

YARRAWONGA MULTI-SPORT STADIUM FEASIBILITY STUDY



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

Prepared by Otium Planning Group Pty Ltd in conjunction with Peddle Thorp Architects and Turner & Townsend Quantity Surveyors



THE PROJECT - YARRAWONGA MULTI-SPORT STADIUM FEASIBILITY STUDY

Community access opportunities for indoor court space in Yarrowonga are very limited.

The only options available are the school hall facilities at Yarrowonga Secondary College (ECA Centre) and the Sacred Heart College (Multi Purpose Building). Both are single undersized court facilities that don't meet current competition compliance requirements of indoor sports or contemporary sports facility design that promotes universal access and a welcoming place for all.

Local sporting and community groups such as the Yarrowonga Mulwala Basketball Association (YMBA) are growing and without additional full size courts, will be forced to turn potential players away.

Other sports have very limited access to indoor sports courts with the 380 plus basketballers playing competition during all available after school hours of use.

The school community continues to grow with over 1,600 students in Yarrowonga/Mulwala. The three major schools have identified 20 to 30 hours of use or a minimum of one court is required for their respective PE curriculum and sporting events. The sporting clubs and schools growth is being fueled by a growing Yarrowonga/Mulwala population that will reach an estimated 16,244 in 2031.

Over the years, the gap in indoor court provision has been recognised in a number of Council plans and strategies and key strategic documents, such as Basketball Victoria's Facility Master Plan (2017) and Strategic Plan (2017 – 2020), support the need for more facilities in the area.

The development of an indoor sports stadium was identified as a high priority in the Moira Recreation Strategy (2016-2026).

With the provision of and access to high quality, compliant indoor sports courts being an identified gap both for community and schools, this project provides an opportunity to explore the possibility of developing a new shared use indoor facility with multiple courts where schools would have access to courts during school hours and sporting and community groups could use the courts outside school hours.

What has been done?

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 tasks involved in preparing the final report are described in this diagram.



WHAT IS OUR RESEARCH TELLING US?

Who have we consulted with?

These organisations were consulted for this project.

1. Moira Shire Council staff
2. YMCA Centre Management
3. Yarrowonga Mulwala Basketball Association
4. Sacred Heart College
5. Sacred Heart Primary School
6. Yarrowonga College P-12
7. Yarrowonga Showground Section 86 Committee
8. Yarrowonga and District Garden Club
9. Rotary Club of Yarrowonga Mulwala
10. Yarrowonga and Border Agricultural and Pastoral Association
11. Yarrowonga Table Tennis Association
12. Yarrowonga Mulwala Cricket Club
13. Equestrian Users
14. Yarrowonga Lions Club
15. Yarrowonga Family History Group
16. Yarrowonga and District Netball Association
17. Yarrowonga Senior Citizens
18. Yarrowonga Croquet Club
19. Yarrowonga Squash and Racquetball Club
20. Yarrowonga Little Athletics
21. Yarrowonga Mulwala Tourism and Business
22. Yarrowonga Mulwala Development Inc which included YARC

1. There are not enough indoor sports courts in Moira Shire and Yarrowonga in particular. The existing facilities do not have any capacity for additional activities and they are not compliant with current training and competition standards. The need for more indoor courts is justified given:
 - Moira Shire's population is projected to grow from 29,112 (2016) to 31,665 (2031)
 - 53.8% of residents are in the most active highball sport facility user age-group (0-49 years) (ABS 2016)
 - The Yarrowonga/Mulwala population is projected to reach 16,244 people by 2031
 - 25% of each the Shire's major township's population's falling into what's called an 'active ageing' age-group, and
 - Mulwala borders Yarrowonga and has a current population of 2,155 which has increased by 76 people or 3.8% over the last five years and it's within the facility catchment area
 - Notwithstanding high levels of activity by some, statistics also indicate that there is high level of overweight, obesity and lack of physical activity across Moira Shire, placing further importance on provision of recreation facilities, programs and services to respond to these important health and wellbeing issues
- The percentage of older residents who are more active and are participating in seniors' programs like University of 3rd Age (U3A) groups and therapy exercise classes is growing and projected to reach over 35%-40% by 2031
2. The two single court and only facilities in Yarrowonga are the Yarrowonga Education and Community Activity Centre (ECA Centre at Yarrowonga P-12) and Sacred Heart Multi-Purpose Building (MPB) are both on education land. They:
 - Are in a fair condition given their age but are both non-compliant with under-sized run offs and redevelopment of either of these centres is assessed as not financially viable.
 - 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.
 - Have competition and training sessions being played on non-complaint courts which presents a safety risk for players and risk to facility owners, managers and the YMBA.
3. If it was no longer viable for Yarrowonga P-12 College to maintain Yarrowonga ECA as it is

outside of the school's education department facility entitlement, the town would be left with only one sub-standard indoor court. Yarrowonga Mulwala Basketball Association's (YMBA) capacity to run a viable basketball competition would be significantly impacted as would any other community group using the facility.

4. If the Sacred Heart multipurpose building was no longer available to the basketball association, they would have no avenue for training their representative teams. This would have a detrimental impact on their clubs ability to grow and develop and compete against towns on the same level. It would also affect other community groups.
5. There is no major stadium within the municipality that meets requirements to host a regional tournament.
6. All indoor sports in Yarrowonga and Mulwala recorded growth in the last three years and are projected to grow significantly with a joint population growth rate of 3.5% that will reach over an estimated 16,244 in 2031.
7. Demand analysis based on current participation levels and population forecasts shows that indoor sports participation is set to increase from the current 648 players to 1,044 players in 2031. Three to four compliant multi-sport courts will be required to accommodate this growth.
8. Local basketball participation has experienced 40% growth in the last 4 years (10% annual increase). The penetration rate for Yarrowonga and Mulwala this is 3.8% compared to the 3.5% state average basketball penetration rate.
9. There are over 1600 students that would use a new 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.

10. Other sports and further community programming opportunities are simply not possible for the current two courts which are at capacity during school hours and fully utilised after hours during the week by basketball.
11. Growth in existing indoor sports participation, the physical education needs of students in Yarrowonga and introduction of other sport and community programming can only be achieved by providing a new modern two to four court stadium. The current two courts are undersized, not compliant and at capacity.
12. YMBA player waiting lists indicate a latent demand for indoor courts. The ability to

increase participation in indoor sports in Yarrowonga is limited because the venue cannot be accessed at peak times for any extension of existing competition or introduction of any new programs.

13. 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.
14. State sporting associations are introducing new programs such as 'rock up netball', 3x3 basketball and small sided football (futsal) to increase interest and participation and develop new markets in their sports. These programs would be expected to increase demand for indoor sports participation.
15. The partnership approach between Council and the schools / DEECD with Council to fund the design and enter into a Foundation Agreement with key users supported by an occupancy schedule has been important to funding success with State and Federal Government.
16. Council's strategic infrastructure plans and the Moira Recreation Strategy all support the development of an indoor sports stadium that caters for a 20km catchment in Yarrowonga to meet future indoor sports demand.
17. The shortfall in indoor sports courts can be addressed by building a 2 to 3-court venue with capacity to expand to a 4-court venue as the population and demand grows over time.

WHAT IS OUR CONSULTATION TELLING US?

Consultation for this project involved community and club surveys as well as workshop meetings and discussions.

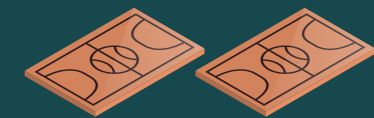
Club and community surveys told us:

1. Yarrowonga residents were the most active in responding to the project's online community survey with 319 responses of the 489 responses ensuring that the Yarrowonga's needs have been well represented
2. The majority of people who completed the online survey had attended the stadiums in Yarrowonga, with the peak periods for community attendance being outside school hours between 5.00pm and 8.00pm
3. The Yarrowonga ECA Centre is not fit for purpose with most survey respondents' stating that the centres are lacking seating space, have a need to improve the cleanliness and address accessibility issues
4. There is a latent unmet demand that is only growing with an increasing population. More than nine out of 10 survey respondents (94.0%) indicated that they would like to make greater use of indoor stadiums in the future
5. The areas identified as being of most concern in the existing facilities were the range of programs and services offered (62.9%), followed by the facility being too crowded (45.7%) and opening hours (42.9%)

6. 59.8% of the respondents suggested that in future priorities, a warm water/hydrotherapy pool should be included
7. 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.

Key facility issues and gaps were:

8. There are only two non-compliant indoor sports courts in Yarrowonga and community members have to travel outside of town as there are no local facilities for their needs. Home school groups are travelling to Shepparton rather than staying in Yarrowonga.
 - Access to existing facilities is difficult due to high use and demand from school and basketball. Adult basketball competition is played after 8.00pm
 - There is growing demand on school for maintenance of facilities with no funding from Department of Education
 - No indoor sporting competitions can be held in Yarrowonga, people are travelling and spending money elsewhere
 - There is no space indoors for netball. There is a lack of amenities at show-ground for outdoor netball courts
9. Facility gaps identified apart from indoor courts included a hydrotherapy pool for aging population and indoor event space. Community would like to see an aquatic element.
10. Additional indoor courts are needed so existing sports can expand their activities, to enable new sports to develop and to accommodate growing school PE programs and school events.
11. Facilities are needed to accommodate a range of activities including:
 - Exercise programs indoors for adults due to the climate
 - Child care
 - Training camps
 - Pre-season and bad weather conditions training other sports use
 - 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.



2 Yarrowonga facilities / 2 courts



Yarrowonga/Mulwala population increase from 10,085 to 16,244 in 2031

100%

existing facility occupancy in peak times

Old facilities are non-compliant and cannot accommodate more use



648 > 1044

Current participation of 648 to reach 1,044 by 2031

WHAT IS PROPOSED?

The project is in two stages. Stage one will deliver a two court multi-use indoor sports stadium at Yarrowonga Showgrounds to provide for the indoor sports facility demands of community sport and local primary and secondary schools in Yarrowonga and Mulwala.

An expansion area for an additional two courts (stage 2) is proposed if the demand is realised from school and community.

Netball Victoria and Basketball Victoria's court provision guidelines of one sports court being able to accommodate between 300 – 500 people per week (training and competition), indicate a Moira Shire court provision requirement of between two and three courts to service the demand for indoor sports courts over the next 10 years.

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.

In addition to this, there are three large schools (primary and secondary) in Yarrowonga township with over 1600 students. The schools are growing each year with each requiring access to at least one court in the proposed stadium each day from 8.00am to 4.00pm for their PE curriculum during school terms and the stadium for 20-30 hours each week. The Yarrowonga P12 College is now entitled to one DET funded court based on its student numbers.

If the current lack of compliant multiple court facilities in Yarrowonga and Mulwala is taken into consideration and that the demand is expected to be between 709 to 1,186 players, a minimum of three courts is required in the short to medium term (0 - 5 years) and a fourth court should be planned for in the long term to provide for continued growth in participation and demand.

Who and what will the facilities be for?



SPORT AND RECREATION

For example

- Sports training and competitions for Basketball, Futsal, Netball, Volleyball, Table Tennis etc.
- Recreation classes and groups such as Dance, Martial Arts, etc. Exercise classes

TEACHING AND LEARNING

For example

- PE curriculum for three large schools (primary and secondary) in Yarrowonga Township with over 1600 students



COMMUNITY EVENTS

For example

- School Events
- Community Functions
- Sports and community group functions



COMMUNITY HEALTH AND WELLBEING

For example

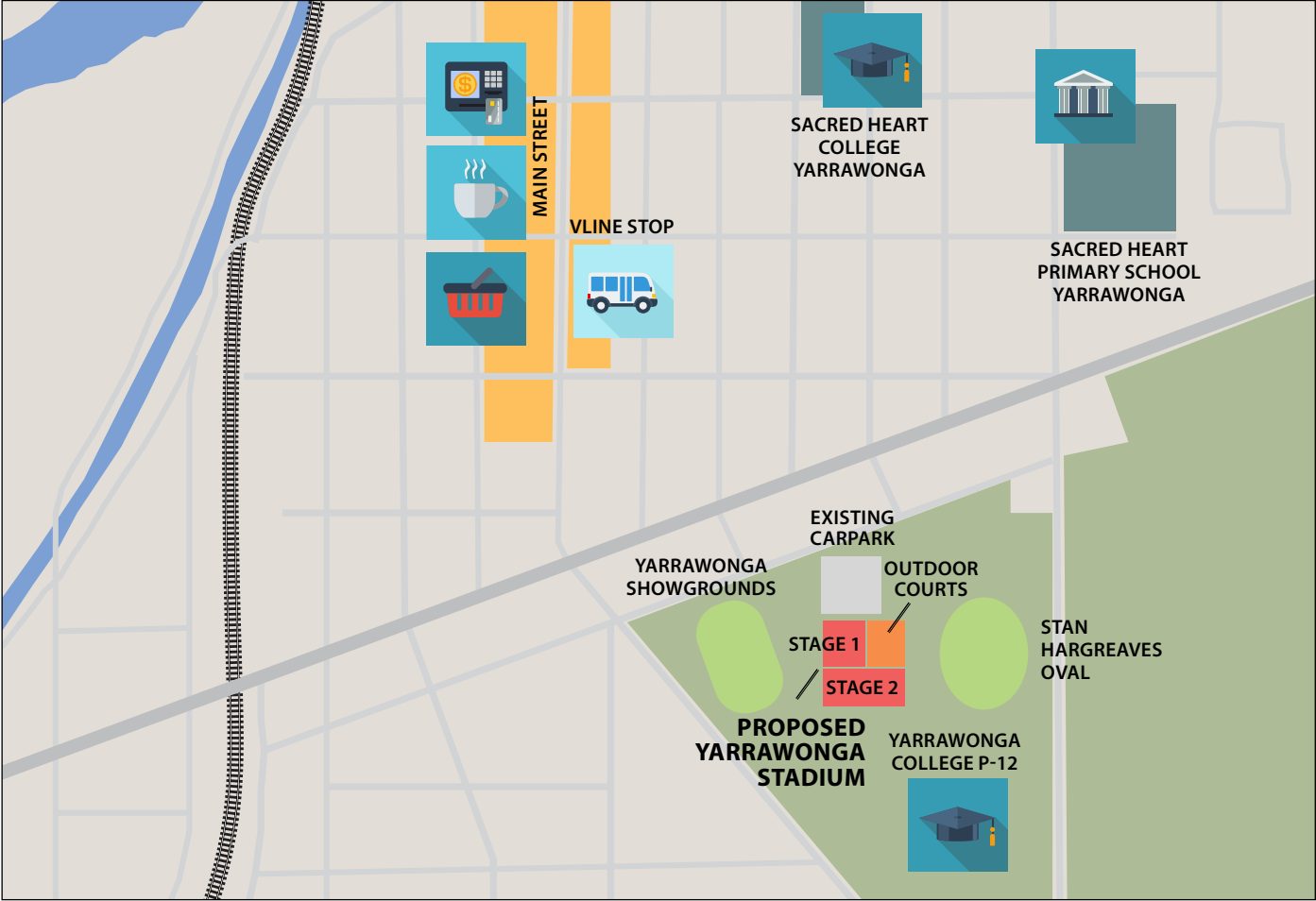
- Parents groups
- Support groups
- Seniors groups



LOCATION AND ACCESS

Review of available sites in Yarrawonga, assessed the Yarrawonga Showgrounds site near the outdoor netball courts in Dunlop Street as being the preferred site because it meets the most of a range of criteria not least are:

- It's a greenfield site and a 2-4 court stadium with capacity for expansion will fit on the site
- It's a visible site that is within a clustered sporting precinct
- It's close to a population catchment, has direct relationship to the schools and is within proximity to the Yarrawonga activity centre



CONCEPT – WHAT WILL THE STADIUM INCLUDE?

The vision for the new Yarrowonga Multi-Sports Stadium is to be a place for sport and recreation, teaching and learning, community events and community health and wellbeing.

It's not just indoor courts. Just as important are the range of other spaces that people have said are important. It will be a modern and contemporary multi-use stadium that is welcoming and flexible in design to accommodate a wide range of uses. The design will align to universal design principles and female friendly design guidelines.

It will include:

- Two multi-use indoor sport courts in Stage 1 that meet all indoor sports specifications (inc. 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.

These designs prepared by Peddle Thorp Architects are concept designs to give an indication of what the facilities would include. They are not meant to be the final designs.





WHAT WILL IT COST TO BUILD?

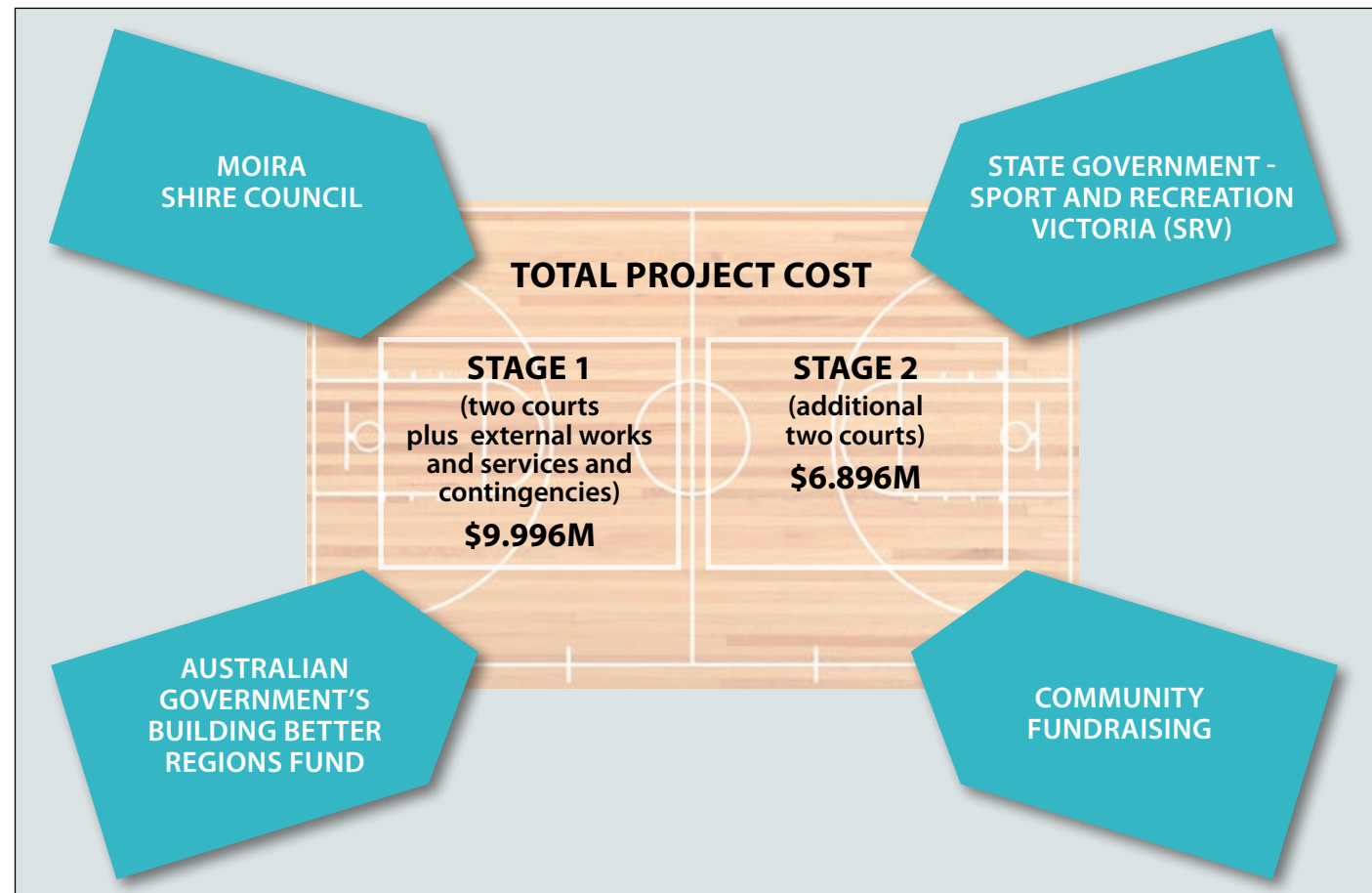
Capital cost estimates for the project prepared by Turner and Townsend (quantity surveyors) show the project delivered in two stages would cost:

- Stage 1 (two courts plus external works and services and contingencies): \$9.996M
- Stage 2: (additional two courts): under \$6.896M

The recommended funding strategy for the project is a partnership approach that leverages external grant funding off Moira Shire Council's current financial commitment towards the project 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.

Project cost and partnership funding sources



WHAT WILL IT COST TO RUN?

Ten-year base case business modelling for the two-court facility model projects it will:

- Deliver an average annual operating surplus of approximately \$53,518 per annum
- Provide for 99,841 people in year one and will grow to 123,333 people by year eight.

A four-court model also presents a financial operational model that returns an operating surplus.

