of surveys completed had attended the stadiums in Yarrawonga, with the peak periods by community being outside school hours between 5.00pm and 8.00pm.

The Yarrawonga ECA Centre is not fit for purpose. This finding is shown through the survey respondents' response to facilities issues with most people stating the centres are lacking seating space, have a need to improve the cleanliness and address accessibility issues.

There is a latent unmet demand that is only growing with an increasing population. More than nine out of 10 respondents (94.0%) indicate that they would like to make greater use of indoor stadiums in the future. Further, the areas of most concern were the range of programs and serviced offered (62.9%), followed by the facility being too crowded (45.7%) and opening hours (42.9%).

It should be noted that 59.8% of the respondents suggested that in future priorities, a warm water/hydrotherapy pool should be included.

Most people attend the stadiums two to three times per week. Respondents indicated that they travel to the Centre from their home (75.3%), followed by work (11.2%) and school (10.9%) and generally by car. This is consistent with most indoor sport and recreation facilities in Australia.



6. Key Issues and Options

This section summarises the key issues found from the market research and engagement and proposes development options.

6.1 Key Service and Facility Issues

There are five major challenges facing Moira Shire in providing for indoor sports in Yarrowonga for the next 20 years.

These are listed in the following graphic:



The five key future issues and challenges are detailed as follows:

1. Population growth and development challenge

- Population will grow from 29,112 (2016) to 31,665 (2031).
- Yarrowonga is projected to grow by 6,150 residents from 2016 to 2051. By 2051, Yarrowonga's population is estimated to double and reach 14,012 people.
- Mulwala borders Yarrowonga and is within the facility catchment area and will be included in the predicted demand projections for indoor sports courts. The current population of Mulwala is 2,155 that has increased over the last five years by 76 people or 3.8%.
- Council's strategic infrastructure plans including the Moira Recreation Strategy identifies the development of an indoor sports stadium that caters for a 20km catchment in Yarrowonga to meet future indoor sports demand.



2. Demographic impacts and changing leisure patterns challenge

- Yarrawonga's growing numbers of young people and families will fuel the demand for indoor sports courts as the population grows. This is evident through the increasing enrolments in the local primary and secondary schools.
- The facilities will need to be designed and programmed to provide for an active ageing demographic. Yarrawonga has an older demographic who are seeking more diversity in the participation opportunities to keep them healthy, active and engaged.

3. Demand and supply challenge

- The demand analysis shows that indoor sports participation is set to increase from the current 648 players to 1,044 players in 2031, based on current participation levels and population forecasts. This will require two to four compliant multi-sport courts based on current penetration rate.
- The basketball association has high membership rates and recorded rapid growth in the last five years, with over 380 players in 2017/18. The basketball association indicates a latent demand for indoor courts because of waiting lists. Current participation growth of basketball has been 40% in the last four years (10% annual) recording above the state average for basketball penetration rate being 3.5%. In Yarrawonga and Mulwala this is 3.8%.
- There are over 1600 students who would use the stadium during school hours across three schools. Each school will demand 30 hours of use each week which means a two to four court stadium is required to meet their PE curriculum requirements.
- Other sports and further community programming opportunities are simply not possible for the current two courts which are at capacity during school hours, and after hours during the week by basketball.
- Providing for the growth in existing indoor sports participation and students in Yarrawonga together with introducing other sport and community programming can only be achieved if the sports and schools have access to a modern three to four court stadium, as the current two courts are undersized and not compliant.
- The YMBA indicates a latent demand for indoor courts because of waiting lists. There is no access to the venue at peak times for any extension of existing competition or introduction of any new programs. This limits the ability of sports to grow in Yarrawonga.
- To manage the facility capacity issues, the association only runs representative training and delivers domestic basketball competition.
- There is a high level of interest to provide for domestic training for teams twice a week and increasing junior and senior basketball competition. There is just no capacity to grow programming in current facilities, resulting in the sports growth now being significantly restricted.
- State sporting associations are implementing several program initiatives to increase interest and participation and new markets in their sports such as "rock up netball", 3x3 basketball and small sided football (futsal). The potential of these programs will be an increase in indoor sports participation.
- Indoor sports outside basketball and netball have no access to a venue at peak times which limits the ability of these sports to grow in Yarrawonga and Mulwala. The demand tables listed in 4.4 assume the Victorian average participation number for the size of population. It shows the opportunity of providing a multi-sport indoor sports stadium for these sports. An example is gymnastics that has the potential to provide for 149 participants by 2031.
- The current capacity at the Yarrawonga ECA Stadium has been reached and there is a latent unmet demand that is only growing with an increasing population.
- This finding is supported by survey respondents where more than nine out of 10 respondents (94.0%) indicate that they would like to make greater use of indoor stadiums in the future and identified the areas of most concern were the range of programs and serviced offered (62.9%), followed by the facility being too crowded (45.7%) and opening hours (42.9%).



4. Asset condition and management challenge

- The current indoor sports courts are tired. They don't meet current contemporary standards, are non-compliant to sports court dimensions and don't meet DDA requirements. They need replacement and have reached the end of their serviceable life.
- This finding is shown through the survey responses to facilities issues with most people stating that the centres are lacking seating space, have a need to improve the cleanliness and address accessibility issues.
- The facility is of an age and condition that would not be technically or financially prudent to redevelop as a modern indoor sports stadium. This presents an opportunity for additional new indoor courts or spaces e.g. gymnastics.

5. Management challenge

- Community and sports currently hire the school courts with the basketball association being a major user.
- The schools, as asset owners and managers, are responsible for outgoings and asset management of facilities. If a new multi-court stadium is built, this responsibility will either become Council's responsibility if on Council managed land; or a shared responsibility between Council and the School if located on Department of Education Land.
- The current court hire rates at the indoor sports centres are low when benchmarked with new indoor sports stadiums. A new pricing structure will need to be considered to support a new multi-court stadium.
- A new multi-court stadium should prioritise basketball use in peak times and school use in off peak periods. This is supported by the community.
- Important ingredients to funding success with State and Federal Government has been the partnership approach between Council and the schools/DEECD and for Council to fund the design and enter into a Foundation Agreement with key users supported by an occupancy schedule.
- A review of other regional indoor sports stadiums show that these facilities were multi-use in nature and often part of a larger sporting precinct and that a lease or hire agreement is the preferred management model. A \$45.00 to \$55.00 per hour hire rate was in place for peak times and a \$35.00 per hour hire rate for off peak times. Asset renewal responsibilities were retained by Council, whilst the day to day maintenance was the responsibility of users.

6.2 Development Options

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

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

It is assumed that the active age group (5-49 years) profile of Yarrawonga will drive participation demand in indoor sporting activities and grow in line with the predicted population increases and demographic profile. Both basketball and netball have reported increases over the last four years, which is in line with the population increases during the same period. Basketball recorded a 62% growth in membership over the last four years.



Based on these figures, the likely participation in indoor sports could conservatively increase to 709 people by 2031. However, if an indoor multi-court stadium was provided, it is likely that the state average penetration rate of 3.5% for basketball would be reached which would result in an estimated 1,186 basketballers requiring demand for a two to four court stadium. If this approach is applied over all indoor sports, there is a potential demand for 1,783 participants.

Recent strategic plans developed by Netball Victoria and Basketball Victoria have identified that based on available useable court hours, one sports court can accommodate 300 to 500 people per week. This is based on an average use per person of 2.8 hours per week (training and competition). This is consistent with the community survey result finding for frequency of use where most respondents identified using the facility two to three times per week.

Based on this ratio, the total number of courts required over the next 10 years to service the increasing basketball and netball needs, and taking into consideration school use, for the Moira population is between two and three courts. Given there are no compliant multiple court facilities in Yarrowonga and Mulwala and that the expected demand will be an estimated 709 to 1,186 players, it is proposed that a minimum of three courts are developed in the short to medium term (0 - 5 years) and that future provision is made for a fourth court in the long term if demand requires.

This court requirement is based on:

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

There are also three large schools (primary and secondary) in Yarrowonga Township with over 1600 students that would use the proposed stadium weekly for PE curriculum during term time from 8.00am to 4.00pm. Each school would demand use of at least one court each day and use the stadium for 20-30 hours each week. The schools are growing each year with each requiring access to at least one court for their PE Curriculum. The Yarrowonga P12 College are now entitled to one court.

There is an opportunity to partner with the DEECD and consider whether there will be future entitlement funding for a one court indoor sport stadium provided to the Yarrowonga P-12 as a major user of a future indoor sports stadium during school hours. This funding approach to bring about a two to four court multi-sport court facility, where DEECD fund one court and Council together with State and Federal Government fund two to three courts, has been successful with other like projects including Surf Coast Indoor Multi-Purpose Stadium.

The success factors to a new modern sports facility for school and community use include:

- A Business Case which identifies an occupancy schedule that can be used as a foundation agreement to a Joint Use Agreement between the Department of Education and Early Childhood Development and Council.
- The planning and design for a new facility is supported by a function design component schedule that informs the functional relationships between the proposed use and user requirements and facility components.
- A partnership approach to planning, design and funding the new facility.
- An indoor stadium should provide for three to four courts for these facilities are shown to be more viable (dependent on the demand).
- Facilities to be designed and operated as 'multi-use' and clustered with other community or sports facilities. Multi-use facilities generally operate at higher levels of usage capacity and financial performance than single sport/specialist facilities.



- Facilities that are located in large and growing population catchment areas, with a low level of external competition and in prominent positions have a greater chance of being financially viable.

Important ingredients to funding success with State and Federal Government has been the partnership approach between Council and the schools/DEECD and for Council to fund the design and enter into a Foundation Agreement with key users supported by an occupancy schedule.



7. Facility Vision and Concept Design

This section of the report covers the vision for the proposed new stadium, together with a concept design that has been informed by a functional design components schedule. An independent Quantity Surveyor has prepared indicative capital costs for the project. A summary of the cost plan is provided in this section.

7.1 Vision for a New Indoor Multi-Purpose Stadium

The vision for the new Yarrawonga Multi-Sports Stadium will be to create a place for:

- Sport and recreation
- Teaching and learning
- Community events
- Community health and wellbeing.

The components of the facility vision were identified as follows:



Figure 9: Facility vision components

The facility will be designed as a modern and contemporary multi-use stadium that is welcoming and flexible in design to accommodate a wide range of uses. The design will respond to Universal Design Principles and Female Friendly Design Guidelines.

A list of facility design principles has been prepared to help inform the design of new indoor sports facilities (Appendix 3).

A facility design components schedule has been prepared to inform the concept design of the indoor sports stadium (Appendix 4).



7.2 Precedent Image Gallery of New Indoor Multi-Purpose Stadium



Figure 10: Eagle Stadium entrance, courts and seating

7.3 Site Assessment

Of all main success factors for high use leisure and recreation facilities (based on industry trends) the following three are regarded as primary site selection criteria:

- Size of site for proposed development
- Highly visible site
- Suitable Topography to minimise development costs.

There are also ranges of secondary supporting site selection criteria that include:

- Planning/Zoning
- Site Services
- Site Access and Traffic and Impacts
- Site Geology
- Value of site
- Location to catchment population
- Neighbourhood Effects
- Image/Compatible use of site
- Potential of part or total land sale
- Commercial potential of site
- Future facility expansion opportunities
- Capital costs of site development
- Environmental Impact
- Place Impact
- People Impact



Primary Selection Criteria

1. Size of the site to fit the development

Is the site of sufficient size to enable the efficient development of the required facility?

2. Visibility of site

Position of site to major traffic zones and ability of site to present high visibility facilities.

3. Suitable Topography

The site should be relatively flat, have suitable stable soil conditions and be able to be protected from floods, high water table and not have a previous landfill or fill site history.

Secondary Selection Criteria

4. Planning/Zoning

Capability of site to meet all current and proposed planning requirements.

5. Site Services

Are services available on site or closely located to minimise cost and to ensure facility can be serviced?

- Electrical
- Water
- Gas
- Sewer
- Storm water

6. Site Access

Site Access and Traffic Impacts: Most site visitors (80% to 90%) will come by car so there needs to be adequate site access and provision of appropriate car parking, bus parking and group drop off and pick up.

7. Site Geology

Site geology affects overall design and construction costs. A flat site with good soil conditions and no history of rubbish deposits or poor drainage is essential.

8. Value of site

Cost to either purchase or create the development on the site can be compared to determine the likely development impost at each site.

9. Location to Catchment Population

Central location to maximise use and how close it caters for the current and projected project area population (Primary and Secondary catchment zones).

10. Neighbourhood Effects

Identify any negative neighbourhood impacts likely to occur from the development in relation to surrounding neighbourhood i.e. noise, traffic, lighting and amenity.

11. Image/compatibility of Site

Does site image complement the proposed development? (i.e. visual aesthetics/environmental issues).

12. Potential of Part Land Sale or Lease

Does the site have extra area suitable for sale/lease to assist with development/funding opportunities?

13. Commercial Potential of Site

Is the site commercially attractive to other funding parties or commercial investors?



14. Future Facility Expansion Capability

Future Redevelopment and Facility Expansion Opportunities: Does the site have surrounding available land for future facility expansion?

15. Capital Cost of Development

Which site provides the project with the lowest development capital cost?

16. Environmental Impact

Impact the development has on the local environment.

17. Place

Contributes to the productivity and sustainability of the local area through improved economy, community, diversity, connection and sustainability)

18. People

Contributes to the wide engagement of people together in one place through being walkable, safe, vibrant and welcoming.

Site Assessment

The following table provides a summary of the combined average scores for each site.

Table 15: Site Assessment

- Site 1 - Yarrawonga Showground Site 46 Dunlop Street, Yarrawonga, VIC, 3730
- Site 2 - P12 Land Swap Site Corner Pinnger Street and Gilmore Street, Yarrawonga, VIC, 3730

Criteria	Potential Sites			
	Site 1	Comments	Site 2	Comments
Size of site to fit development	10	Design for current courts will fit along with future expansion demand	7	Will need to be creative with design to fit with no future expansion
Visibility of site	10	Within Current Sports Precinct	10	Road Frontage
Site Topography	7	Flat ground, however potential for contamination from Gun Club	10	Flat Ground, no contamination detailed
Planning/Zoning	10	Council Owned	10	Council Owned
Site Services Electrical, Water, Gas, Sewer and Storm water	10	Access already on site	10	Access already on site
Site Access and Traffic impacts	10	<ul style="list-style-type: none"> • No traffic impacts and site access through existing • Existing car park to provide for future facility, with required capacity 	5	<ul style="list-style-type: none"> • Currently limited access through main road and car parking • Development may impact current traffic conditions
Access to Public Transport	0	Limited Public transport in location	0	Limited Public transport in location
Site Geology	7	<ul style="list-style-type: none"> • Flat greenfield site • Potential for contamination due to former Gun Club • Requires 	10	<ul style="list-style-type: none"> • Flat greenfield site • No contamination reported
Value of Site	10	Council Owned	10	Council Owned
Location to Catchment Population	10	Current central sports precinct within proximity of major business centre	10	Adjacent to current sports precinct within proximity of major business centre
Impact on Current Users	10	Nil, will enhance current facilities	5	<ul style="list-style-type: none"> • May impact athletics track • Crossing a road to access other sports facilities
Neighbourhood Effects	10	<ul style="list-style-type: none"> • Nil, located away from residents and with a direct relationship to Yarrawonga P-12 	5	Located adjacent residents



Criteria	Potential Sites			
	Site 1	Comments	Site 2	Comments
		and other sports facilities in Showgrounds. • Also, central location for other schools.		
Image/ Compatible use of Site	10	Integration with current site use	7	New site on old school land
Potential of Part Land Sale or Lease	10	Council Owned	10	Council Owned
Commercial Potential of Site	10	Council Owned	10	Council Owned
Future Facility Expansion Capability	10	Yes, land size can accommodate	5	No, land locked
Capital Cost of Development	10	Council Owned Land	10	Council Owned Land
Environmental impacts	10	Nil	10	Nil
Place - contribution to the local area	10	Engagement of local workers, increase economy and increase community use.	10	Engagement of local workers, increase economy and increase community use
People - contributes to the wide engagement of people	10	<ul style="list-style-type: none"> Integration with current site assets, one stop-shop for community with safe and accessible use. Supports a cluster approach for major sports precincts that in turn delivers more sustainable facilities. 	7	Stand-alone site, main road to cross when accessing sports precinct at Showgrounds.
Total Score	184/200		161/200	

Recommended Site

The recommended site is the Yarrawonga Showgrounds due to the greenfield site being within a clustered sporting precinct with direct relationships to the schools and within proximity to the Yarrawonga major activity centre.

The site has its challenges with it having lead contamination from years being a Gun Club range. This will require removals of top soil being excavated and buried / removed from the site.

7.4 Preliminary Concept Design

The preliminary concept plan for the proposed stadium is provided on the next page.

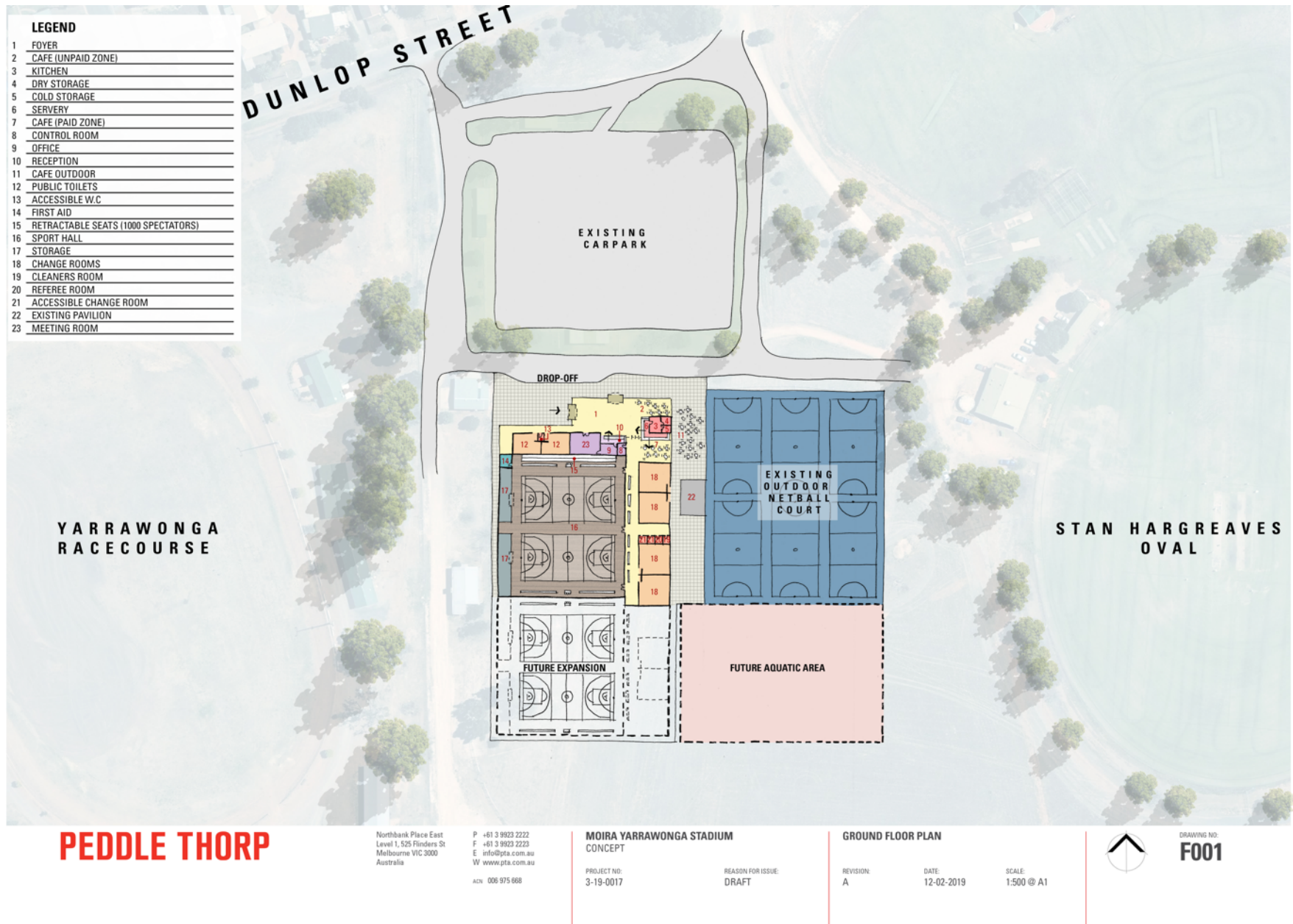


Figure 11: Preliminary concept plan



7.5 Preliminary Cost Plan

Turner and Townsend has completed an indicative cost plan for the proposed new stadium. It should be noted that these cost plans are indicative only and include a large range of allowances as the concepts require detailed design to more accurately allow cost estimates to be updated.

There are also extensive site, services and fittings and finishes reviews required to firm up capital costs for these areas. This is particularly relevant due to the preferred site having lead contamination.

The cost plan has been staged. Stage one includes a two-court stadium with ancillary facilities. Stage two includes two additional courts.

The indicative cost plan is listed in **Appendix 5** of this report and a summary on main cost areas are listed in the table below.

Table 16: Indicative cost estimates

Function	Stage 1	Stage 2
Total Building Works	\$7,301,500	\$5,183,600
External Works and Services	\$980,640	\$557,000
Design and Construction Contingencies	\$850,000	\$590,000
Fees and Charges, Furniture and Equipment	\$864,000	\$565,000
Project Total	\$9,996,140	\$6,895,600
Exclusions	<ul style="list-style-type: none"> • GST • Upgrade or provision of authority services infrastructure external to the site • Land, legal, marketing and finance costs • Relocation/Decanting costs • Staging costs • Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot • Audio Visual requirements • Blinds, curtains or drapes • Piling or bored pier foundations • Loose furniture, fittings and equipment • Diversion / relocation of existing in ground services beyond allowance • Cost escalation • Office equipment costs • Public art • Asbestos and other hazardous materials removal • Council internal costs • Stormwater on site retention / detention system • Active IT and telephone equipment • External netball courts and works to existing pavilion. 	



8. Financial Business Case

The following details a summary of the global impacts and financial models for a four-court indoor sports stadium.

A hard copy of the financial operation models is provided as **Appendix 5** to this report.

8.1 Global Impacts

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

Business Growth

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

The financial models therefore assume average business and usage in year three. The figures are impacted by reduced business and usage in year one at 15% less and year two at 5% less (than year three).

From year three onwards, industry trends indicate leisure facilities do increase usage annually. The financial models therefore see the following business growth impacts.

Table 17: Business Growth

Year									
1	2	3	4	5	6	7	8	9	10
85%	95%	100%	101%	102%	103%	104%	105%	105%	105%

Price Growth/Increases

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

Consumer Price Index (CPI)

The financial model is annually impacted by a CPI increase. This has been set at 3% from year two to year 10. An additional 1% is provided every year to account for salary increases that may occur because of local enterprise bargain agreements and or salary increases. An additional 2.5% is provided every year to account for increase to a range of different expenses.

8.2 Business Assumptions

Operating Hours

The facility is estimated to be open during the following hours for school and community use.

- Monday to Friday 8.00am to 5.00pm - school curriculum use
- Monday to Friday 5.00pm to 9.00pm - community use (includes training, competitions and programming)
- Saturday and Sunday 9.00am to 7.00pm - community use (includes domestic sport and social sport competitions).

The allocations for community sport are based on usage of the courts for 42 weeks per annum over four courts. This includes two, 21-week seasons per year including the finals series. The Associations would normally operate a winter and summer season.

It is assumed the facilities will attract two sport events each year that attract 200 people, six school events totalling to eight events per annum.



A court allocation schedule has been developed and is included in the Financial Operational Model (**Appendix 6**). The usage schedule that has been developed to guide the likely use and revenue from the different user groups.

Entry Charges

Entry charges are based on similar charges to indoor sporting facilities and include GST. They have also been benchmarked against other Victorian Indoor Sporting Centres (2017). The fees are based on tenants of the indoor sports courts paying an hourly rate for the use of the courts under an agreed usage or service agreement.

The sporting association charges both a registration fee and a “sheet fee” to players. The registration fee includes the State bodies’ registration/affiliation fee as well as a contribution to insurance. The “sheet fee” is charged to a team at each game they play.

The model assumes that the sporting associations would collect the sheet and registrations fees from their members and retain the income. The operator would then issue a monthly court hire invoice for court usage.

The model does not include the provision of a door entrance fee, which some sporting associations charge to both participants/players and spectators. It is assumed the user group would collect and retain this fee if applicable.

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

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

Table 18: Indoor Centre - Proposed Year 1 Court Hire Fees

Area	Usage Type	Year One Fee GST Exclusive
Indoor Sports Courts	Court Rate (rates are consistent with Moira Shire 2018/19 Budget)	\$40/hr per court peak \$30/hr per court off peak \$15/hr per court school use
	Daily rate events (club championships, school tournaments, community events)	\$500 per day (Total Complex)

Recurrent Operating Expenditure

Most recurrent operating expenditure including utilities, administration, marketing and maintenance, floor resurfacing and cleaning are based on the industry benchmarks for similar facilities. An annualised operating maintenance allowance has been included in the financial model.

Major Maintenance/Refurbishment

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

An annualised asset management allowance has been included in the financial model of \$110,000 per annum for two courts and \$150,000 per annum for four courts. This is based on the Asset Management Schedule prepared by JWC Engineers on behalf of OPG.

Management/Staffing

A base management and staffing structure has been developed for the Centre based on industry benchmarks. A summary of key staffing positions and allocations by Equivalent Full Time (EFT) positions against average salary is identified in the Financial Model.



Table 19: Proposed Management Staffing EFT

Staff Area	Equivalent Full Time
Centre Manager	0
Duty Supervisors (2 x PT)	1
TOTAL	1 EFT

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

The facility would be added to Council’s existing contract. The Contract Management Model will only require a Duty Manager. The Centre Manager position is already held within the existing Moira area.

Insurance

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

Food and Beverage/Merchandising

The model assumes secondary spend income based on a percentage per spend per visitor. The model assumes the stadium operator will be responsible for the kiosk and merchandise (sporting uniforms, drink bottles etc.) including the rights to the uniforms and associated sporting merchandise and this should be retained as an in-house operation.

The staffing structure includes staffing allowance for the kiosk, which is based on 49 hours per week (peak hours). The kiosk would normally operate during weekdays night and weekends, Saturday and Sunday competitions. It assumes that that kiosk would not operate during training periods.

The assumptions for secondary spend include:

- Kiosk/café - \$1.00 per spend with a 50% penetration (club-based rate)

The model doesn’t include staff costs for the kiosk would be run by clubs/association volunteers.

Sponsorship

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

Building Depreciation and Cost of Capital

The financial model does not include building depreciation and cost of capital. The financial model allows for building depreciation and cost of capital when the total project cost of the indoor sports stadiums and the loan amounts are confirmed.

8.3 Contract Management Financial Models

The consultant team has used OPG’s Computerised Facility Financial Model to develop a draft financial operational model for the proposed indoor sports stadiums and comparing the different management models proposed. Detailed excel financial spread sheets have been developed to assist with presenting the 10-year projections.

Facility 10 Year Base Case Financial Models (four courts)

The 10-year business projections for four courts are detailed in the following table on the next page.



Table 20: Base Case 10 Year Operational Business Projections (four courts)

CATEGORY	YEARS									
	1	2	3	4	5	6	7	8	9	10
Revenue	\$329,140	\$377,526	\$407,842	\$422,758	\$438,185	\$454,141	\$470,642	\$487,707	\$500,588	\$513,819
Expenditure	\$285,865	\$300,211	\$310,457	\$317,282	\$324,253	\$331,375	\$338,651	\$346,084	\$352,659	\$359,360
Operational Profit/Loss	\$43,276	\$77,315	\$97,385	\$105,476	\$113,932	\$122,765	\$131,991	\$141,624	\$147,929	\$154,459
Asset Management	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Centre Performance	(\$106,724)	(\$72,685)	(\$52,615)	(\$44,524)	(\$36,068)	(\$27,235)	(\$18,009)	(\$8,376)	(\$2,071)	\$4,459
Visitations	183,879	205,512	216,328	218,491	220,655	222,818	224,981	227,144	227,144	227,144

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

The 10-year base case business projections indicate:

- Revenue is expected to increase annually ranging from \$329,140 in year one to \$513,819 by year 10.
- Expenditure is expected to increase annually ranging from \$285,865 in year one to \$359,360 in year 10.
- The facility is expected to operate at an annual operating surplus from year one and will steadily increase over the 10-year period. The average operating surplus is estimated to be approximately \$113,615 per annum.
- Once asset management allowances have been included, the facility is predicted to operate at a deficit for the first four years and a surplus for the next six years. The average annual centre performance is estimated at a deficit of \$36,385 over a 10-year period.
- The facility attendances are expected to gradually increase from 183,879 in year one to 227,144 by year 8 before remaining steady until year 10.

Facility Business Scenario Comparison (four courts)

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

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

Table 21: Facility Business Scenario Comparison (four courts)

FACILITY STAGES	FACILITY BUSINESS SCENARIO		
	Optimistic Case 10% More Use Average Net Profit/(Loss) Over 10 years	Base Case (Average Use) Average Net Profit/(Loss) Over 10 years	Conservative Case 10% Less Use Average Net Profit/(Loss) Over 10 years
Revenue	\$483,942	\$440,235	\$396,528
Expenditure	\$336,229	\$326,620	\$317,011
Operational Profit/Loss	\$147,713	\$113,615	\$79,517
Asset Management	\$150,000	\$150,000	\$150,000
Centre Performance	(\$2,287)	(\$36,385)	(\$70,483)
Visitations	239,151	217,410	195,669



A review of the business scenario comparison indicates:

- Across all three options the stadium is expected to return an operating surplus.
- The usage of the stadium across the three options ranges from on average a low of 195,669 visits per annum through to a high of 239,151 visits per annum over a 10-year period. This excludes spectators who will also make use of the facilities including the kiosk.
- The performance across all three options represents a strong operating position for the facility. The results are consistent with other four court indoor stadiums.
- Given the high demand for access to indoor courts in Yarrawonga by the growing community and student population, Council should be confident in the success of the facility and the operating performance of the stadium from both a social and financial perspective.

Facility 10 Year Base Case Financial Models (two courts)

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

Table 22: Base Case 10 Year Operational Business Projections (two courts)

CATEGORY	YEARS									
	1	2	3	4	5	6	7	8	9	10
Revenue	\$194,123	\$222,698	\$240,622	\$249,463	\$258,610	\$268,071	\$277,857	\$287,979	\$295,633	\$303,497
Expenditure	\$181,590	\$190,026	\$196,177	\$200,422	\$204,758	\$209,186	\$213,708	\$218,327	\$222,475	\$226,702
Operational Profit/Loss	\$12,533	\$32,672	\$44,445	\$49,041	\$53,852	\$58,885	\$64,149	\$69,653	\$73,159	\$76,795
Asset Management	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
Centre Performance	(\$97,467)	(\$77,328)	(\$65,555)	(\$60,959)	(\$56,148)	(\$51,115)	(\$45,851)	(\$40,347)	(\$36,841)	(\$33,205)
Visitations	99,841	111,587	117,460	118,635	119,809	120,984	122,158	123,333	123,333	123,333

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

The 10-year base case business projections indicate:

- Revenue is expected to increase annually ranging from \$194,123 in year one to \$303,497 by year 10.
- Expenditure is expected to increase annually ranging from \$181,590 in year one to \$226,702 in year 10.
- The facility is expected to operate at an annual operating surplus from year one and will steadily increase over the 10-year period. The average operating surplus is estimated to be approximately \$53,518 per annum.
- Once asset management allowances have been included, the facility is predicted to operate at an annual deficit estimated at \$56,482 over a 10-year period. This deficit will reduce each year of operation.
- The facility attendances are expected to gradually increase from 99,841 in year one to 123,333 by year 8 before remaining steady until year 10.

Facility Business Scenario Comparison (two courts)

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

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



Table 23: Facility Business Scenario Comparison (two courts)

FACILITY STAGES	FACILITY BUSINESS SCENARIO		
	Optimistic Case 10% More Use Average Net Profit/(Loss) Over 10 years	Base Case (Average Use) Average Net Profit/(Loss) Over 10 years	Conservative Case 10% Less Use Average Net Profit/(Loss) Over 10 years
Revenue	\$285,524	\$259,855	\$234,186
Expenditure	\$211,711	\$206,337	\$200,963
Operational Profit/Loss	\$73,814	\$53,518	\$33,233
Asset Management	\$110,000	\$110,000	\$110,000
Centre Performance	(\$36,186)	(\$56,482)	(\$76,777)
Visitations	129,852	118,047	106,243

A review of the business scenario comparison indicates:

- Across all three options the stadium is expected to return an operating surplus.
- The usage of the stadium across the three options ranges from on average a low of 106,243 visits per annum through to a high of 129,852 visits per annum over a 10-year period. This excludes spectators who will also make use of the facilities including the kiosk.
- The performance across all three options represents a strong operating position for the facility. The results are consistent with other two court indoor stadiums.
- Given the high demand for access to indoor courts in Yarrawonga by the growing community and student population, Council should be confident in the success of the facility and the operating performance of the stadium from both a social and financial perspective.



9. Funding Strategy

A partnership approach for funding is recommended for the project, which leverages external grant funding off Moira Shire Council's current financial commitment towards this business case and a detailed design together with the Yarrowonga P-12 College entitlement to one court in the future development of the school.

External funding opportunities available for this project include: Victorian Government's Better Indoor Stadiums Fund and the Australian Government's Building Better Regions Fund.

A contribution from key stakeholders and sponsorship including consideration of a naming rights sponsor, should also be explored as a community contribution to the partnership approach to funding the project.

Victorian Government's Better Indoor Stadiums Fund

The Better Indoor Stadiums Fund provides up to \$3 million towards new or expanded indoor multi-sports stadiums across metropolitan Melbourne and regional Victoria.

The fund was designed to develop new indoor sports courts to meet the high community demand across badminton, basketball, netball and volleyball. These new and expanded facilities will also provide for futsal, table tennis, gymnastics, calisthenics and dance, as well as community-based programs and events.

Successful proposals will demonstrate how the project:

- Will increase or maintain participation
- Encourage participation by women, juniors, people living in growth areas and communities experiencing disadvantage
- Improves health and wellbeing of the community
- Encourages development of multi-use, shared and co-located facilities
- Collaborates with schools and community groups
- Collaborates with relevant state sporting associations and peak bodies
- Improves environmental sustainability
- Applies the principles of Universal Design
- Applies the Healthy Choices Guidelines.

Council is encouraged to explore funding models that demonstrate stakeholder commitment to the project under this funding program.

Moira Shire Council is classified as a Rural Council and can make one application for up to \$3 million, applying a ratio of SRV\$1:\$1Local.

Australian Government's Building Better Regions Fund

The Building Better Regions Fund invests projects in locations outside the major capital cities. The fund is designed to support projects that create jobs, drive economic growth and build stronger regional communities into the future.

The Infrastructure Projects funding stream supports projects that involve construction of new infrastructure or the upgrade or extension of existing infrastructure. Up to \$10 million can be applied for on a ratio of Commonwealth\$1:\$1Local.



Successful proposals will demonstrate how the project:

- Create jobs
- Have a positive impact on economic activity, including Indigenous economic participation through employment and supplier-use outcomes
- Enhance community facilities
- Enhance leadership capacity
- Encourages community cohesion and a sense of identity.

The strength of this application under the Building Better Regions Fund is that the facility will provide regionally across the border into NSW and service Mulwala residents together with Yarrowonga residents and over 1600 students that travel to Yarrowonga daily. A letter of support from Federation Council should support any future application.



10. Conclusion

The project will deliver a Stage 1 two court multi-use indoor sports stadium at Yarrawonga Showgrounds to provide for the indoor sports facility demands of community sport and local primary and secondary schools in Yarrawonga and Mulwala. An expansion area for an additional two courts is proposed if the demand is realised from school and community.

The new Yarrawonga Multi-Sports Stadium will be a place for: Sport and recreation; Teaching and learning; Community events; and Community health and wellbeing.

The facility vision will include:

- Two multi-use indoor sport courts in Stage 1 that meet all indoor sports specifications (netball specifications) for domestic competition with an expansion area for an additional two courts in Stage 2
- Hall space (courts) for teaching and learning including for PE Curriculum recreational use
- A show court with provision for retractable seating for a capacity of up to 1,000 for school and community events
- 200m² multi-purpose room designed flexibly to break into smaller rooms for teaching and learning, meeting rooms, community recreation activity and social space
- Office and reception space for centre management and ancillary amenities, car parking
- Adequate storage space for teaching and learning, sport and recreation and events
- Kiosk to service sport competition and community events
- Change rooms to service both indoor sports stadium and outdoor netball courts.

The facility will be designed as a modern and contemporary multi-use stadium that is welcoming and flexible in design to accommodate a wide range of uses. The design will respond to Universal Design Principles and Female Friendly Design Guidelines.

The project has been through a thorough planning process that has assessed the demand and supply of indoor sports in Yarrawonga and Mulwala, considered site options and involved in a concept design process. This report provides the strategic support for the project and justification of demand for a four-court indoor sports stadium that provides for a 20km catchment area.

This project forms part of Moira Shire Council's strategy of investing in sport and recreation facilities as a key ingredient to improving their community's health and wellbeing. The development of an indoor sports stadium was identified as a high priority in the recent Moira Recreation Strategy.

There is a growing demand for indoor sports courts in Yarrawonga and Mulwala. There are currently two existing undersized and uncompliant courts. The demand for two to four full size compliant indoor sports courts is being fuelled by the following influences:

- All indoor sports in Yarrawonga and Mulwala recorded growth in the last three years and are projected to grow significantly with a population growth rate of 3.5% that will reach over an estimated 16,244 in 2031
- The demand analysis shows that indoor sports participation is set to increase from the current 648 players to 1,044 players in 2031, based on current participation levels and population forecasts. This will require two to four compliant multi-sport courts based on current penetration rate
- The current participation growth of basketball has been 40% in the last 4 years (10% annual) recording above the state average for basketball penetration rate being 3.5%. In Yarrawonga and Mulwala this is 3.8%



- The Yarrawonga Mulwala Basketball Association (YMBA) indicates a latent demand for indoor courts because of waiting lists. There is no access to the venue at peak times for any extension of existing competition or introduction of any new programs. This limits the ability of sports to grow in Yarrawonga
- There are over 1,600 students that would use the stadium during school hours across three schools. Each school will demand 30 hours of use each week that means a two to four court stadium is required to meet their PE Curriculum requirements
- Other sports and further community programming opportunities are simply not possible for the current two courts are at capacity during school hours and after hours during the week by basketball
- Providing for the growth in existing indoor sports participation and students in Yarrawonga together with introducing other sport and community programming can only be achieved if the sports and schools have access to a modern two to four court stadium as the current two courts are undersized and not compliant
- All sports are implementing new participation pathways to attract players in response to changing leisure patterns and targeting school aged children in partnership through the Australian Sports Commission School Sports Program. These initiatives are seeing an increase in programming of facilities by sports
- The Australian Sports Commission reports in the latest AusPlay 2016 survey that physical health or fitness, fun/enjoyment and social as the main motivators of participating in a sport. These recreation trends are being experienced at the existing facilities where there is local interest in expanding the social night competitions
- Both the Yarrawonga ECA Centre and Sacred Heart MPB are in fair condition, reflective of the age and condition of the facilities. They are non-compliant and the run off is undersized. It is not technically or financially prudent to redevelop these centres as a modern indoor sports stadium
- Both the Yarrawonga ECA Centre and Sacred Heart MPB have reached capacity, with the schools dominating use during school hours and the YMBA monopolising the out of school hours use. Basketball participation is increasing and the need for additional court space, particularly during the winter months is now critical
- Competitions and trainings are being played on non-complaint courts. This presents a safety risk for players and risk to facility owners, managers and the YMBA
- There is no major stadium within the municipality that fulfils the facility requirements to host a regional tournament.

The stage 1 - two courts plus eternal works and services and contingencies will cost in order of \$15.070M. The stage 2 - additional two courts will cost a further \$9.967M.

The two-court facility model is projected to operate at an annual operating surplus of approximately \$53,518 per annum and provide for 99,841 in year one and will grow to 123,333 by year eight. A four-court model also presents a financial operational model that returns an operating surplus.

Given the high demand for access to indoor courts in Yarrawonga by the growing community and student population, Council should be confident in the success of the facility and the operating performance of the stadium from both a social and financial perspective.

A review of other regional indoor sports stadiums show that these facilities were multi-use in nature and often part of a larger sporting precinct. The Yarrawonga Showgrounds delivers on this objective being a greenfield site being within a clustered sporting precinct with direct relationships to the schools and within proximity to the Yarrawonga major activity centre.

Important ingredients to funding success with State and Federal Government has been the partnership approach between Council and the schools / DEECD and for Council to fund the design and enter into a Foundation Agreement with key users supported by an occupancy schedule.



It is proposed that funding for Stage 1 - two courts is considered by Council and external funding bodies; and when the local schools consider the development of indoor sports courts that they may be entitled for, that discussions are held about this funding being contributed to Stage 2 - two court expansion.



11. Warranties and Disclaimers

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

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

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

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



Appendix 1 - Community Survey Written Comments

Res	Comment
1	Inground, indoor warm pool
2	Indoor Pool
3	Indoor swimming pool
4	Indoor swimming pool.
5	Would like indoor pool.
6	This would be good for our area.
7	Hurry up and get one in Yarrawonga
8	A fantastic idea.
9	A big "Yes Please" This would be fantastic in a lot of ways. My husband and I have certain medical condition that can benefit from swimming, an indoor multipart stadium could benefit us in many ways and also a lot of friends we know too.
10	It is very badly needed. For all age's especially seniors learning to swim. Hydro.
11	Will the heated pool be only for therapy or will it be open to the public as a swimming pool???
12	It's about time that Yarrawonga got something like this. It will be good for the kids as well.
13	Very good for the children.
14	Bigger and better viewing/stand area for watching events..
15	Since the ECA centre at the high school is used nearly every night of the week and games finish late. It is a well overdue for the Yarrawonga community to have a multi sports.
16	Having another stadium could attract more events to our town as currently there is not enough facilities to host big events such as tournaments. The facility could also be used as the designated evacuation centre in town as to my knowledge we do not currently have one.
17	It is not good enough to have such a poor facility as we have at the moment. It prevents us from having events here and is a relic.
18	We need proper facilities for the younger generation of basketballers it's a sport that is taking of in Yarra but we just don't have the facilities to accommodate our youth.
19	Need at least 3 courts. Need improved air flow Need decent car parking and lighting Need decent change rooms Be aware of ongoing growth in the area and that all adolescent health outcomes show participation in sport improves health outcomes - decreases risk of alcohol and drugs and improves self-esteem - we currently struggle to have programmes to assist those >16yo at appropriate time slots to participate in indoor sports as both current courts are utilised during the appropriate times - we need more courts. I feel there is many other opportunities as well for utilisation
20	I grew up in Mulwala, went to YSC. Have recently moved back to the area and am disappointed to see there has been no changes in facility in past 20 years
21	After travelling to various towns and shires for my children to participate in sporting events or follow recreational interests, it has been massively disappointing, restrictive and embarrassing to live in Yarrawonga with such inadequate facilities. Our area has so much to offer in regards to tourism, and yet when it comes to supporting the health and well-being of our population, there are no facilities available. We are travelling to nearby, often less populated towns, to utilise their facilities. Every single age group, from birth to 99 years, would utilise a multisport facility here in our town. Hopefully this disgraceful situation can be reversed, by accommodating the needs of the community. It is long overdue.
22	I mainly now use these stadiums for my kids, If the 3 of them play basketball I am there 3 different nights of the week. Plus, if it is wet netball or soccer training will be held in one if the school stadiums so travelling between the 2



Res	Comment
23	I have 5 very sporting children and we travel a lot for them to participate in events in the local area. A new stadium would broaden the choices available and is well overdue in the growing town where there is little available for the young people
24	Desperately needed in our growing population for ages 0 to 100 use. Long overdue. Would help with school programs and to get kids exercising
25	Students need a space that allows them to develop new skills, and to build on existing ones to help them grow into their full potential. A wide functioning indoor sports stadium needs two basketball courts, which allows for greater use and cross-sport functionality, such as volleyball and netball. The connection of change rooms is a must. New and easy to read and use scoreboards are essential. An adjoining 25metre swimming pool would further enhance the use of the space and attraction for users.
26	Needed ASAP!! With an indoor heated pool!!!
27	Would be fantastic not to travel so far
28	We must have a modern facility to provide our kids with sports to keep them, fit, healthy and off the streets
29	We need better stadium for our kids to improve, our town is going, we need excellent facilities to encourage families to come to town, sport plays a huge upbringing in producing better kids and healthier kids.
30	Yarrawonga needs an updated multi-sport stadium with heated indoor pool, not only for the young and sports minded but also for the elder. An area where all sports are kept in mind.
31	The young need this so much It will encourage them to be involved in sports It brings the community together in a positive way
32	Yarrawonga is a growing municipality with an active community. An indoor sports stadium is overdue and imperative to the wellbeing and health of the community both young and old.
33	Both of our sons play Basketball & the current stadium is not big enough, clean enough or spectator friendly.
34	People my age would use the pool regularly. I would love to watch my grandkids play basketball the current court is up a steep set of stairs and has no seating
35	Need more time for basketball training
36	We need an indoor pool
37	Yarrawonga doesn't need another gymnasium, it needs an indoor swimming pool.
38	Growing town so need more modern and updated facilities. young people need facilities to be healthy and to be socially connected. schools need to access proper facilities.
39	So outdated not having one. There are a vast amount of social benefits that out way, not building a new facility
40	Yarrawonga is an incredibly sporty town that lacks any sort of facility of this kind. It would be an incredible part of this community if we could get this sort of project up and running. It is sorely needed. Every time my kids want to swim or take part in activities, we need to travel out of town and that is not good enough.
41	A multi-sport complex is essential for Yarrawonga but it must include an indoor heated pool....our population is growing and indoor heated therapy is only available in public venues in Cobram & Wangaratta. Our young and old swimmers at the Yarrawonga Swimming club spend valuable time and money travelling out of town to train during the cooler months Older people like myself would use a pool if it was in Yarrawonga, but spending the time to travel out of town is not an option. The feasibility study should include a pool - it is not requesting Moira Shire to approve its building!
42	Do it Would've great for whole town Bring more ppl to our town
43	An indoor multi-sport stadium is needed to provide sport and activities for youth in the area. Travelling out of town to is not an option for most families
44	I Think that this stadium if it was to go ahead would have a very large use
45	This survey is assuming that we have an actual facility! When all we really have is a total of 2 basketball courts at high schools, no public heated swimming pools or gym.



Res	Comment
46	Think it is a must and should aim to cover our expanding population
47	Yarrawonga has an amazing basketball program that is growing to the point that we are turning away kids, if we have enough courts, we could generate up to 2 million for our town on accommodation food etc. it's time for our shire to provide a good size stadium that can be used for multiple sports
48	A stadium of similar design to the Wangaratta Sports Centre is required at Yarrawonga
49	Indoor cricket
50	This has been discussed since my children were at school. It's time a rapidly growing town like ours had facilities that suited a diverse community. Hydrotherapy, indoor sports and General well-being are just some of the requirements of a well-resourced facility. It's time the shire looked beyond Cobram and Nathalia.
51	<p>I travel to Wangaratta 4 times a week to allow our 3 very active children access to better and safer facilities.</p> <p>Yarrawonga needs to consider the long-term economic benefits of a multi-sport stadium. Just because we are a safe political seat shouldn't mean we miss out on important infrastructure that will benefit the whole community.</p> <p>My elderly mother was up visiting and I couldn't take her to watch her grandchildren play basketball because I couldn't get her up the stairs and there is not enough area court side for her to safely watch the game. Imagine how that made both my mother and my girls feel.</p>
52	Long overdue!
53	Sporting competitions for all age groups
54	Looking forward to being able to play indoor volleyball and badminton if we get a stadium before I'm too old to participate. Desperately in need!
55	I strongly believe that not including an indoor swimming pool in the design would be extremely non-progressive of the council. This is a service that Yarrawonga/Mulwala residents travel out of town for every day and would certainly be utilised if we had one in town.
56	I think let's build something we don't already have! There are heaps of indoor facilities in our border towns! Use what we have stop being a throw away town/society.
57	Build it and they will come!
58	<p>There is a great junior basketball program which currently does not have the room available to cater for community needs.</p> <p>Also, the community is forced to travel out of town to access an indoor swimming pool. This would be of great value to Yarrawonga all year round</p>
59	With the growing population and the increase in the younger ones participating in sport in the area and for the use of the elderly, which are all critical in this region, we do not have a modern, efficient sport stadium. With the basketball the times for playing are squashed and the stadium is so small and outdated it is about time our area had a complex that would suit all.
60	Something similar to HB Barr reserve is needed in Yarrawonga
61	This would benefit the whole community. Schools, sporting clubs, the general public. I would personally use an indoor pool daily, if possible.
62	Great asset to the town for sporting events
63	I feel that an indoor multipart stadium would be beneficial for the Yarrawonga and surrounding area not only for the residents and our needs, but also for those visiting the town. I feel it would assist families who holiday in the area over summer to want to return in oncoming years therefore increasing holiday trade throughout the two towns
64	A multi-sport stadium in the Vic Park area would be ideal for during school hours use as well as community access before and after school
65	Must have a swimming pool or hydrotherapy component or it will be a waste of time and effort
66	There are so many programs that could be delivered to our area with the use of a stadium and across age groups. Possibilities are only limited by our imaginations. A multi-sport stadium would also allow Yarrawonga to hold several annual sporting events which would bring more visitors to the area....great to local business and increase employment opportunities for locals



Res	Comment
67	It's been a long time coming. Children need to be involved in sport and the facilities we have are not good enough for a growing town.
68	Two teenage boys who currently play football, cricket, soccer and sometimes basketball. Currently older one trains at the Sacred Heart Primary school. Yarrowonga is a sporting town which is growing rapidly. Sport is essential for mental and physical health across all age groups. Yarrowonga needs a Multipurpose Sports stadium.
69	This would benefit all sporting clubs in Yarrowonga and surrounds
70	An indoor pool would be good to teach our children to swim all year round seem as though we are surrounded by water
71	As commented on previous question. WE NEED AN INDOOR HEATED POOL. Both my children would benefit, but especially my 4-year-old with special needs.
72	A heated pool is absolutely essential for the growing town specially to encourage all year swimming for adults and children, essential when living in a town based around natural water bodies. Corowa will not be gaining an indoor facility so this market will also be attracted to a Yarrowonga facility.
73	My excellent were in regards to the Wang indoor centre... brilliant facilities! We travel twice a week for swimming and gymnastics for the kids. We also use the ECA centre and MPR in Yarrowonga... facilities don't even come close to comparing.
74	An indoor swimming pool would boost the success of the YMSC. currently having to travel over twice a week is insufficient for us to be able to compete at a high standard at large state level meets.
75	Indoor heated swimming so we don't have to travel to other areas spend money in our own town. We shop outside our town because we travel there for activities
76	It would be fantastic for the parents of Yarrowonga, not to have to drive a 2 hour round trip to teach their kids to swim. We live on the water it's so important all children of Yarrowonga can swim from an early age.
77	Needs a heated pool and basketball courts
78	The town is getting bigger and we have outgrown the current stadium.
79	Better basket courts are required so more than one game at a time and a heated pool would be fantastic
80	I would like to see heated pool, basketball/netball courts, cricket training nets,
81	We travel from Benalla 3 times per week to use current indoor stadiums at Yarrowonga for basketball. Yes, we have a stadium in Benalla but my children love playing domestic basketball and rep basketball for Yarrowonga because of the beautiful family orientated committee in which Yarrowonga have.
82	It would be an amazing benefit to the community allowing people to stay in their town instead of travelling.
83	Don't know if it would be feasible or not
84	It's long overdue. It's an absolute necessity heading into the future as Yarrowonga's growth is clearly evident.
85	Please use the space wisely! It would be in the town's best interest to incorporate an indoor pool for kids swimming lessons, rehabilitation etc. with gym & crèche facilities too.. this town is ever growing & many travel out of town for services that our shire has the opportunity to provide!
86	Does Yarrowonga really need 3 stadiums?
87	I sincerely hope that an indoor multi-sport stadium goes ahead in Yarrowonga and full consultation with all sporting and community groups is undertaken. For way too long the Yarrowonga and surrounding communities have been fobbed off and ignored when it comes to updating, upgrading and improving facilities. Now is the time to make a change for the better!
88	I would love to see a range of activities and sports in this stadium such as: Cricket, Basketball, Netball, Swimming and Indoor soccer
89	It is vital that the basketball association obtain upgraded facilities. The one court at the High School is far from adequate considering the growth in basketball in this region.
90	Need an indoor pool
91	It is needed!



Res	Comment
92	We have needed this for well over 10 years now, with representative basketball on a big rise in Yarrawonga we should be able to hold our own competition here and by doing that it would also be a big boost to local business!
93	Encourage kids to play all sports by having decent facilities that in turn become a meeting place for parents to also participate or socialise. Moria Shire, Yarrawonga is not only for the retired golfer, there are young vibrant families living here who need facilities too!
94	Would like to see on door pool, basketball, netball and other sports
95	I think this a fantastic and much needed addition to this vibrant and growing community. It could serve a positive health benefit to a wide range of age groups.
96	Yarrawonga is a great place to live however it is important that we provide facilities to keep our youth engaged in sport and recreation. Studies show that children who are active and involved in sporting organisations are more likely to remain engaged in their own lives, families and their education. Vital in a society with huge drug and mental health issues.
97	An Indoor stadium with pool is essential for Yarrawonga. So many people go out of town to utilise other towns facilities, or don't participate in exercise or swimming activities due to nothing being available in Yarrawonga. An indoor stadium with a pool would be widely used by the Yarrawonga community with young families, sporting groups/individuals, and the large ageing population in the town all seeing a great benefit to their health, happiness and wellbeing. An indoor stadium with a pool will also be of a significant economic benefit to the town by helping attract more tourist dollars and a lifestyle attraction for potential retirees.
98	It is completely necessary to build a multipart indoor facility in Yarrawonga. The current facilities in town are poor and all age groups would benefit from a better facility.
99	<p>An indoor stadium that has an indoor heated pool, children's splash area and heated therapy pool is essential for Yarrawonga. An indoor stadium and pool similar to what Wangaratta has in the Barr Reserve would be of enormous personal, social and economic benefit to members of the Yarrawonga and wider Moira community.</p> <p>There are obvious benefits for people's physical welfare, and in a town that is a known 'lifestyle' destination and attracts retirees, a facility like this is a 'no-brainer'. Yarrawonga has a strong sporting heritage and concerns by the council over patronage I feel are unfounded. Many junior sports thrive in the town and a facility like this would not only provide another option for activity but also be used by current sporting clubs to assist in recovery and training. Furthermore, I know of many young families that currently make weekly trips out of town (and the shire) to take their children to swimming lessons in indoor pools. This is money and effort that could be spent in our town.</p> <p>An investment in an indoor sports stadium with a pool is an investment in the local community's health. In a growing technological world where people are getting more and more sedentary, it has been shown that towns that provide infrastructure and opportunity for physical activity improve the health outcomes of the people in that area. To do this though requires vision, commitment and a significant investment has to be made in preventative care and lifestyle options like an indoor sports centre with pool, rather than just funding hospitals and tertiary centres that can only help people once they are ill. In an era where chronic disease is ubiquitous, growing and the leading form of death in the community it makes even more sense to fund a stadium that includes a pool. Modern science has shown that every form of chronic health disease (including but not limited to coronary heart disease, dementia, lung disease and diabetes) can be prevented, reversed or have the effects of its impact significantly reduced if people engage in physical activity. Furthermore, swimming programs have been shown in numerous scientific studies to have great impact on people's health outcomes because of some of the variables it provides that land-based activities cannot.</p> <p>An indoor pool is an essential component to this stadium as the degenerative changes and arthritis that occur with aging can sometimes limit people's activity options secondary to pain. The reduced weight bearing of immersion in water in conjunction with the heated nature of an indoor pool allows significantly more ease of movement and then these people can get the benefit of exercise for their health. The addition of a hydrotherapy pool would add even further value to the stadium precinct and allow all health professionals from the area another option to promote and engage people in healthier and happier lives.</p>



Res	Comment
	<p>An indoor sports centre that includes a pool would provide significant opportunity to assist in the mental health of local people as well their physical well-being. Group classes in the stadium as well as in the pool would provide a great opportunity for people to interact and socialise on a regular basis which has been shown to have its own strong positive health benefits. It would be another avenue to help connect the community and a connected community is a strong one.</p> <p>There are numerous economic benefits that an indoor stadium with pool that would bring to the region as well. Yarrawonga would then be able to host more basketball, swimming and other events at the multi-purpose stadium which would bring people and dollars in to the region. Being a well-known tourist destination, especially for aquatic activities, it makes even more sense that a new indoor facility be built and include an indoor heated pool and children's splash area. It would provide all year access to water activities and be a drawcard for people visiting the area. Importantly, given that Yarrawonga promotes itself to and attracts a large percentage of retirees, the addition of an indoor pool would be a significant factor that could help positively influence people looking to come to buy and live in the region.</p> <p>There are enormous personal, social and economic benefits for the wider Yarrawonga community and Moira Shire by the construction of an indoor stadium and pool in Yarrawonga. It takes a big vision and strong leadership and commitment to get it done, but the legacy it will leave on the town and shire would irrefutably be one which future generations will look back on and be extraordinarily grateful for.</p>
100	Yarrawonga/Mulwala is long over-due for a new indoor stadium.
101	We not only need a new, modern stadium but an indoor swimming pool. This would benefit local people and tourists of all ages and abilities. A state-of-the-art stadium and pool are needed in this growing town.
102	More basketball options please
103	Forget Moira Shire they are more interested in what's going on over there, they take our money and don't invest it back here. Go after an investor and make it a private venture.
104	<p>Yarrawonga/Mulwala residents have to travel out of town to use a heated pool.</p> <p>A heated pool would be used all year round. I do water aerobics and have grand children who desperately need swimming lessons but are reluctant to learn in a cold pool.</p> <p>Please, please include a heated pool in Yarrawonga's Indoor multiparty stadium. It would be used all year round.</p>
105	Heated pool for aged residents and youth activities for those aging well
106	My thoughts are there is not enough information or public input into this program. We have a swimming pool that could be enclosed and heated so why build another? The Showgrounds, in my opinion, is a dogs' breakfast due to 50 years of neglect all we have is a dustbowl in summer and a bog hole in winter. I hope my comments are helpful 🙏
107	Due to the growing aging population in Yarrawonga we definitely need an indoor pool not only for older residents but that the younger generation can continue with their swimming lessons which are vital to child safer through the colder months
108	A heated pool is a must to service the ageing group of elderly who unfortunately suffer arthritis and similar setbacks to their health. Surely, we can offer this facility to the aged and our citizens who have worked so hard to make our town what it is today!
109	Heated pool for arthritic seniors like myself
110	Moira Shire Council needs to LISTEN to the voices of ratepayers, as represented by YARC, concerning their advocacy for a state-of-the-art indoor heated swimming pool to be included in the "multisport stadium".
111	I have lived in this community my entire life. I now have 3 children of primary school age and it embarrasses me that this community has these facilities to offer my children. My children play basketball and we are expected to sit on cold hard chairs in winter at 8 pm at night. Also, through summer it is the opposite with ridiculous heat that won't escape this building. It is 2018 and I can't understand that with the size of our community we do not have an indoor centre that should be the envy of our surrounding areas. Also, with the amount of money our community has poured into the Moira shire we as ratepayers/locals feel we are always missing out. With 4 footy clubs (Yarrawonga-Mulwala-Rennie-Tungamah) and the aged care facilities and 2 well populated schools and the greater



Res	Comment
	community any indoor pool/stadium would be well supported. I for one would be purchasing a family membership for the next decade plus. It is time. Thank you
112	a lot of seating.
113	The community deserves an indoor multi-purpose stadium to service the needs for a variety of groups who would utilise the facility. Basketball and Netball organisations would be the main custodians of the complex along with local groups, such as dance, rotary, book club, Kinship carers group, school clubs and church groups just to name a few. People from far and wide will benefit from this facility enabling this centre to be a hub for a plethora of amazing activities and fun. In addition, this could be the first place for a theatre implemented in the open space of the courts. An indoor pool area for the ageing citizens to utilise for rehabilitation and injuries which in turn would create many jobs for locals. Meeting rooms, change rooms, and a cafe would be most advantageous for those not wanting to drop kids off and leave, they can stay and watch while enjoying a coffee or tea and socialising. This contributes to helping youth get off the streets allowing them a place to feel safe, promote community spirit and togetherness. This needs to happen now!! Thank you
114	We desperately need one
115	Must include at least 3 basketball courts and an indoor pool with hydrotherapy and child areas. This centre is absolutely essential if the town is to grow.
116	for years I have been on committee after committee to try and get a much-needed indoor pool, but with no luck, Yarrowonga is so far behind in this area it's a joke, Moira keep putting up the rates every year, with nothing to show, how about Moira Shire, you give something back to the Yarrowonga and surrounding area residence.
117	There is a desperate need for a heated indoor pool in Yarrowonga for rehabilitation, exercise and swimming lessons. To date, Moria Shire Councillors (most live in Cobram) are happy with the Barooga pool close to them and don't give a dam about Yarrowonga residents and tourists. Ear problems and other infections are common amongst lake swimmers and the cold-water pool in Yarrowonga has a limited season and hours. Residents deserve a heated pool. Many with money have been buying timeshare apartments just to get access to their heated pools. Stop treating Yarrowonga/Mulwala rate payers as 2nd rate citizens and look after their concerns- not yours. That is what you were elected to do.
118	Yarrowonga needs an indoor pool So many knee & hip surgeries being done, rehabilitation is crucial. Also, pre-op exercises essential and all these are very beneficial if performed in hydro- facility. Elderly would greatly benefit from a heated indoor pool. It's a chore to keep travelling to Wangaratta
119	I believe that an indoor heated pool complex, with facilities for other indoor sports would greatly enhance Yarrowonga's tourist status. As tourists enjoy Yarrowonga at other times of the year, besides Summer, I think it would be utilised all year round. Also, as an over 70, with mild arthritis, I am not inclined to use an unheated pool,
120	I think it would be extremely helpful to town to have an indoor heated pool, especially because we have such a high ageing population, I honestly cannot believe that we have lasted this long without one. Personally, I was in a pain management program start of the year for three weeks and a huge portion of that program was hydrotherapy. The benefits of having a program based on hydrotherapy are huge and you've also got the benefits that is much less likely to injure yourself when you're in the water. Obviously would also be extremely helpful for things such as swimming lessons for children.
121	To build an indoor multipart stadium WITHOUT the inclusion of an indoor pool is short sighted and discriminatory. Yarrowonga is rapidly becoming a "retirement" town with an older demographic as more and more people from Melbourne choose it to retire due to the weather, its position, cheaper housing and relatively close to Melbourne. A simple walk down the street during the day will show just how many older people already inhabit the town. In the next 10 years, as more and more people retire and move into town, there will be an urgent need to increase infrastructure to meet the community's requirements. Whilst an indoor multipart stadium is urgently needed, to build one without an indoor pool is like building a toilet block without providing cubicles and it also discriminates against all those residents who pay rates and have little or no use for an indoor stadium. Certainly there will be many groups who will use an indoor facility for indoor ambulatory sports i.e. netball, basketball, volleyball, indoor cricket, badminton, yoga, dance, aerobics etc however these are sports that are enjoyed by young people, some older people, certainly people who do not have



Res	Comment
	<p>physical conditions i.e. joint pain, arthritis, unsteadiness or no interest in these types of activities, that prevent them from keeping fit and healthy. An indoor pool allows EVERYONE, despite their age or physical condition, to enjoy the benefits of fitness, movement and good health which in turn is extremely beneficial for good mental health, anxiety, depression, loneliness and isolation. The only pool available to Yarrawonga residents is totally unusable apart from 3-4 months of year and even then, is used by camping ground residents, is not suitable for older people or anyone who wants to use swimming as their main means of exercise due to the lack of lap lanes and is outdoors therefore its use is very limited. Lake Mulwala is totally unsuitable for a myriad of reasons and for some months of the year is far too dangerous.</p> <p>An indoor pool would be utilised all year around by the young, the mature, dedicated swimmers, recreational swimmers, water aerobics, sports rehabilitation, learn to swim programs for babies up to all ages, water therapy for the elderly, creation of additional ongoing employment, bring in an added stream of finances to the Shire, further enhance Yarrawonga's desirability as a place to live, become a safe meeting place for all residents and it would JUST BE A GOOD THING for the town as a whole. It is inconceivable that a town the size of Yarrawonga does not have an Indoor Aquatic Centre as it is clearly wanted by the residents, would be utilised every day by an overwhelmingly large proportion of the community and the town is clearly growing. Benalla has a smaller number of residents and they have a substantial Aquatic Centre which includes a 25mtr heated indoor pool which is heavily utilised all year by town residents of all ages as well as the wider community. It is clear that both Federal and State govt funding would be available, not to mention fund raising activities that the Yarrawonga community would undertake and Moira Shire would be undertaking a positive step towards future proofing infrastructure for one of its fastest growing and most profitable towns.</p> <p>JUST BUILD IT - THEY WILL COME.</p>
122	Our community NEEDS this
123	I would pay a member for a pool & gym. I know my youth group would benefit from having an indoor stadium as well. A small church for 70 teenagers is limiting
124	<p>This facility is long overdue. When people who need the use of an indoor pool etc travel out of town e.g. Wangaratta. They also end up shopping out of town, eating out of town etc..</p> <p>Yarrawonga was called the future Hub for the district, really, what 'Hub' doesn't have an indoor pool and sports stadium.</p>
125	It is imperative that this stadium planning MUST include at least future provision for a hydrotherapy pool (needed URGENTLY), and the future development of an aquatic centre on the same site.
126	<p>We are so slow off the mark for any improvements and additions to our beautiful town of Yarrawonga.. our thinking of town direction has to hot up.. I this day and age we should be much further ahead with amenities, facilities for the residents and visitors ...being elderly I look back at opportunities lost over the years...and dearly hope the years to come are....</p> <p>SMARTER...FASTER...and include this a multipart indoor stadium....the people deserve it now.</p>
127	An indoor stadium would be greatly enhanced by the addition of a pool, and scale economies in running the overall complex would also be achieved.
128	it has to have an indoor pool to cater for all the needs of Yarrawonga
129	Land should be allowed for a future indoor swimming pool
130	Sport is the only thing helping parents keep their kids busy and off the streets it needs to be done
131	Moira Shire are kidding themselves delaying this project. History will judge the Current councillors harshly- and rightfully so.
132	<p>Desperately in need of an indoor heated pool residents should not be driving to Wangaratta or Barooga or Shepparton to use an indoor pool this town's population is growing and its need for this facility is growing with it, it simply defies belief that a vast proportion of our population is crying out for this aquatic facility but somehow council sees fit to reject residents interests time and time again, I have visited many small towns in Australia with similar population that have an indoor pool why do we have an outdoor pool that for 9mths of the yr. house ducks, cover it use it make the enquiry there are companies out there that specialise in this work for heaven's sake do something useful with it rather than sitting there like a white elephant let's use it that's what it was built for and most of all listen to residents we are desperately in need of an aquatic centre.</p>
133	Stadium and heated pool are vital for the health and wellbeing of all age groups residing in Yarrawonga and surrounding areas.



Res	Comment
134	Ready access to heated pool desperately needed by all age groups. Young for learning to swim, all ages fitness, relaxation, health and aged for health, fitness, therapy.
135	I would love to have 1-2 more Basketball courts for I personally need them so then I can develop to make myself better so then I can give myself better chances to make it into better, stronger and harder competitions and hopefully one day make my dream come true by making it to the NBA. I can achieve all of this if I have more time to practice my Basketball and better-quality Basketball courts so then a can be the best I can be and reaching my full potential. So please can I have a knew Basketball court, it would mean the world to me.
136	Give us a stadium in Yarrawonga please.
137	A sports stadium similar to Barr Reserve in Wangaratta would be adequate for the size of town, but you also need to look at the population growth for the future. Not all of Yarrawonga/Mulwala is of retirement age. Growth for the families is needed to keep the town appealing to those wishing to move here or visit, you have to invest in the youth or this town will stagnate.
138	make it!!!
139	All three of my children play basketball and we are there four times a week, it's be great to have facilities and viewing spots for the parents to watch these sports!
140	Build multiple basketball courts
141	it would make sense to have a facility like Wangaratta that has both sports stadium and pool
142	It's absolutely imperative that our community receive a facility such as this. The current non-compliant GYM's that the YMBA are currently using are at compacity with current athlete's seeking other options to further their skills. We need this to continue to grow and offer all members of our community an option to exercise and maintain their well beings.
143	I think this would be a great asset to our growing town. Not only for the many number of children we have reside here but also for the adults.
144	An indoor sports stadium would be a great asset to our growing town. Many families travel to other towns for indoor sports and/or pool.
145	Our town is in desperate need for new facilities we have multiple sports and dedicated children and potential but are restricted with our facilities
146	have a pool more than one basketball stadium gym canteen
147	get it done
148	I think that it is something that Yarrawonga not only needs but benefit greatly from.
149	Anew indoor stadium should be exactly as the name suggests, MULTISPORT. Acknowledging that basketball has a strong presence in this drive, other sports such as indoor cricket training and gymnastics for example should be recognised.
150	I would like indoor stadium in Yarrawonga for basketball, this would be very helpful for me
151	Coming from Shepparton the need for a heated indoor pool would seem to be a priority for me, to have to travel 40 odd minutes to use these facilities is a concern. Indoor facilities that cater for all sports would be a priority I would think, basketball, netball, indoor soccer, volleyball, badminton and cricket net just to name a few.
152	Feasibility study an absolute waste of money. It shouldn't even be questioned as to whether it is needed or go ahead. Are you serious, it's an absolute necessity - Basketball courts, at least four. - Indoor Netball courts, at least four. - Indoor heated pool, especially for rehab. - Kiosk - Gymnasium fully equipped. - Adequate car parking
153	Want an indoor pool
154	We need to encourage more active things in our community, building a greater sized stadium allows much more events to be held



Res	Comment
155	So overdue. The possibilities are endless on how this could benefit our area and kids
156	WE NEED MORE BASKETBALL COURTS
157	Basketball courts and facilities are required to keep both our youth and older sports people entertained fit and off the streets.
158	Yarrowonga being an aging community but also having a large amount of growth with young kids would really benefit from having an indoor pool to assist with rehabilitation, learning to swim programs and improving sports performance. The community is extremely sports driven and the stadium would benefit a range of sporting groups within the community.
159	It would be amazing for the local community, we have a big sporty community, it would be awesome not having to travel to Wang.
160	Sport is already expensive enough
161	Yarrowonga needs a heated pool and a sports stadium.
162	This is a much-needed facility for the area that in my opinion would be used regularly throughout the year
163	Make the basketball court multi-purpose, son it can be used for futsal, netball and other sports.
164	The idea of a new sports stadium would provide a lot for this town with sporting and gym, I do strongly believe that it is time for the Yarrowonga skate park to get an upgrade or to perhaps get a new one. coming into summer a lot of kids and teenagers spend a lot of their time going to the skatepark and riding around and in recent years the park is too small to for all the kids to ride at once. The concrete is starting to fall apart the ramps were poorly designed and do not cater to certain styles of riding. Please consider this as it can bring a lot to Yarrowonga. A nice location to place a new skate would be where the current one is now or even place it near the splash park. I really do hope that this can be considered by the Moria shire council. thank you
165	fishes can swim
166	Yumm
167	It would be great if it could include a 25m indoor swimming pool that the Yarrowonga/Mulwala and surrounding swimming clubs could use in the winter season, saving us from having to travel weekly. It would also mean that Yarrowonga would be able to provide lifeguarding jobs all year round, hold short course meets and provide extra fitness activities in the community.
168	We should have a multisport court and an indoor 50 metre swimming pool
169	I would like a really good basketball court with lots of traction and a really good indoor swimming pool with one pool being heated and one being normal
170	Whilst I am unlikely to use this facility, I believe it is imperative for the community and essential to creating a healthy environment for the younger ones in our community.
171	As a mother of three children who regularly use the indoor stadium in Yarrowonga. I demand that the government do more to support sport in the Yarrowonga community. Yarrowonga do not have appropriate indoor facilities to cater for the demands of local sporting competitions. 11-year-old boys are at times playing basketball after 8.00pm on school nights due to high demand and lack of access to courts. Representative training is limited to an hour a week also due to high demand and lack of access. This community like all others battle with lifestyle related complications & disease such as obesity & diabetes, it is government obligation to provide facilities to support health promoting activities in the community or else people are unable to participate in physical activity.
172	so many local people (most of them elderly) have to travel to Wangaratta for hydro therapy.
173	It is over due
174	Indoor pool for training
175	Indoor sports, such as basketball, are popular growing sports and foster wellbeing and exercise all year round in communities. Take for example the Yarrowonga Mulwala Basketball Association (YMBA), despite lacking decent facilities, the Association has grown to be one of the largest sporting clubs in the community, boasting around 400 players playing all year round. In fact YMBA has more players than most football and netball clubs in the region. Despite its size it is quite remarkable to note that the association does not have any compliant courts, in fact it does not even have a base to even hold a meeting. For decades the community's access to indoor courts and stadiums in Yarrowonga has been limited to



Res	Comment
	<p>using ageing stadiums that were primarily built for education purposes. Meanwhile communities around Yarrawonga have expanded and built quality stadiums that not only support and offer suitable indoor facilities for sports like basketball, but attract tournaments even various exhibition events that bring important economic benefits to their towns.</p> <p>A new indoor multisport stadium is already a sustainable option in Yarrawonga with the ever growing local basketball association, the need for new and suitable and safe stadium facility for our schools along with the potential of igniting more sporting options and events in our community such as indoor netball, volleyball, racquet ball and exhibitions etc.</p> <p>A new indoor multisport stadium could also be the first stage of more comprehensive sporting complex which could eventually in further planned stage 2 or 3 three encompass a new indoor pool such as the Barr Reserve in Wangaratta has become.</p> <p>Built in the right location, such as Victoria Park, this new multisport stadium will better cater for a growing community that is now regarded by the Victorian Planning Authority and Moira Shire's 2017 Growth Management Strategy as a future key regional centre.</p>
176	A stadium in Yarrawonga is a good idea. If the school can use it during the day and for big events even better.
177	I think an indoor swimming pool is required in this area. We have a massive lake out there but can only use it in the warmer months. Those wishing to educate their children on swimming and water safety find it hard as where we are now this can only be done at certain times of the year. Not to mention anyone wanting to do water fitness or rehabilitation, there is nowhere to do this in the colder months and the colder months are when people with muscle and joint problems (such as our elderly community) need the pool exercise the most.
178	Where is this proposed? What will it offer? Yarrawonga has sub-standard facilities compared with rest of shire.
179	We need one!!!!
180	Currently used facilities are inadequate for purpose.
181	Build it at jc Lowe oval
182	A stadium requires decent air circulation, ideally air conditioning. The current ECA facility is stifling hot for basketballers in summer, and extremely cold in winter. Not healthy playing conditions.
183	Would be great to have a place to do a variety of sports. To have an indoor heated pool would be great as I currently travel out of town and do my shopping while there.
184	The area needs it!
185	Need more Time For basketball training
186	My kids play a lot of sport, but can't get enough training, as there are not enough courts available to train on. This is exactly what this town needs. We travel away to tournaments all the time. How awesome would it be to host tournaments instead and bring people to our town instead?
187	Ensure that an indoor pool can be added to the structure with minimal impact. Think ahead.
188	Very much needed in Yarrawonga. I can also see an indoor heated pool being used by many groups from both Yarrawonga & Mulwala
189	Spend the money. Invest in an indoor heated swimming pool with therapeutic options. It is vital and necessary.
190	The one thing that I dislike about having moved to this area and keeps me going back down to Pakenham away from my husband is the lack of facilities to help with my condition without having to drive 40 minutes there and 40 mins back.
191	<ol style="list-style-type: none"> 1. Yarrawonga needs the indoor stadium with a pool this town is growing rapidly and would be such a great use for the local community to have. 2. Would be great to have an indoor play centre for those freezing cold winter days or those really hot days where you can't be outside!
192	The town needs it desperately
193	Should not take land already used by sporting groups. Should be as originally proposed put on new p-12 campus.
194	Still believe an indoor heated pool would be more beneficial to the community than sports stadiums an indoor aquatic centre were all ages and disabilities could use this facility seems like it would cater more for the majority than the minority.



Res	Comment
195	Heated pool and stadium are absolutely necessary for the future of our children. Not only will clubs be able to use the multi sports stadium, but elderly citizen clubs will be able to use it. It will be a community hub for sure as so many children's, youth, adult and older seniors can use. Yarrawonga is in real need.
196	This stadium would be of great benefit to the growing community and allow for tournaments and bringing further tourism here
197	Why is a town that is growing faster than any other town on the Murray getting further behind with facilities to cater to the community's needs? I had to take my children to Wangaratta for swimming lessons all through the 90's, it's 2018 and I'm still going there myself to do laps- why???
198	We need an indoor pool as a priority. There are sports and gym facilities in different locations - all are 'adequate' only, but at least they exist. We do not have a pool at all except during 3 months a year.
199	Casual use would be good. Gym would be good. Spectator stand would also be beneficial.
200	I think some thought must be to create a stadium at the location of the outdoor pool and turn the complex into a recreation and aquatic centre, like Wangaratta. You could easily put a roof over the Yarra outdoor pool, like what Echuca did, and align a 2-court multi-purpose facility next to it. It has plenty of space around and would keep the pool open all year round, add some fitness classes and gym and would be a great facility.
201	I would love to see an indoor pool. (council should then decommission the old one). As well as have an indoor arena that would cater for basketball, indoor tennis courts x2 (have removable tennis nets and posts so the court can be converted) and also cater for gymnastics. (I know of lots of people in Yarra who wish Yarra had a gymnastics club). It should also include the other clubs that exist at the Showgrounds as well. Another thought is to consult with the boxing and kickboxing club to have an area with a ring and padded mat area for them to train. This would also allow other fitness groups to use the padded mat area to do various aerobics etc classes. This area should also have a curtain wall so it can open up to the basketball arena, so they can host a crowd for such events as the Murray river Rumble. (boxing night).
202	Yarrawonga needs to consider the elder members of the community in their future planning.
203	Hour up and make it happen!
204	PLEASE PLEASE PLEASE GIVE US AN INDOOR POOL. IT'S THE ONLY EXCERSIZE MANY OF US CAN DO.
205	I think an indoor sports and aquatic centre would make a dramatic difference in the family life for many many families across our area. On a daily/weekly basis the number of families that travel away from our town to make use of these facilities would amazingly high, our family included. Also, I travel once a week to Wangaratta for swimming lessons and I do my weekly shop over there too. So how many other families would do the same, which is taking our money that we spend away from our town.
206	Build it so that it can handle the expected growth of the town and be positioned so that it can be extended which is going to happen
207	We travel to Wang both for gymnastics and swimming lessons twice a week- during this time I fill up with fuels and do my groceries- things I only do because I am in wang.
208	Make sure it has a heated pool.
209	Swimming lessons - indoor heated pool. Such a waste of time travelling to Wangaratta. So many families travel over. Plus, it could be used in the winter time. We rarely use the public outdoor pool - facilities are dated, it's freezing cold, even in warm weather and insufficient shade. Indoor heated pool could also be used for hydrotherapy, water aerobics etc.
210	Definitely a requirement for a 2-3 Court stadium. Basketball Assoc requires more hours of use after school on weekdays.
211	Must happen
212	Yarrawonga is the main hub for so many just across the border on farms. With Yarrawonga being our main centre. A multi-sport indoor centre would provide so many benefits for our children without us having to travelled further again to access things such as indoor pools, better facilities/programs
213	What about an Indoor Aquatic Centre? Covers more age groups as well as rehabilitation. Not everyone plays basketball.



Res	Comment
214	We need a heated pool for our ageing populace plus a stadium that can house our local sports
215	Build a heated pool complex with the indoor stadium. That's what we really need.
216	An indoor heated pool has been the number 1 priority on Yarrawonga Action Plans for many years. We need to build this facility now along with a multisport stadium for the current population and build it large enough to cater for the growth of the town.



Appendix 2 - Stakeholder Workshops Minutes

- Meeting:** Yarrawonga Stadium FEAS
Community Workshop
- Date:** 20 September 2018
- Time:** 7.00pm-8.00pm
- Location:** Yarrawonga Station
- Attendees:** Council Officers
OPG
10 people attending:
- Newspaper
 - Basketball and other sports (Kids)
 - YRMA
 - School Teachers
 - Councillor
 - Community
 - Resident

NOTES

Why do we need a feasibility?

- Issues with gaining access to bookings because of high use and demand from schools and basketball
- The stadium a hole in the provision of sport facilities in Yarrawonga
- Growing school community
- Two non-compliant basketball courts - significant safety issue
- Yarrawonga has a strong basketball community that needs our support.

What are the current issues and needs?

- Lack of space
- Yarrawonga punches above weight in regional competition, despite poor facilities. This is our biggest challenge to grow and compete
- No facilities available for training. There is an unmet demand for training, extending competition and delivering new competitions and programs
- There is a school versus sport conflict. Both are growing and demanding more time
- Lack of suitable events venue in Yarrawonga
- Homes group migrate to Shepparton, rather than staying local for activities
- 200 kids migrating to other areas for events
- Netball cancellations when wet
- Not a safe or accessible area. Not DDA compliant
- Kids play all sports



- Aussie Hoops run but is restricted due to facilities
- Adult competition starts at 8.00pm
- Domestic and representative basketball teams and players are increasing - there is a ceiling on development
- We have fractured facilities across Yarrawonga - It would be beneficial to create a central sport and community precinct.

What are the future needs and ideas?

- More courts needed for providing training and extending competitions and programs for basketball
- More courts needed for providing PE program and school events for growing school community
- Likely attract a regional event annually. Currently 1-2,000 players attend events with 2-3 spectators often staying for 2-3 nights and spending \$250 per day/night
- Other indoor sports to consider including: gymnastics, volleyball, badminton, table tennis and futsal, martial arts, squash, racquet ball
- Venue must be multi-use in nature - provide for events like exhibitions e.g. Kids Fest, Markets, Expos - Seek data on how many events and enquiries from Tourism Body
- Exercise programs for older adults
- Toilets, change rooms, function area, parking
- Consider child care, meeting rooms
- Seating for spectators - up to 50-100
- One sport location/one community precinct approach
- Cobram fitness company run skill zone - potential user
- Facility could support coaching clinics and training camps destination
- Current successful netball competition and events attracting high participation in Yarrawonga
- Spaces need to be flexible and adaptable
- Make attractive for multiuse to optimise use and viability
- Yarrawonga used to have an indoor sports centre for cricket, netball, tennis. It was well supported and showed community support for alternative indoor sports
- Consider indoor entertainment activities for families like inflatable work and cinema.

Areas of sensitivity?

- Proposed site at Racecourse - If located here, the venue could provide for an emergency relief function
- Planning and phasing for the next 40 years
- Master planning/precinct planning if needed for site that considers traffic management, drainage, tree value and impact
- Consider athletics field site, show grounds site, pool site
- The athletics track is only 300m long. We are letting the kids down with substandard facilities
- Funding programs available through State and Federal Government for stadium project.



Meeting: Yarrowonga Stadium FEAS
Development & Tourism & YARC Workshop

Date: 20 September 2018

Time: 5:30pm-6:30pm

Location: Yarrowonga Station

Attendees: Council Officers
OPG
YARC
Yarrowonga Mulwala Development
Basketball Association
Swimming Club

NOTES

Why do we need a feasibility?

- YARC survey 1500-1600 responses
- YARC Petition 4000 signatures
- No aquatic centre
- Two non-compliant basketball courts
- Migration of people out of town because there are no local facilities - travelling 55km or 45 min to access aquatic
- Yarrowonga Action Plan support projects - consistent priority in action plan
- Hydrotherapy pool is of high importance - due to demographic profile of Yarrowonga
- Basketball Association has 400 players with increasing demand and restricted to grow/no ability to attract events/training is not possible
- Growing demand from school for these facilities
- Sport needs to be the main focus
- Schools component is the main
- Facilities need to be flexibility of all ages.

What are the current activities that could use a stadium?

- Indoor Sports (Basketball, Netball, Badminton, Table Tennis)
- Darts
- Table Tennis
- Men's Shed
- Early Years - Ready to Steady Go, Gymbaroo type of programs
- Older Adult - U3A type of programs
- Ninja Warrior course



- Rock climbing (Clip and climb)
- Look at participation trends across age groups and that attracts people to participate outside traditional user groups
- Look at programming earlier and later because people migrate out of time for work and time pressures.

What are the current issues and needs and ideas?

- Design for long term
- Storage needs
- Non-compliant courts and not enough
- Plan for the future - 4 courts
- There is an area where we can develop a site (showgrounds)
- Multipurpose and flexible design
- High migration of people to live in Yarrawonga have a high expectation for facilities because they have had access to these facilities from where they have come from
- Explore new trends
- Entertainment and events
- Sport training camp potential.

Areas of sensitivity?

- Impact on rates - previous analysis showed \$30K subsidy/rate capping environment and impact on other services
- Facilities Township entitlements - take what is best for all (Yarrawonga)/low issue for people don't travel that far
- Outdoor basketball facility planned at Federation
- Nothing comes from Feasibility work. There is a need for commitment to action. Include next steps section.

Other?

- Barooga has an aquatic centre and indoor stadium - discuss in regional
- Strategic Development Team (Community) have found all past information and strategies and stored in cloud. This will be made available to OPG through Lyn. YARC survey and petition
- Hospital caters for health and allied services
- Meeting rooms are a low priority because it is already catered for by the license clubs.



Appendix 3 - Facility Design Principles

Design principles have been developed based on feedback through the project consultation and research into standards and best practice design principles.

The key facility principles identified are:

- Welcoming, accessible and fit for purpose
- Multi use, flexible and integrated
- Seamless relationship with surrounding precinct that flows together
- Environmental Sensitive Design (ESD) and Water Sensitive Urban Design (WSUD)
- Future proof.

The facility should be designed to meet Universal Design principles and Female Friendly Guidelines as follows.

Universal Design Principles

The seven Principles of Universal Design were developed in 1997 by a working group of architects, product designers, engineers and environmental design researchers. The following principles will guide the design of the new Sports Performance Event Activity Centre in terms of place and function, environment and sustainability, products and communications:

- Equitable use: The design is useful and marketable to people with diverse abilities
- Flexibility in use: The design accommodates a wide range of individual preferences and abilities
- Simple and intuitive use: Use of the design is easy to understand, regardless of the user's experience, knowledge, language, skills, or current concentration level
- Perceptible information: The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities
- Tolerance for Error: The design minimises hazards and errors - most used elements, most accessible; hazardous elements eliminated, isolated or shielded
- Low physical effort: The design can be used efficiently and comfortably and with a minimum of fatigue
- Size and space for approach and use: Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

Female Friendly Guidelines

Female sport participation at the elite and peak of athlete pathways is increasing and rapidly in line with an increase in grass root participation in sport and physical activity. This represents an exciting time for Australia, but also presents challenges for sport administrators and facilities.

Sport and Recreation Victoria has developed the Female Friendly Guidelines that include the following design principles to create female friendly facilities:

- Fit for purpose: While promoting a flexible and multi-use approach, ensure female friendly design elements and specific requirements meet the level and type of activities being delivered, as well as occupant, club or tenant needs
- Multi and shared use: Infrastructure should be efficiently designed to promote equitable and flexible use by a mixture of users capable of sharing facilities and usage times. The facility space planning and design of public spaces should adopt a multi-purpose approach
- Compatibility: Identification of compatible sports, teams, activities, clubs or organisations with similar objectives and requirements for facility design, use and management should be promoted



- **Universal Design:** The principles of Universal Design should be applied to community sport and recreation facilities so that they accommodate users of all ages, gender, ability and cultural backgrounds
- **Public Safety:** Crime Prevention through Environmental Design (CPTED) takes into consideration the relationship between users and the physical environment in the design of public spaces in crime prevention and assists with public safety
- **Health and safety:** Security and safety of users should be paramount. Sport and active recreation facilities and their surrounds should be designed, built and maintained in accordance with relevant occupational health and safety standards. They should also incorporate child safe and safer design principles into facility design
- **Functionality:** Facility design and layout should promote safe and optimal functionality to accommodate formal, competitive, social and recreational forms of usage and participation.

Appendix 4 - Facility Design Components Schedule

Key Design Requirements

Key requirements of the design brief include:

- The building must meet the agreed area schedules
- The building should identify areas for staging and expansion in the future
- The building must complement other buildings on site. Consideration of function and use of other buildings is required
- Sustainable design features (ESD and WSUD)
- Building features that present and function as a welcoming and inclusive place for all ages, cultures and abilities. Consider ideas that go beyond the standards
- Consideration of Universal Design Principles
- Consideration of Female Friendly Guidelines
- Consideration of CPTED Principles
- Consideration of peak sporting bodies facility design guidelines for: Netball Victoria, Basketball Victoria, Volleyball Victoria and Football Federation Victoria (Futsal).

Functional Relationships

- The building must be physically and functionally linked to the school, outdoor netball courts, the existing car parking area and the broader Showgrounds precinct
- Sightlines and access between the building, school and Showground activity areas
- The building must fit with the aesthetics of the Showgrounds reserve and surrounding landscape, including proposed landscape treatment
- The building layout and location shall accommodate services typical of community facilities including but not limited to deliveries of food and drink, essential services, rubbish collection and spectator access
- Floor plans shall consider the sport and school-specific requirements including umpires, exams, school events and the seasonal nature of the building.

Area Schedule

Preferred areas for each component of the building is listed below. The indoor sports courts will at a minimum meet the 'local' provision level facility guidelines.

The figures are indicative only; they should be confirmed as part of the design process and must adhere to the requirements of the Building Code of Australia and any other legislative requirements.

ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m ²)
Indoor Sports Hall	2 full size indoor sports courts suitable for competition netball Future expansion of further 2 full size indoor sports courts	<ul style="list-style-type: none"> Education Competition Events Training 	<ul style="list-style-type: none"> Meet universal design principles as a minimum Provide indoor sports courts for: <ul style="list-style-type: none"> Basketball Netball Volleyball Futsal 	<ul style="list-style-type: none"> Adjacent to spectator areas. Adjacent to amenities block Linkage to food and beverage area 		<ul style="list-style-type: none"> Stage 1: 2 multi-sport courts (for Basketball, Netball, Volleyball and Soccer) Future stage if demand warrants: 2 multi-sport courts (for Basketball, Netball, Volleyball and Soccer) Courts 15.25m x 30.5m Runoff to netball dimensions - 3.05 m unencumbered (4 m clearance between courts) Roof height - 8.3m at highest point unencumbered. Provide adequate clearance for scorer's bench and seating between each court (approx. 1.5m) Provide adequate clearance for circulation space between courts (1.5m-1.8m). Provide adequate clearance for wheel chair access. 	4 courts = 2,965m ² approx.
	Spectator Area	<ul style="list-style-type: none"> Education Competition Events Casual spectator 	<ul style="list-style-type: none"> Option - show court provide basic seating provision (1000) Other courts - single row of seating along each court 	<ul style="list-style-type: none"> Along one side of court one 	<ul style="list-style-type: none"> Allow floor loading for temporary seating for show court 	<ul style="list-style-type: none"> Row of seating between courts for spectator viewing additional area requirement. 	200m ²
	Control/ Operations Room	<ul style="list-style-type: none"> Education Competition Events 	<ul style="list-style-type: none"> Provide single control point for competitions and tournaments 	<ul style="list-style-type: none"> Direct access and viewing over courts - preferred 	<ul style="list-style-type: none"> Access via courts to submit scoresheets Capacity for 3/4 people Sliding window Potential link to reception 	<ul style="list-style-type: none"> Room - 10m² 	10m ²
	Other support facilities - Storage - Plant rooms	<ul style="list-style-type: none"> Service areas 	<ul style="list-style-type: none"> Service areas 	<ul style="list-style-type: none"> Storage off main sports hall 	<ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts Consider storage systems to maximise storage capacity at end of courts 	<ul style="list-style-type: none"> Storage - 150m² Plant - 300m² 	450m ²
Subtotal Indoor Sports Hall							3,625m²
Front of House Areas	Foyer/ Reception/ Recharge spaces	<ul style="list-style-type: none"> All customers 	<ul style="list-style-type: none"> Provide welcoming entry area that allows users to relax and socialise before entering main activity areas. 	<ul style="list-style-type: none"> Links to lounge and kiosk Links to main activity areas 	<ul style="list-style-type: none"> Universal Design Way finding Principles Allowance for vending machine locations Possible location of display cases for memorabilia Provide recharge points. 	<ul style="list-style-type: none"> Foyer - 250m² Reception - 30m² 	310m ²

			<ul style="list-style-type: none"> Provide recharge station 				
	Kiosk / Lounge	<ul style="list-style-type: none"> All customers and staff 	<ul style="list-style-type: none"> Provide a grab and go food and drinks kiosk Key socialisation area 	<ul style="list-style-type: none"> Links to foyer Consider relationship to football umpires briefing room 	<ul style="list-style-type: none"> Linkage to other activity areas for sales Informal collegial break out area and recharge spaces 	<ul style="list-style-type: none"> Lounge / recharge area - 70m² Informal collegial space Kiosk- 30m² 	100m ²
	First aid	<ul style="list-style-type: none"> All Centre users 	<ul style="list-style-type: none"> Provide access to first aid room linked to sports hall 	<ul style="list-style-type: none"> All Centre users 	<ul style="list-style-type: none"> Emergency service vehicle access Linked to drug testing and consulting rooms 	<ul style="list-style-type: none"> 10m² 	10m ²
	Other support facilities - Storage - Plant rooms	<ul style="list-style-type: none"> Service areas 	<ul style="list-style-type: none"> Service areas 	<ul style="list-style-type: none"> Storage for administration area 	<ul style="list-style-type: none"> Storage of sports equipment for multi lined sports courts 	<ul style="list-style-type: none"> Storage - 150m² (height of 4m) Plant - 200m² 	350m ²
Subtotal Front of House							770m²
Indoor Sports Hall Change Rooms	Change Rooms	<ul style="list-style-type: none"> Indoor Sports Facility Users 	<ul style="list-style-type: none"> Provide change room facilities Capacity for 10 players per room 	<ul style="list-style-type: none"> Easy access to the show court Easy access from main entrance 	<ul style="list-style-type: none"> Space for ice machine and physio table(s) in each change room Provide to Netball Victoria and Basketball Victoria Facilities Guidelines Change rooms could be designed so they can be opened up to make a larger space or partitioned off to divide into smaller change rooms. Includes 10m² for massage and strapping. 	<ul style="list-style-type: none"> 2 dedicated change rooms. Uni sex design. Each 100m² 3 toilets and showers per change area 1 accessible toilet and shower per change area. 	200m ²
	Amenities	<ul style="list-style-type: none"> All customers 	<ul style="list-style-type: none"> Provide modern amenities easily maintained 	<ul style="list-style-type: none"> Adjoining all main activity areas 	<ul style="list-style-type: none"> Fully accessible amenities Baby change provision 	<ul style="list-style-type: none"> Separate public toilets male/female/ accessible each 60 m² (in line with BCA requirements) Service areas - 20m² 	140m ²
	Referees control/ briefing room and change room	<ul style="list-style-type: none"> Referees 	<ul style="list-style-type: none"> Provide modern amenities easily maintained 	<ul style="list-style-type: none"> Adjoining all main activity areas 	<ul style="list-style-type: none"> Fully accessible amenities 	<ul style="list-style-type: none"> Control/staff room Change room m² Toilet and shower (could be shared) Uni sex amenities/accessible 	30m ²
Indoor Sports Hall Change Rooms	Outdoor Netball Court Change Rooms	<ul style="list-style-type: none"> Netball Users 	<ul style="list-style-type: none"> Provide change room facilities within building with external access Capacity for 10 players per room 	<ul style="list-style-type: none"> Direct external access from change rooms to outdoor netball courts 	<ul style="list-style-type: none"> Space for ice machine and physio table(s) in each change room Provide to Netball Victoria and Basketball Victoria Facilities Guidelines Change rooms could be designed so they can be opened up to make a larger space or partitioned off to divide into smaller change rooms. 	<ul style="list-style-type: none"> 2 dedicated change rooms. Uni sex design. Each 100m² 3 toilets and showers per change area 1 accessible toilet and shower per change area. 	200m ²

					▪ Includes 10m ² for massage and strapping.		
Subtotal Change Rooms							570m²
Other Indoor Areas	Cleaners Room /Store					▪ Allowance	10m ²
	General Circulation Allowance (20%)	▪ -All users	▪ Provide additional space to enable ease of circulation			▪ Allowance	975m ²
Subtotal Other Areas							1,075m²
Precinct Areas	Car Parking	▪ All users	▪ Provide additional space to enable ease of circulation	▪ Providing within precinct, utilising existing car park near new netball courts ▪ DDA accessible car parking spaces and drop off zones located near entry	▪ Consider car park capacity within precinct to cater for peak periods of use and major events ▪ Drop off area and bus zones	▪ Indoor stadium car parking 120 - 150 spaces for normal usage (allows for game cross over to be considered as part of whole precinct and included in Precinct Traffic Management Plan.)	TBCm²
	Precinct connections - Pathways, social plaza areas to service sports stadiums precinct	▪ All users	▪ Provide outdoor social and meet up areas	▪ Consider orientation of school site buildings and the relationship of the stadium		▪ Space provision showing connection with future sports facilities in precinct	TBCm²
Subtotal Precinct Areas							TBCm²
Total Areas							6,040m²



Appendix 5 - Cost Plan



Moira Yarrowonga Stadium

Indicative Cost Plan

QS REF: me
Date: 13/03/2019

Basis: Drawing F001 dated 08/02/2019

Function	Area m2	Rate \$/m2	Stage 1 \$	Stage 2 \$
New Building Works				
Foyer	250	\$ 2,000	\$ 500,000	
Airlock	25	\$ 3,600	\$ 90,000	
Reception	19	\$ 2,900	\$ 55,100	
Admin storage	Allow		\$ 20,000	
Admin / Offices	19	\$ 2,500	\$ 47,500	
Plant to Front of house	Allow		\$ 400,000	
Café serveries / kitchen / dry and cold stores	71	\$ 3,000	\$ 213,000	
- Café equipment	Allow		\$ 60,000	
Café Lounge	123	\$ 2,000	\$ 246,000	
First Aid	16	\$ 2,600	\$ 41,600	
Cleaners	6	\$ 3,000	\$ 18,000	
Circulation	723	\$ 2,000	\$ 622,000	\$ 824,000
Referees change	30	\$ 3,000	\$ 90,000	
ACC amenities	20	\$ 3,600	\$ 72,000	
Change rooms	540	\$ 2,700	\$ 1,406,700	\$ 540,000
Proposed new indoor courts [2+2 No]	3341	\$ 1,600	\$ 2,720,000	\$ 2,625,600
Spectator Area			Included	
Retractable seating [1000pp]	Allow			\$ 650,000
Control / Operations room	11	\$ 2,400	\$ 26,400	
Breakout / briefing areas			Included	
Storage to courts	317	\$ 1,600	\$ 243,200	\$ 264,000
Plant to sports hall	Allow		\$ 160,000	\$ 160,000
Basketball / Netball: Special services and equipment - goals, scoreboards etc	Allow		\$ 120,000	\$ 120,000
Entrance Canopy / Covered Walkway	Allow		\$ 150,000	
Total Building Works	5,511	\$ 1,325	\$ 7,301,500	\$ 5,183,600
External Works & Services				
Site Preparation / Earthworks	Allow		\$ 120,000	\$ 73,000
Allow for remediation of lead soil contamination [assumes removal of loose lead, wrap and bury contaminated soil on site]	Allow		Excluded	Excluded
Existing carpark - No Works			Excluded	Excluded
New entry plaza / outdoor café	Allow		\$ 211,640	
Allowance for soft landscaping, fencing & furniture	Allow		\$ 100,000	\$ 150,000
Allowance for external services	Allow		\$ 549,000	\$ 334,000
Total External Works & Services			\$ 980,640	\$ 557,000
Construction Cost			\$ 8,282,140	\$ 5,740,600
Design Contingency		5%	\$ 415,000	\$ 288,000
Construction Contingency		5%	\$ 435,000	\$ 302,000
Sub Total			\$ 850,000	\$ 590,000
Professional Fee Allowance		8%	\$ 731,000	\$ 507,000
Authority Fees & Charges	Allow		\$ 83,000	\$ 58,000
Substation contribution	Allow		\$ 50,000	
Sub Total			\$ 864,000	\$ 565,000
Project Total (Excluding GST) in Today Prices			\$ 9,996,140	\$ 6,895,600

Exclusions:

GST	Cost Escalation beyond March 2019
Show court additional costs	Locality Allowance
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Asbestos & other hazardous materials removal
Staging Costs	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Stormwater retarding or detention systems
Audio Visual requirements	Active IT and telephone equipment
Blinds, Curtains or Drapes	External netball courts
Piling or Bored Pier foundations	Works to existing pavilion
Loose Furniture, Fittings And Equipment (FF&E)	ESD Initiatives
Airconditioning or other cooling to indoor courts	
Diversion / relocation of existing inground services	Drop off zone Works

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Appendix 6 - Financial Operational Model

Provided in hard copy.