



**Brimbank**  
City Council

# **Indoor Sports Facilities Feasibility Study 2020**

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# About this document



The Indoor Sports Facilities Feasibility Study (Feasibility Study) provides evidence and strategic directions for Council on the future planning and provision of indoor sports facilities. The Feasibility Study focusses predominantly on indoor sports courts that are currently being used or will be required by Brimbank residents and sporting clubs in the future. The needs of key users of indoor sporting facilities such as basketball, netball, badminton, volleyball, table tennis and futsal have been considered to support recommendations.

The scope of this project looks beyond the indoor sports facilities supplied by the City of Brimbank. Indoor facilities and courts located within and immediately surrounding the municipality that are not owned or managed by Council have also been considered. These facilities include those located within schools, universities and on private land and in surrounding LGAs.

The evidence collected through the Feasibility Study has informed the strategic directions recommended to Council. A range of consulting techniques were used to collect this evidence and to provide the following project deliverables to Council:

- Identify all existing indoor sports facilities in Brimbank and those in surrounding municipalities that cater to the needs of Brimbank sporting clubs, associations and residents. This includes a condition and compliance audit of existing Brimbank facilities and several school courts.
- An understanding of the current usage, user groups, user characteristic and catchments of all indoor sports facilities being used by Brimbank sporting clubs, associations, user groups and residents, including those located outside the municipality.
- A demand assessment on the number and type of indoor sports facilities required to service the Brimbank community in the future, including the needs of current and potential users groups.
- An understanding of strategies and plans being delivered by other Councils in the western region to address the gap in the provision of indoor sports facilities and potential partnership opportunities.
- Identify industry and peak sporting body guidelines, and broader community trends, regarding the development and utilisation of indoor sports facilities.
- Strategic directions and recommendations to identify the most appropriate locations for the future development of indoor sports facilities to service the future needs of the Brimbank community.

# 1. Introduction





## Project background

Brimbank City Council recognises the critical role that sport plays in the community and takes its responsibility for encouraging healthy and active participation seriously. Council is committed to supporting both formal and informal sport and recreation activities and understands the physical and social value these activities bring to their local communities. Council demonstrates this through their continued and sustained facility investment and commitment to supporting participation growth and sport development opportunities.

Development of an Indoor Sports Facilities Feasibility Study was a key recommendation in Council's 2018 Sports Facility Development Plan. Council identified a gap in the current provision of indoor sports facilities and a need to undertake detailed investigation into preferred options for future development.

There are currently seven Council owned and managed indoor sports courts located within the City of Brimbank - six at the Keilor Basketball Netball Stadium and one at the West Sunshine Community Centre. There are also several school courts being used by Brimbank sporting clubs. With the city's population expected to reach 220,000 by the end of 2029, the current provision of indoor courts falls short of what is required to service an active and growing community.

Local clubs are relying on access to schools, university and private facilities to meet their demands for training and competition. As such it is important to consider these facilities within the existing supply of indoor courts, however the long-term community use and access to non-Council facilities is not guaranteed.

This project will identify the number and location of indoor sports facilities Brimbank City Council will require in the future.

It will also investigate opportunities to develop partnerships with schools and surrounding municipalities to meet the future demand for indoor sports facilities by Brimbank residents.

The Sports Facility Development Plan provides strategies to address the gap in sports facility provision. These include optimising the use of existing facilities, developing additional facilities at existing venues and constructing new facilities to meet the future sport and recreation needs of its residents. Council also recognises the importance of collaborating and developing partnerships with neighbouring municipalities, schools and local community groups in the future delivery of these facilities.

The Sports Facility Development Plan identifies that Energy Park in Sunshine is a key site to meet future demand for both indoor and outdoor sport. It has the capacity to be developed as a new Regional level multi sport venue. However, due to its past use preliminary investigation has identified soil contamination and settlement issues that need to be rectified. In addition there is a need for a detailed master plan to guide the long-term development of this site.

Prior to the Sports Facility Development Plan, Council developed an Indoor Sports Strategy (2011). Key findings from this work identified that an additional eight courts would be required to meet the future demand and prioritised the following projects:

- Expansion of the Keilor Basketball Netball Stadium (3 additional courts have been developed).
- Investigating options for courts at the St Albans Leisure Centre.
- Partner with the City of Maribyrnong on shared future facility development opportunities.
- Negotiate access to the proposed indoor courts at the Pelligra Holdings development in Derrimut.



## Project purpose

The purpose of this project is to undertake a detailed analysis of the existing indoor sports facilities in Brimbank and surrounding municipalities that service to the needs of Brimbank residents. This will enable Council to plan for the future requirements for indoor sports facilities.

The project will inform Council of the usage, user characteristics and catchments of indoor sports facilities within and near Brimbank, to clearly identify what is required of these facilities to service the needs of the Brimbank community in the future. The review of existing indoor sports facilities focusses predominantly on indoor courts used by basketball, netball, table tennis, volleyball, badminton and futsal. Casual and informal use of indoor facilities is also considered.

The feasibility study will provide evidence and guide Council's future decision making and investment regarding the need and demand for indoor sports facilities. Investment decisions will be based on a clear understanding of usage patterns and community trends in the utilisation of indoor sports facilities.

Council is seeking to establish realistic options for the future development of indoor sports facilities, including identified locations, partnership opportunities, potential timelines and funding opportunities. Outdoor facilities catering for netball and futsal are not considered as part of this Feasibility Study but provision to support planned indoor facilities will be investigated as part of future site specific business cases to support indoor facilities.





## Project methodology

The following information represents stages of the project methodology. This includes the steps that were undertaken to prepare the Indoor Sports Facilities Feasibility Study and the summary findings from each stage.

### Stage 1 – Project establishment and strategic assessment

This involved a briefing with Council officers to better understand the needs, outcomes and key deliverables for the project. A review of key documents and previous work relating to indoor sports facilities in Brimbank was undertaken, along with an assessment of existing facilities, key user groups and community need.

**What we did** - This stage identified that Council previously undertook and delivered on several plans regarding indoor sports facilities (such as the development of additional courts at the Keilor Basketball Netball Stadium). The Sports Facility Development Plan (2018) and Indoor Sports Strategy (2011) clearly identified a gap in the provision of indoor sports facilities.

### Stage 2 – Market research and stakeholder consultation

This stage involved desktop and industry research into the participation objectives and use of indoor sports facilities. Interviews with the six major State Sporting Associations that require indoor courts and consultation with surrounding municipalities. A survey of Brimbank schools was used as the basis for confirming existing provision and use of indoor courts.

**What we did** - This stage involved detailed stakeholder engagement and provided evidence of the current need and future demand for indoor sports facilities.

### Stage 3 – Facility audits and condition assessments

A customised online audit program was developed and used to collect data on the location, provision, use, condition and compliance of indoor sports facilities in Brimbank.

**What we did** - This stage determined the number of indoor courts located within Brimbank and which non-Council owned facilities provide community access to Brimbank clubs. The audit also provided Council with a database and asset register of indoor courts and any potential future partnership or development opportunities.

### Stage 4 – Mapping supply and demand

Information collected through previous stages was used to develop a series of maps which provided a visual representation of indoor sports facilities across Brimbank and in surrounding municipalities. The maps focus on the five Brimbank planning districts and include various layers such as facility size, ownership, participation, community access, population and demographic information.

**What we did** - The mapping process highlighted the gap in indoor facility provision in Brimbank South and the need to provide residents with the opportunity to access indoor facilities.

### Stage 5 – Draft Indoor Sports Facilities Feasibility Study

A complete assessment and analysis of all information collected in previous stages was undertaken and compiled to form the basis of a draft report. Recommendations delivered in the draft report were based on evidence collected, the application of a range of industry benchmarks and provision ratios to determine the need for additional indoor sports facilities for Brimbank residents in Brimbank.

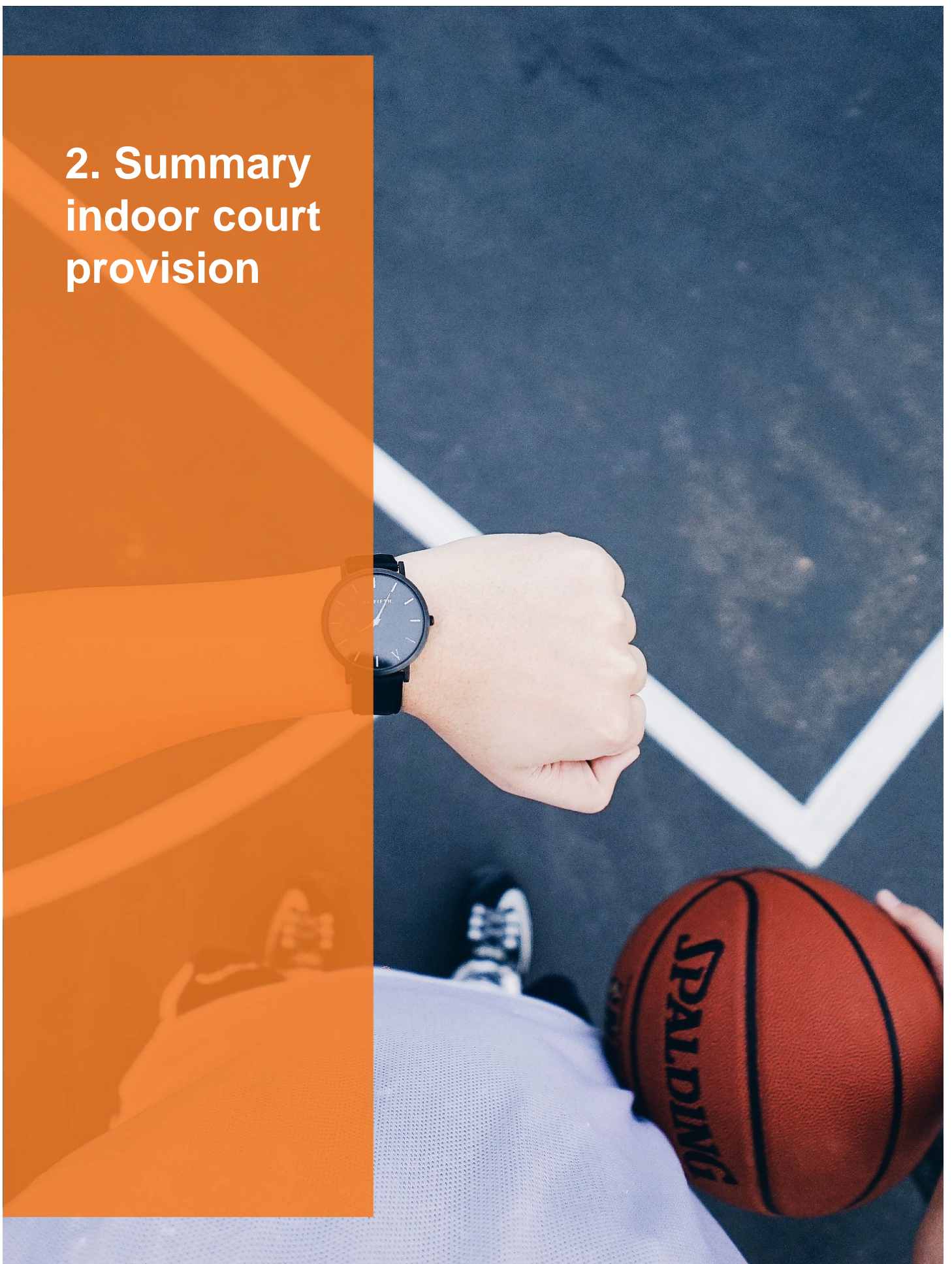
**What we did** - The Draft Indoor Sports Facilities Feasibility Study was presented to Council officers and Councillors and for public comment.

### Stage 6 – Final Indoor Sports Facilities Feasibility Study

Development of the final report will consider feedback from the community and key stakeholders. The report, to be finalised after community consultation, will deliver clear directions and recommendations regarding the future planning and development of indoor sports facilities in Brimbank. The final report and recommendations addressed the projects initial objectives.

**What we did** - The project is designed to have a 10-year life-span and should be reviewed and included as part of the next version of the Sports Facility Development Plan.

## 2. Summary indoor court provision





The Keilor Basketball Netball Stadium is Council's premier indoor sports facility. Offering six indoor courts, and home to major basketball and netball associations, this facility is heavily utilised by Brimbank residents and visitors from surrounding municipalities.

The West Sunshine Community Centre is the only other indoor sports facility owned and managed by Council. This centre exists to deliver physical activity and educational opportunities to Brimbank residents.

In addition, Brimbank residents also require access to school, universities and private facilities located within and outside the municipality to accommodate their need for indoor sports facilities.

A process to identify the current provision, access, hierarchy, use, and compliance of all indoor sports facilities within the western region was undertaken as part of this project. The following is a summary of key highlights from the review and audit of current indoor court provision.

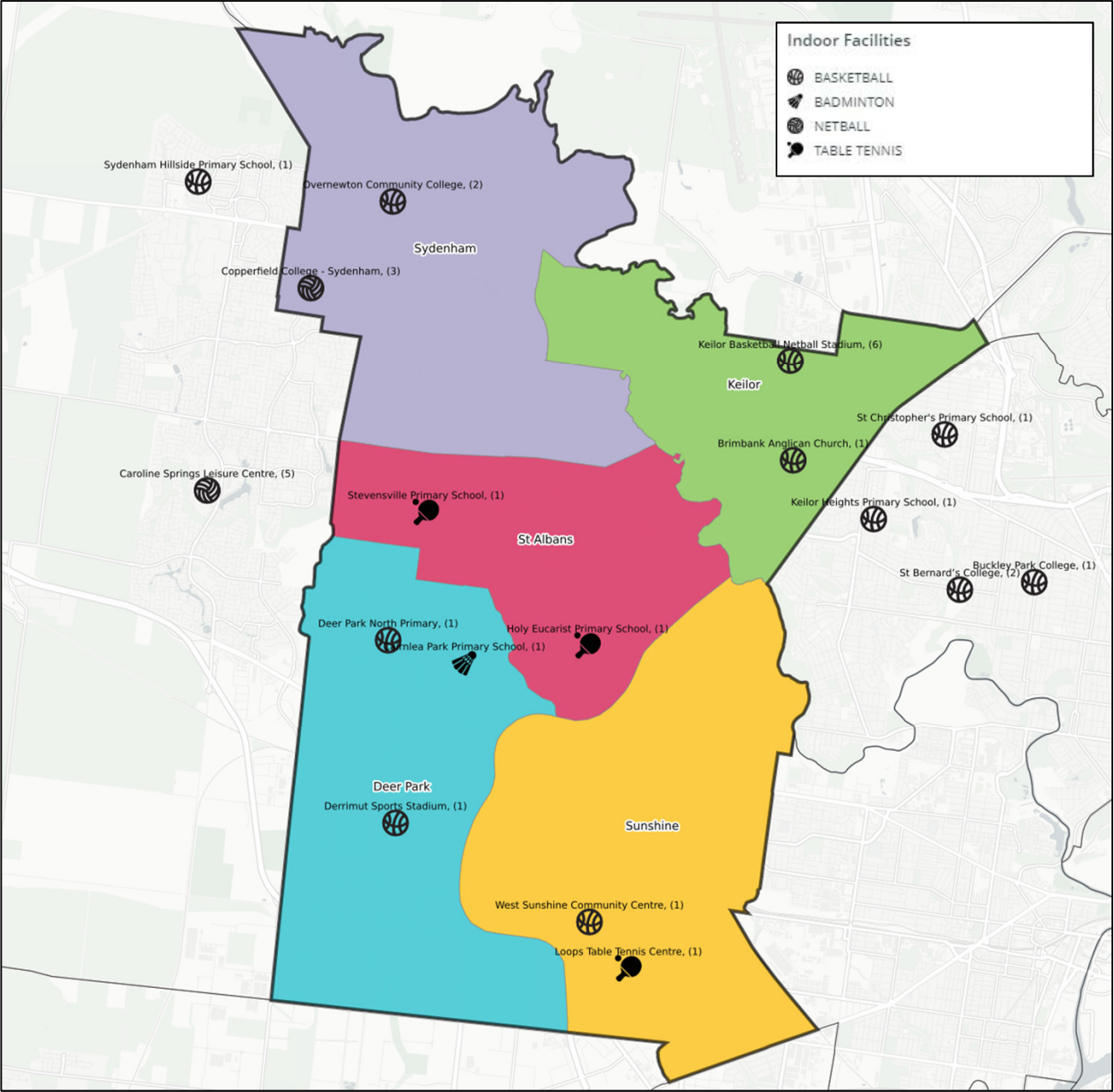
### Key highlights

- 188 indoor courts were identified across the western region, including courts in Brimbank, Maribyrnong, Hume, Melton, Wyndham, Hobsons Bay and Moonee Valley.
- 39 full size indoor courts were identified within the City of Brimbank across a total of 29 venues. This includes 7 Council owned courts, 28 courts on school or university land and 4 courts on privately owned land.
- Of the 29 venues in Brimbank, 27 are local level (1-2 courts), 1 is district (3-5 courts) and 1 regional (6+).
- 11 venues and 20 courts in Brimbank are utilised by Brimbank sporting user groups.
- 19 of the 23 school / university venues offer community access.
- Four venues have undersized courts or halls which were identified but generally have no community access.
- 14 courts in Brimbank were audited including Council and school courts.

An overview of Council owned and non-Council owned indoor facilities being used by Brimbank sporting clubs within the municipality is provided in the table below and illustrated in the map on the following page.

Venues used by Brimbank groups	No. of courts	Owner	Primary use
Brimbank Anglican Church	1	Private	Keilor Basketball Association
Cairnlea Park Primary School	1	Education	Malayalee Sports and Cultural Association
Copperfield College – Sydenham	3	Education	Keilor Basketball Association
Deer Park North Primary School	1	Education	Keilor Basketball Association
Derrimut Sports Stadium	2		Keilor Basketball Association
Holy Eucarist Primary School	1	Private	Table Tennis
Keilor Basketball Netball Stadium	6	Council	Keilor Basketball Association, St Albans and Caroline Springs Netball Association
Loops Table Tennis Centre	1	Private	Health, Wellness and Table Tennis
Overnewton Anglican Community College	2	Private	Keilor Basketball Association
Stevensville Primary School	1	Education	Table Tennis
West Sunshine Community Centre	1	Council	Volleyball, Basketball, Netball (training only)

Current Indoor Sports Courts Used By Brimbank Indoor Sports Clubs



Map 1: Current indoor facilities being used by Brimbank sporting groups





Basketball is a main user of indoor courts in Brimbank. The Keilor Basketball Association also access indoor courts in Melton and Moonee Valley City Council's to accommodate training and competition needs. Indoor courts at Buckley Park College, Keilor Park Primary School, St Bernard's College, St Christopher's Primary School (Moonee Valley) and Sydenham Hillside Primary School (Melton) are all used by the Keilor Basketball Association.

The availability of courts and development of other indoor sports such as netball, badminton, table tennis, volleyball and futsal is limited due to the high use by basketball.

There is a specific gap in the current provision of indoor courts in the southern part of the Brimbank municipality, where much of the future population growth is predicted. Sunshine and Sunshine North are the hot spots for growth over the next ten years and will need access additional indoor courts to ensure future residents are adequately serviced. These areas are currently serviced by RecWest in Maribyrnong.

With no plans to increase the number of indoor courts at the West Sunshine Community Centre due to site capability, an alternate site will need to be identified in the southern half of the municipality. Council should explore partnership opportunities with schools and or adjoining Councils in the southern section of the municipality. Sunshine College is currently being redeveloped and will include provision of one netball compliant indoor court. Council could consider investigating opportunities to partner with Sunshine College to deliver two additional netball competition sized courts.

Basketball Victoria confirmed the gap in indoor court provision in this area for basketball, and the need for more courts to service the growth of several local basketball associations.

In comparison to other Council's in the west, Brimbank is ranked sixth for the number of courts provided under Council ownership. A summary of Council owned courts by western region LGAs with court to resident ratios is provided below.

Ranking	Western Region LGA	Council courts	Courts per resident
1.	Hobsons Bay	10	1:9,646
2.	Hume	22	1:10,578
3.	Maribyrnong	5	1:18,626
4.	Melton	8	1:20,623
5.	Wyndham	12	1:22,540
6.	<b>Brimbank</b>	<b>7</b>	<b>1:29,816</b>
7.	Moonee Valley	4	1:32,566

### 3. Demand for Indoor Sports





## About Brimbank

The City of Brimbank's population is forecast to grow to 230,187 by 2041. This growth, combined with Brimbank being one of the most culturally diverse and lowest levels of physical activity municipalities in Australia, emphasises the importance of providing sport and recreation opportunities for residents.

*Currently only 22% of Brimbank residents are reported to be participating in organised sport compared to Melbourne average of almost 50%.*

Council's Sports Facility Development Plan identified that the cultural diversity of the Brimbank community means there are varied sporting needs to consider when providing sports facilities across the City.

Over the next ten years there will be double the amount of population growth in Brimbank South (Sunshine and Deer Park District) than in Brimbank North (St Albans, Keilor and Sydenham Districts).

*Brimbank South population will increase by approximately 10% to 110,821 residents by 2029, while Brimbank North will increase by less than 5% to 120,809 residents.*

Sunshine and Sunshine North will experience the biggest percentage population increase, 43.6% and 20.5% respectively, between 2019 to 2029.

Sunshine will increase by 4,789 residents (from 10,975 to 15,764) and Sunshine North will increase by 2,586 residents over the next ten years.

Research shows that people are most active and are more likely to engage in formal sporting activities between the ages of 5 to 39 years. Ausplay (the national participation data for the sports sector) found that the peak age group for participation in sport related activities is 15-17 years (88%), followed by 18-24 years (68%). There is a slight drop off in participation in the 25-34 and 35-44 year age cohorts (65%) and a fairly significant decline in participation beyond these age groups.

By 2029 there is expected to be approximately 93,000 residents living in Brimbank between the ages of 5-34 (an increase of 4.6% from 2019), providing a strong market for organised sport.

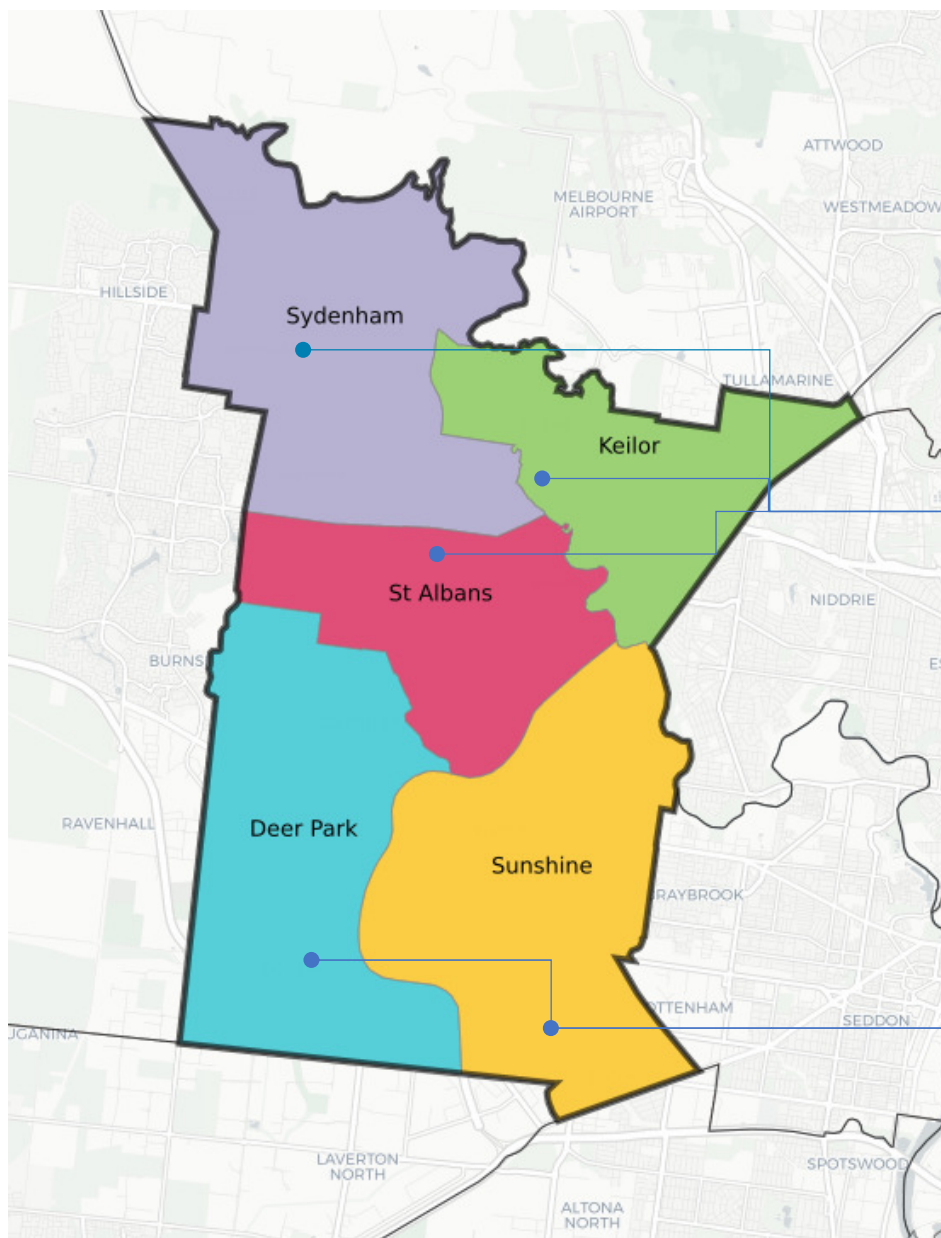
The population and demographic changes highlighted above, particularly in the Sunshine Planning District, will place increased pressure on Council services and facilities in the future. Other factors such as the social economic status of Brimbank residents and affordable transport options are key considerations for planning future indoor sports facilities locally within Brimbank.

Below is additional demographic information which highlights the importance of providing residents with access to affordable local facilities, rather than relying on facilities in other municipalities. The data compares Brimbank with Greater Melbourne and Victoria.

Demographic information	Brimbank	Greater Melbourne	Victoria
Average age	35	36	37
Medium weekly household income	\$1,261	\$1,539	\$1,416
Overseas born residence	48%	34%	28%
Unemployment rate	10.4%	6.8%	6.6%
Population in labour force	56%	62%	60%
SEIFA index of disadvantage	921	1021	1010
Couples with children	38%	33%	31%
Language at home other than English	58%	32%	26%

*Demographic highlights, City of Brimbank, iD Profile*

## Summary of Brimbank Planning Districts Future Population and Indoor Court Provision



Map 2: Brimbank planning districts

### Brimbank North

24 indoor venues

30 full size courts

6 Council owned courts

#### In 2029:

120,809 residents

1 council court to 20,134 resident

1 court per 4,027 residents

### Brimbank South

5 indoor venues

9 full size courts

1 Council owned court

#### In 2029:

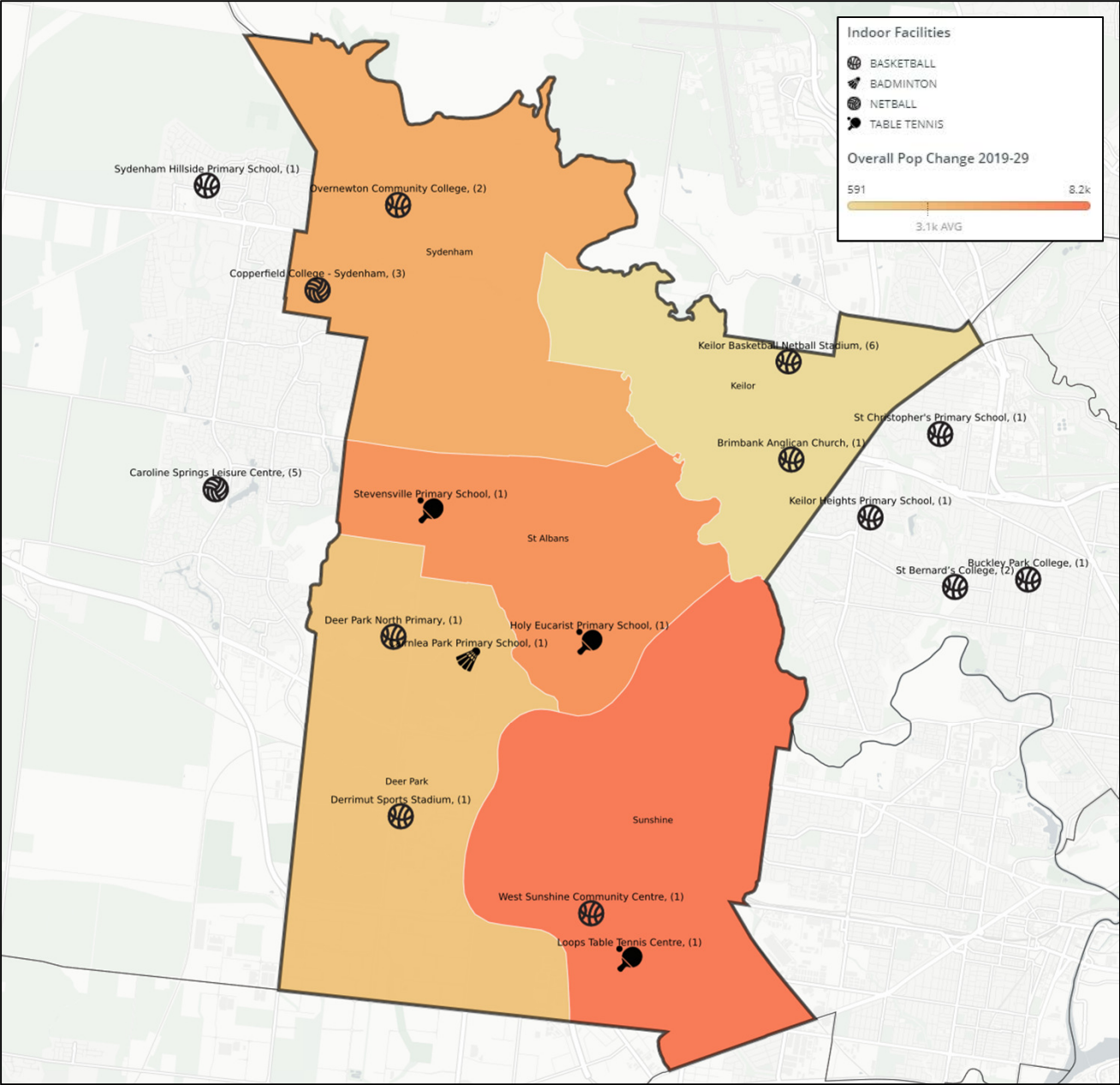
110,821 residents

1 council court per 110,821

1 court per 12,313

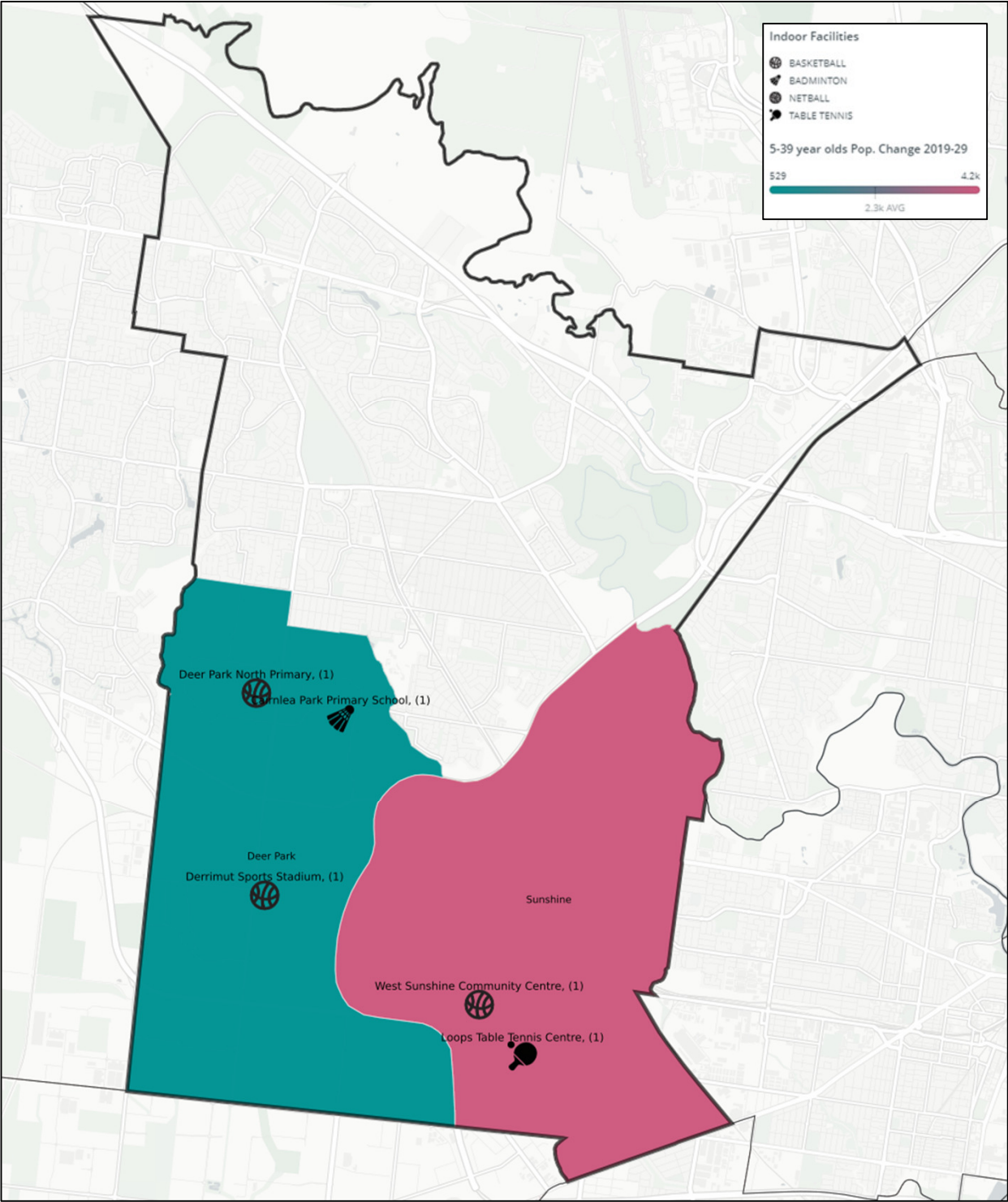


Population change and venues used by Brimbank groups



Map 3: Brimbank planning districts, population change and indoor facilities used by key Brimbank user groups

Population change of 5 to 39 year old's in southern planning districts



Map 4: Heat map of Brimbank South with 5 to 39 year population growth and known indoor facilities used by sporting clubs



## Indoor sports participation

Activities within an indoor sporting facility are generally of a formal nature and are organised and delivered by local sporting associations. This study and the following information on sports participation focusses on the key sports currently occupying indoor sports facilities in Brimbank. These include basketball, netball, badminton, table tennis, volleyball and futsal (indoor soccer).

Sport Australia's national participation data (Ausplay) shows approximately 2.6% of the population are participating in club-based netball and 2.2% participating in club based basketball. This equates to 10.8% (netball) and 9.2% (basketball) of the overall club-based sporting population and demonstrates that these two sports are amongst the most popular.

For child participation in organised sporting activities at the national level, only netball and basketball feature in the Top 20.

Netball is ranked fifth and basketball is ranked seventh with approximately 7.2% and 6.5% of the child population participating. This should be considered in the context that netball includes both outdoor and indoor participation. Other indoor sports investigated as part of this study are not ranked in the top 20.

Industry participation rates have been combined with current and future Brimbank population data and age cohorts to estimate future participation levels for key indoor sports.

The following table provides the estimated participation growth within the five Brimbank Planning Districts for basketball, netball, badminton and table tennis between 2019 to 2034. Volleyball and futsal data was unable to be used to forecast participation growth.

*Please note - national participation rates are for both organised and non-organised activities and are based on Ausplay data for adults (15+) and children (0-14).*

Suburb / Township	Participation growth - Forecast				
	2019	2024	2029	2034	+/-
<b>Basketball</b>					
Sydenham District	2,117	2,120	2,178	2,186	+69
Keilor District	409	437	442	441	+32
St Albans District	2,264	2,289	2,404	2,375	+111
Deer Park District	2,062	2,093	2,142	2,118	+56
Sunshine District	2,150	2,398	2,526	2,595	+445
<b>TOTALS</b>	<b>9,001</b>	<b>9,338</b>	<b>9,692</b>	<b>9,714</b>	<b>+713</b>
<b>Netball</b>					
Sydenham District	1,780	1,779	1,828	1,837	+57
Keilor District	349	373	377	377	+28
St Albans District	1,892	1,916	2,011	1,990	+98
Deer Park District	1,728	1,759	1,799	1,780	+52
Sunshine District	1,790	2,001	2,108	2,168	+378
<b>TOTALS</b>	<b>7,539</b>	<b>7,827</b>	<b>8,123</b>	<b>8,153</b>	<b>+614</b>

Suburb / Township	Participation growth – Forecast				
	2019	2024	2029	2034	+/-
<b>Badminton</b>					
Sydenham District	390	388	396	398	+8
Keilor District	78	83	84	84	+6
St Albans District	412	414	433	431	+19
Deer Park District	369	372	382	380	+11
Sunshine District	397	437	463	477	+80
<b>TOTALS</b>	<b>1,645</b>	<b>1,695</b>	<b>1,757</b>	<b>1,771</b>	<b>+126</b>
<b>Table Tennis</b>					
Sydenham District	246	258	267	271	+25
Keilor District	59	62	63	63	+4
St Albans District	256	268	274	277	+21
Deer Park District	231	240	245	249	+18
Sunshine District	251	276	292	305	+55
<b>TOTALS</b>	<b>1,043</b>	<b>1,104</b>	<b>1,140</b>	<b>1,166</b>	<b>+123</b>

**22% participation growth expected for basketball in the Sunshine District to 2034.**

**85% of participants are in the 5 to 34 year age bracket**

**21% participation growth expected for netball in the Sunshine District to 2034.**

**86% of participants are in the 5 to 34 year age bracket**

Current registered participation data was collected from State Sporting Associations to provide a more accurate reflection and participation of each indoor sport (player percentage of population). It is important to note that smaller State Sporting Associations such as Badminton Victoria, Table Tennis Victoria and Volleyball Victoria have less accurate record keeping and its highly likely that there are additional participants playing these sports in Brimbank. The table below reinforces the popularity of basketball and netball in Brimbank.

Sport	Registered players in Brimbank (2017/2018 data)	Population (2019) forecast id	Current participation rate	State average
Basketball	7,586	208, 945	3.6% (above state average)	3%
Netball	1,896	208, 945	0.9% (below state average)	2%
Badminton	473	208, 945	0.2%	Unknown
Table Tennis	321	208, 945	0.2%	Unknown
Volleyball	109	208, 945	0.1%	Unknown
Futsal	40	208, 945	0.02%	Unknown



## Demand by sport

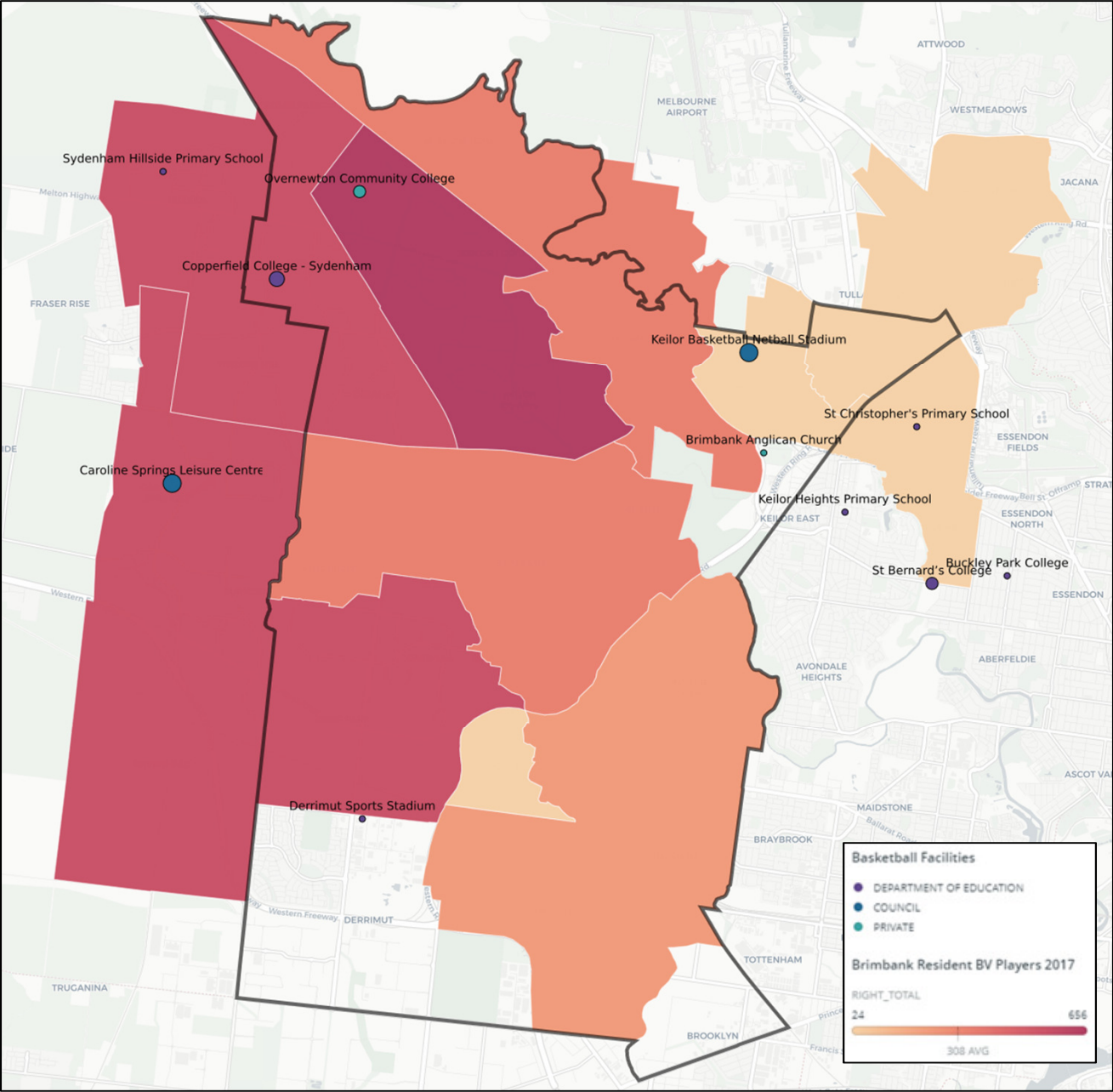
Direct engagement was undertaken with State Sporting Associations to gain a greater insight into the current footprint of these sports in Brimbank. A summary of supply and demand information and future facility development plans (if any) provided by each of the peak sporting bodies is outlined below.

### Basketball

- Brimbank is in Basketball Victoria's (BVs) West Melbourne Region along with Hobsons Bay, Hume, Maribyrnong, Melton, Moonee Valley and Wyndham.
- The Keilor Basketball Association (KBA) operate predominantly from the Keilor Basketball Netball Stadium (KBNS) and is one of the largest associations in the western suburbs.
- Brimbank City Council offer two Womens Daytime Basketball Competitions at KBNS.
- KBA has an approximate membership base of 6,500 players which comprises 460 junior teams, 200 senior teams and 45 representative teams. There has been significant membership growth since the redevelopment of KBNS. Northern suburbs of Brimbank and suburbs in adjoining Moonee Valley and Melton provide strong markets for KBA players.
- Approximately 1 in 26 Brimbank residents play basketball and KBA clubs have a waiting list of approximately 150 prospective players.
- There is increasing demand for basketball and KBA believe with additional court space they could fully occupy (within peak times) a further three courts.
- In total KBA use 21 courts across 14 venues in Brimbank and surrounding municipalities to service local basketball needs. This includes 6 sites outside of Brimbank. The majority of these courts are in schools, except for 6 courts at the KBNS.
- BV's 2017 Facilities Master Plan identified the need for an additional 3 indoor courts in Brimbank by 2024 to service the needs of basketball and the population growth in the Sunshine / St Albans area.
- BV is working with the KBA on a growth strategy that relies on additional courts at KBNS and access to proposed new courts at Quinn Grove Reserve (East Keilor Leisure Centre) located in the City of Moonee Valley.
- BV guidelines for court to population provision is 1: 6,250 residents and court to player ratio is 1:300-500.
- BV investigated school opportunities and access to venues in other municipalities. A gap in court provision was identified in the Tottenham/ West Sunshine/ West Footscray area to service local associations.



Basketball map – all registered players by Brimbank post code and venues used



Map 5: Registered basketball players in Brimbank with known courts being used for competition basketball

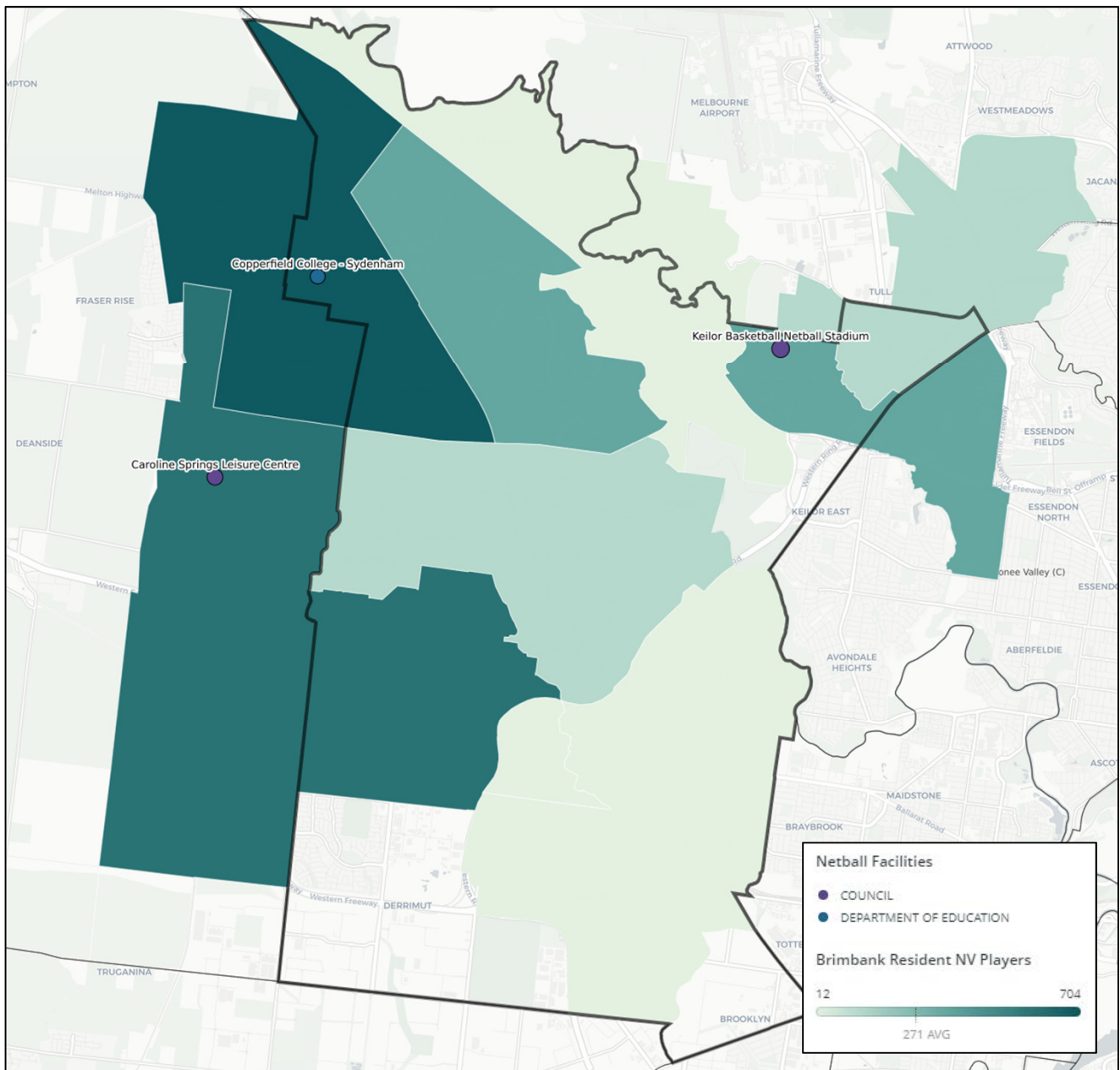


## Netball

- Brimbank is located in Netball Victoria's Western Metropolitan Region, along with Hobsons Bay, Melton and Wyndham.
- According to Netball Victoria's State-wide Facilities Strategy (2015), the Western Metropolitan Region has the lowest indoor court provision for netball in the metropolitan area (39), and also the lowest rate of indoor court to population provision - 1:24,869.
- St Albans Caroline Springs Netball Association (SACSNA) is the main local netball provider in Brimbank. The association currently have 235 teams comprising over 2,000 players. 51% of players live in the City of Brimbank, 46% from the City of Melton and the remaining 3% from other neighbouring municipalities.
- SACSNA use three courts at the KBNS to deliver their competition and club training and also service a large number of netball participants that live in Keilor, Kealba, Keilor Downs, St Albans and Sunshine.
- Of the 1,896 netball players in Brimbank, approximately 1,234 (65%) are registered with SACSNA. Other popular associations for Brimbank players include Parkville and Altona.
- SACSNA also occupy courts at Copperfield Secondary College in Brimbank and the Caroline Springs Leisure Centre in the City of Melton. The association is finding meeting the insurance needs of the College challenging which further highlights the insecurity of community sport accessing non-Council venues.
- Caroline Springs Leisure Centre now includes an additional two indoor courts (line marked for netball) and 1 outdoor netball court. SACSNA will be given an allocation to use these courts along with access to storage and office space.
- Court to population provision ratios used by Netball Victoria for indoor netball courts are 1:7,640 for a dedicated netball court and 1:4,880 for a multi-lined court.
- Using these provision ratios Brimbank has the greatest need for additional indoor netball courts compared to other Western Metropolitan LGAs. Netball Victoria identified that approximately 6 indoor courts in Brimbank are being used for netball, with a current shortage of 34 courts. NV projected that an additional 40 courts are required to 2031.
- Netball Victoria supports further investment into indoor courts as they provide greater scheduling capacity, are not weather dependent and can be used for longer periods.
- Netball is currently partnering with the AFL on the development of regional plans. Brimbank was part of the 2018 Melbourne North Football Facilities Strategy which predominantly focused on outdoor court provision.



## Netball map – all registered players by Brimbank post code and venues used



Map 6: Registered netball players in Brimbank with known courts being used for competition netball



## Badminton

- There are approximately 473 registered badminton players in Brimbank.
- Locally, the Malayalee Sports and Cultural Association use the Cairnlea Park Primary School for badminton activities. This association has approximately 50 players and is affiliated with Badminton Victoria. There are also two community groups located in St Albans and West Sunshine that play Badminton.
- On a regional scale the Western Suburbs Badminton Association is the closest major association to Brimbank. This association operates from the Bayfit Leisure Centre in Altona North where 30% (146) of its members are Brimbank residents.
- The Western Badminton Centre at Ravenhall in Melton City Council is also contributing to meeting the regional needs of the sport. The centre offers 12 indoor badminton courts for community use.
- Badminton Victoria identified strong demand for additional badminton courts around the Braybrook, Sunshine West, Sunshine and Laverton North area.
- Access to additional courts lined for badminton at the KBNS has addressed the gap in facility provision in Brimbank, as well as providing access to school groups, community groups and any interested associations.

## Volleyball

- There are 109 registered volleyball players in Brimbank and one affiliated club who access school facilities at Cairnlea Primary School.
- There is no formal volleyball competition in Brimbank, however there is a league based nearby at Gilson College in Taylors Hill (City of Melton).
- The introduction of courts lined for Volleyball at KBNS has addressed immediate facility needs and supports the development of the sport as well as introducing the sport to school groups, community groups and any interested associations.
- Volleyball Victoria identified only moderate demand for the sport in Brimbank, although believes the municipality is strategically placed in terms of future growth.
- Deer Park, St Albans or Taylors Lakes were identified by Volleyball Victoria as the preferred location to serve the needs of volleyball in the future.
- Melton, Wyndham, Hume and Whittlesea are key locations for the development of a volleyball facility.

## Table Tennis

- Table tennis is popular within the local multicultural communities in Brimbank. The popularity of the sport is expected to continue to grow as the population increases and the trend of new residents arriving from Vietnam and other South East Asian countries continues.
- Table Tennis Victoria reported a significant demand for the game by older adults (55+), particularly in the St Albans area.
- There are several clubs and community table tennis groups located in Brimbank. Community groups operate at several schools in Brimbank including Holy Eucharist and Stevensville Primary School's (both St Albans), St Albans Primary School and Deer Park North Primary School.
- Health Wellness and Table Tennis (HWATT) are a local club based at Loops, a new privately-run table tennis centre in Somerville Road West Sunshine.
- The Sunshine District Table Tennis Association (SDTTA) operate from the West Sunshine Community Centre and the Vietnamese Chinese Table Tennis Club (VCTTC) use St Albans Primary School in St Albans.
- In 2017 there were 179 registered table tennis players in Brimbank - 49 residents were members of the SDTTA, 44 with the Werribee Table Tennis Association and 35 with the VCTTC.
- In 2018 Table Tennis Victoria reported 321 table tennis members in Brimbank - HWATT (85), SDTTA (87), VCTTC (99) and Community Groups (50). These numbers do not include social players, only registered club members. The HWATT centre has a significant amount of players that are unknown to Table Tennis Victoria.
- Table Tennis Victoria is aiming to expand their established programs (e.g. Community Hubs) and work closer with schools to further develop pathways for students and local participants. They are also focusing on the large migrant groups from South East Asia for whom table tennis is often embedded as one of their primary sports of choice.
- A barrier identified by Table Tennis Victoria for table tennis in Brimbank is the availability of affordable and accessible community facilities for migrant groups who often feel intimidated by the traditional club environment.
- Table Tennis Victoria identified Brooklyn as being the preferred location for the future provision of a facility for table tennis.



## Futsal

- The Northern Lions (affiliated) and St Albans Strikers (non-affiliated) are futsal clubs operating in the western region. The St Albans Strikers use the Derrimut Sports Stadium approximately four nights a week and the Northern Lions operate out of the My Centre in Broadmeadows.
- There are no dedicated futsal facilities in Brimbank and no indoor sports facilities currently being used by affiliated futsal groups. Football Victoria (FV) reported various non-affiliated futsal operators hiring courts in the western region, including Brimbank, but could not specify which ones.
- The Caroline Springs Leisure Centre in the City of Melton hosts the State Club Championships and have previously hosted National League matches.
- FV believe there is significant demand for futsal, particularly female futsal, and is seeking access to facilities to continue to develop the sport. Purpose built futsal venues are extremely rare.
- FV's aim is to develop a multi-use centre with the primary purpose of developing futsal and is co-shared with other sports. FVs preference is to appoint an affiliated club to manage the facility.
- For indoor courts to be suitable for futsal they need to have appropriate dimensions and line markings. The priority is for a larger pitch of 40m x 20m.

### Sports Facility Development Plan 2018 recommendations

The SFDP 2018 recommends the following as potential solutions to cater for the future needs of the above sports. These have been considered in the development of the Indoor Sports Facilities Feasibility Study.

- Basketball – potential future development of a regional facility at Energy Park, Sunshine.
- Netball – potential future development of a regional facility at Energy Park, Sunshine and partnering with schools to facilitate access for association and club training.
- Badminton and Volleyball - consider providing facilities when planning new or redeveloping existing indoor recreation facilities, with a focus on Energy Park, Sunshine.
- Table Tennis - consider providing facilities when planning new or redeveloping existing indoor recreation facilities, with a focus on school facilities and halls

Futsal was considered as a potential emerging sport with no specific actions provided in the Sports Facility Development Plan 2018.

## Current demand in surrounding LGAs

Surrounding LGAs were contacted and have provided the following insights into the future planning and development of indoor sports facilities. Projects in these municipalities that are considered to have limited or no impact on indoor sport in Brimbank have been listed.

### Maribyrnong

Maribyrnong Council recently adopted its Indoor Court Strategy. It recommends additional court provision and a current shortfall of 4 courts.

Courts at the Maribyrnong Aquatics Centre, with links to Maribyrnong Secondary College, and expanding the number of courts at the Whitten Oval are two of the more favored options being considered by Council.

### Wyndham

Wyndham's Sports Strategy states that based on the way the highball sports are currently played, Wyndham will require 144 indoor courts in 2026 and 198 in 2045. Demand has been considered to include peak use and off-peak activities, including day time competitions.

Wyndham is developing an indoor facility feasibility study for Tarneit and Point Cook to confirm future indoor court facility mix. The long-term aim is to provide a minimum of 9 courts at each location with up to 54 hours per week per court in peak operation.

### Melton

Melton has approximately 27 indoor courts with six of these operated directly by Council. The remaining 21 courts are either on school or university land.

Melton's Open Space Plan recommended a ratio of one court per 10,000 population.

Melton's Indoor Sports Strategy recognises a shortfall of indoor courts that the Melton Indoor Sports Stadium will address. It does not however account for the future population growth expected.

Of the 34 schools with indoor courts in Melton, only 13 (38.2%) provide full sized indoor courts. Eleven of these are available for use by the community with many already in use by community groups including basketball, karate, and dance classes.

An additional two courts have recently been built at the Caroline Springs Leisure Centre and will be used by basketball, netball and futsal which means the site now has 5 courts.

### Hobsons Bay

The Altona Sports Centre is the main indoor stadium in Hobsons Bay. The facility has six indoor courts used for basketball and netball.

### Hume

Five premier stadiums are operating at full capacity during peak times. Other smaller (1-2 court) facilities have some availability mid-week.

An expansion of the Craigieburn Sports Stadium to include 1-2 additional courts is being planned.

Planning is underway in the Mickleham growth area (Merrifield Development) for a 4-court stadium with land retained for future development up to 10 courts.

Similar plans are being developed for the Sunbury East growth area that includes a 4-court stadium with land retained for future development up to 10 courts.

There are several smaller 2 court venues identified in existing Precinct Structure Plans and Council is working toward consolidation of future venues into larger facilities for operational viability.

### Moonee Valley

The provision of indoor courts in Moonee Valley is guided by Council's Highball Stadia Strategic Directions Report.

Council is committed to partnering with local education providers to potentially gain access to existing indoor courts and to investigate opportunities to co-fund and manage new facilities.

Council will only financially contribute to facilities that provide 4+ courts, as these are likely to have the most impact on delivering the sport competition needs.

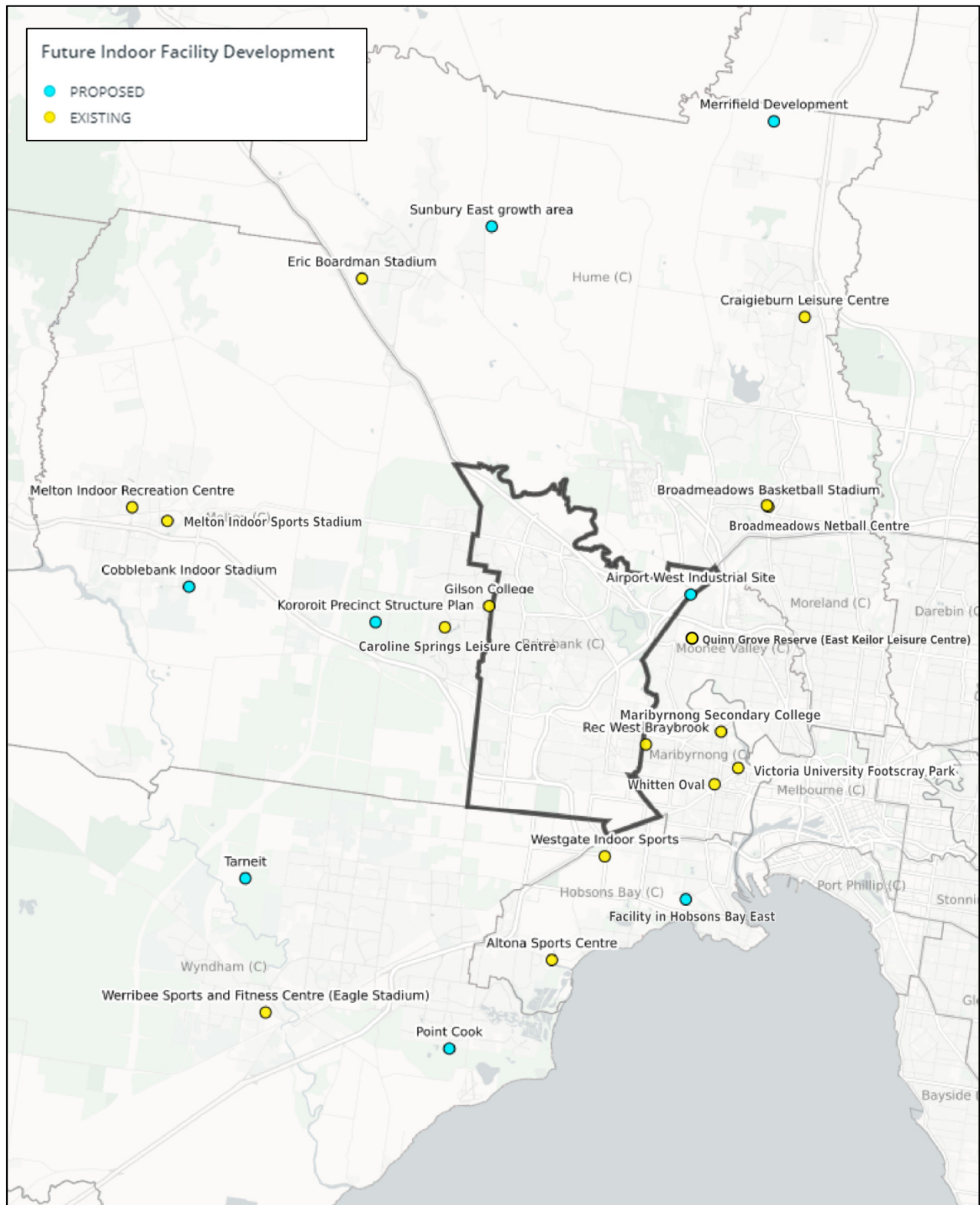
Two additional courts at Debney's Park in Flemington is being investigated. This will likely be a joint use highball stadium and event/performing arts space.

Currently investigating the potential purchase of land that meets the criteria for a second 6 court facility. A large light industrial zoned land at Airport West is likely to be suitable.

A minimum of 2 courts at Windy Hill is being considered as part of a future sport precinct plan.



### Map of existing and proposed indoor sports facilities in surrounding LGA's (3 or more courts)



## LGA benchmarking and basketball court to player benchmarks

Using basketball as the primary user of indoor courts, a review of municipalities with similar numbers of basketball players has been undertaken to compare indoor court provision, access and player to court ratios.

Compared to the benchmarked municipalities below, Brimbank has the highest player to court ratio.

LGA	Basketball players (2018)	Est. indoor court provision	Indoor court access for basketball (assumes 50% of total court provision)	Approximate player to court ratio	Meets BV court to player benchmark (1:300-500)
Melton	3,091	27	13	1:237	✓
Casey	8,084	51	25	1:323	✓
Whittlesea	7,858	33	16	1:491	✓
<b>Brimbank</b>	<b>6,500</b>	<b>39</b>	<b>12*</b>	<b>1:541</b>	<b>x</b>

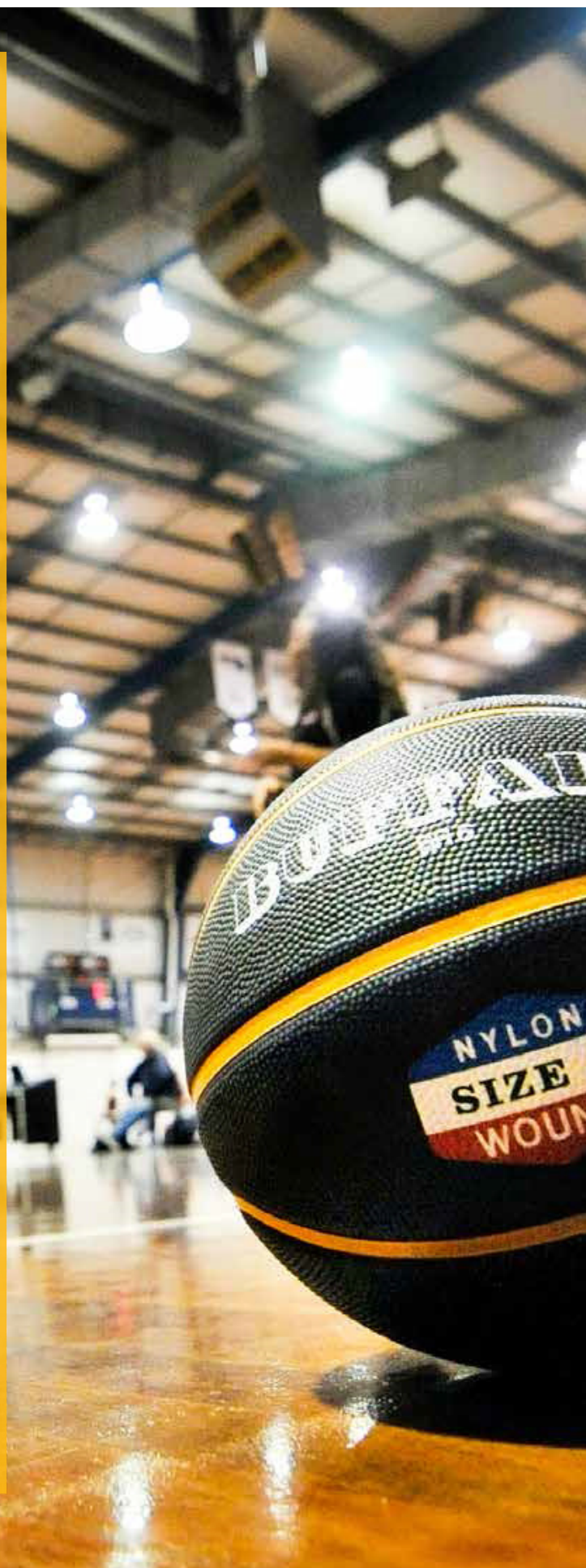
Source: Basketball Victoria

\*actual number of courts being used in Brimbank for basketball.





## 4. Indoor facility development opportunities in Brimbank





Brimbank City Council's Sports Facility Development Plan 2018 identifies several key principles that were developed to guide the future provision of sporting facilities across the municipality. These principles remain relevant and will need to be considered when planning and developing indoor sports facilities in the future.

### Participation

Council will encourage participation in sport for the overall health and wellbeing of the Brimbank community.

### Community development

Council aims to promote community growth and development by providing places for people to gather and participate in a range of sporting activities.

### Affordability

Council aims to ensure that sports facilities are affordable for all members of the community to participate.

### Accessibility

All new and upgraded sports facilities will be accessible to people of all abilities and provide a welcoming environment for female participants.

### Equitable usage

Future sports facilities must be equitably distributed across the City and be accessible for all groups within the community.

### Flexibility

By ensuring that future sporting facilities are, where appropriate, flexibly designed, enable use by a range of community groups and for a variety of activities.

### Sustainability

Future sports facilities will be designed and managed to ensure such sustainability e.g. energy saving measures.

### Value for money

Proposed sports facilities will be cost efficient, fit for purpose, and provide value for money.

## Indoor sports facility hierarchy

The following indoor sports facility hierarchy is proposed to assist the Brimbank City Council in making strategic decisions on the level of provision necessary to service the current and future needs of its sporting groups and residents.

The hierarchy will assist in determining the number of facilities provided by Brimbank in each hierarchy and outline the key facility components, functions and estimated catchment for each.

Local
<ul style="list-style-type: none"> <li>• 1-2 indoor courts</li> <li>• Club training and competition use</li> <li>• All gender change rooms</li> <li>• Officials room</li> <li>• Spectator seating</li> <li>• Approx. 5km catchment</li> </ul>
District
<ul style="list-style-type: none"> <li>• 3-5 indoor courts</li> <li>• Club and association training and competition use</li> <li>• All gender change rooms</li> <li>• Officials room</li> <li>• Spectator seating</li> <li>• Primary catchment 5km</li> <li>• Secondary catchment 10km</li> </ul>
Regional
<ul style="list-style-type: none"> <li>• 6+ indoor courts</li> <li>• Large association training and competition use</li> <li>• All gender change rooms</li> <li>• Officials room</li> <li>• Spectator seating</li> <li>• Approx. 15km catchment</li> </ul>

## Indoor sport facility catchments

Indoor facilities with multiple courts will generally have a primary catchment radius of 5km and a secondary catchment radius of 10km.

By industry standards it is widely assumed that 75% to 85% of users will reside within a 5 km radius of a facility, with the remaining 15% to 25% coming from areas within the 5km to 10 km radius.

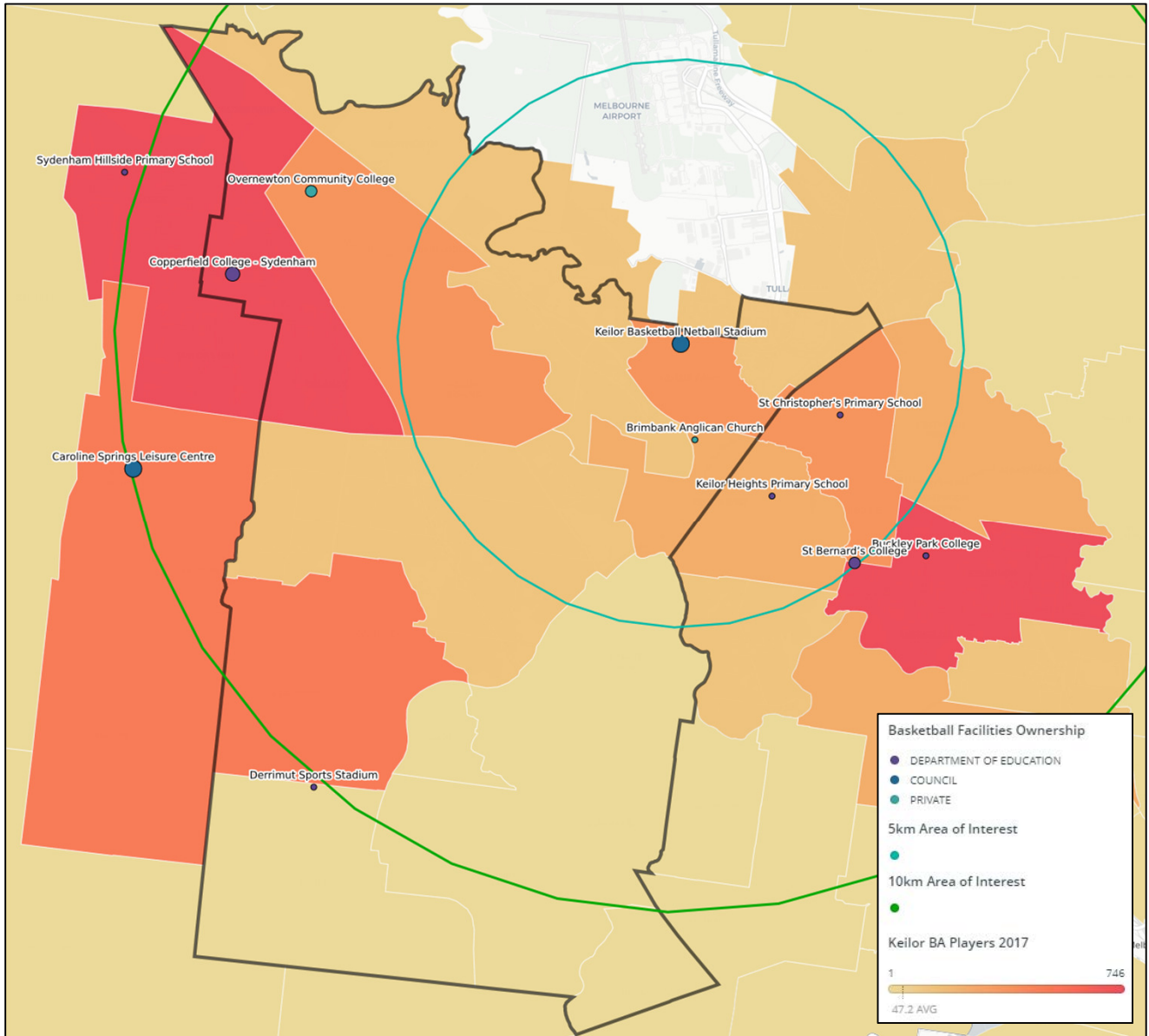
Previous research has indicated that the future viability of indoor stadiums may be affected by the range of facilities that are located within the primary catchment.

Maps provided on the following pages show a 5km and 10km catchment of KBA and SACSNA players relative to their facilities.

A review of the membership base of the St Albans Caroline Springs Netball Association confirms that approximately 75% of members live within 5km and 10km of the KBNS and Copperfield College (Sydenham), their two main venues in Brimbank.

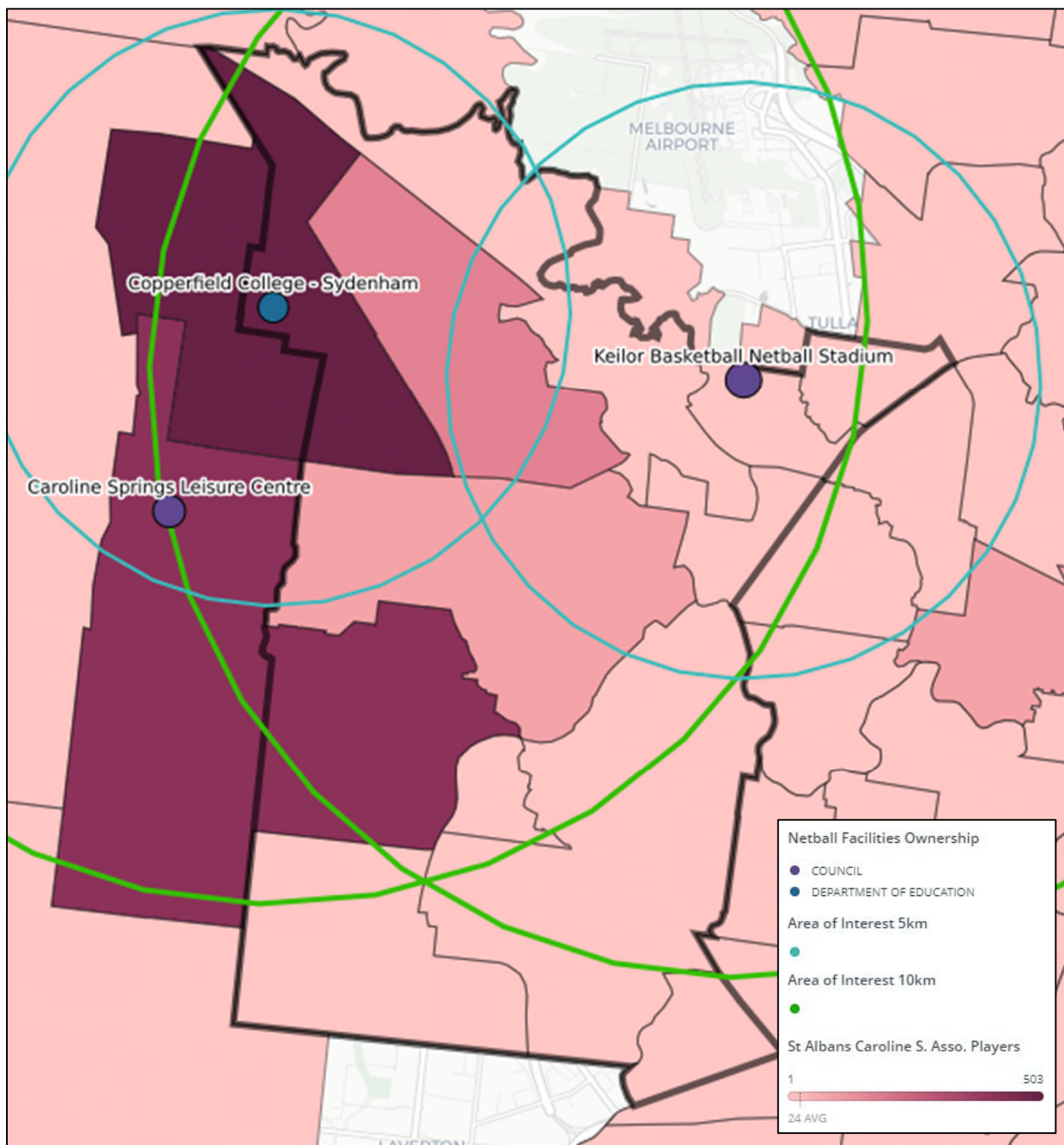
Catchment and hierarchy are important elements when planning and developing a sustainable facility. These elements should also be considered alongside the financial viability principle of Council investing only in indoor facilities that provide four or more courts and are located on Council owned land.

**Keilor Basketball Association Map – Registered players by Brimbank post code and venues used . Shows 5km and 10km catchments of Keilor Basketball Netball Stadium.**



Map 8: Basketball players registered with Keilor Basketball Association and the courts they use for competition

**St Albans Caroline Springs Netball Association Map – Registered players by Brimbank post code and venues used. Shows 5km and 10km catchments of Keilor Basketball Netball Stadium and Copperfield College.**



Map 9: Netball players registered with St Albans Caroline Springs Netball Association and the courts they use for competition



## Overview of Council's indoor sport facilities

### Keilor Basketball Netball Stadium (KBNS)

KBNS is Council's premier indoor sports venue. This facility has 6 indoor courts which are occupied predominantly by local basketball and netball associations.

Other sports and activities such as volleyball, badminton, indoor soccer, preschool and circus training are also allocated times. The adjacent table outlines the approximate type and frequency of use by activity at KBNS.

Activity	Percentage of use
Basketball	85%
Netball	12%
Volleyball	2%
Badminton	0.8%
Soccer	0.2%

Source: KBNS

A recent review of the usage at KBNS identified facility occupancy at 68% during peak times and 22% during off peak times. A detailed breakdown of available courts hours, usage and occupancy at KBNS and a comparison to other similar size indoor sports facilities are provided in the tables below.

KBNS usage	Peak	Off peak
Approximate hours per court per week available	59	35
Approximate hours per court per month available	255.5	151.6
Total stadium hours (6 courts) available per month	1532.8	909.3
Usage	1047.0	199.0
Occupancy	68%	22%

	KBNS	West Sunshine CC	Rec West Braybrook	Glen Eira Sports and Aquatic Centre	Broadmeadows Stadium	Industry Benchmark
Occupancy (Peak)	68%	80%	87%	100%	100%	80%
Occupancy (Off Peak)	22%	20%	27%	65%	Not Provided	20%

Please note, the performance of KBNS in the table above should be treated with some caution as 10.00pm to 11.00pm each weeknight, all of Friday evening, and all of Saturday and Sunday are considered peak usage times.

The calculation also accounts for an average over a 12-month period and therefore includes the poor performing month of January. In contrast, it would appear that the information shared by other facilities, in some instances is based on a rough assessment and/or utilises less challenging parameters for inclusion within peak usage.

### West Sunshine Community Centre

This centre is owned and managed by Brimbank Council and provides one indoor court that caters for a range of sporting and community activities. The current single court usage for a standard week shows the court being used near capacity during peak times.

The role of this facility is more like a community centre rather than a sports facility. The court and other indoor and outdoor community spaces is used for introductory and educational programs that caters directly to the needs of the local multicultural community.

Daytime and immediate after school hours use is dominated by centre run programs and activities. There is no formal association based sporting competitions held at this facility and minimal club training times.

## School / education facilities

Indoor courts at local schools are being used as training and competition venues for sports clubs and user groups in Brimbank. Clubs negotiate access directly with schools which enables them to provide participation opportunities for Brimbank residents.

There is future opportunity for Council to pursue further Joint User Agreement's (JUA's) in return for use of the associated sports facilities. Thirteen of the twenty-three schools that responded to a survey believe there is unmet demand in the current provision of indoor sports facilities. However, none of the survey respondents indicated that their school was planning to develop indoor facilities in the future.

There are over 60 schools across Brimbank that Council could partner with on the future delivery of community sports facilities. A number of these schools have received funding to construct sports halls and indoor courts through the Building the Education Revolution (BER) Program. In total five full size courts have been built under this program that would be suitable for indoor sporting competition. There are also several three-quarter size courts and sports halls that are used for training purposes. Undersized courts are not ideal and peak sporting bodies such as Basketball and Netball Victoria have guidelines in place to prevent these from being developed in the future.

In the online survey 21 schools indicated that they were willing to allow Council to audit their indoor courts, however only six schools provided access during the audit process. This highlights a challenge for Council if planning to partner with schools on joint community projects.

## School survey responses

All 64 schools in Brimbank were asked to complete an online survey regarding indoor court provision.

Twenty-three surveys were completed (18 primary, 4 secondary and 1 primary / secondary) and 80% were completed by the school principal.

Following is a summary of the 23 completed survey responses and the specific findings relating to indoor courts.

### Indoor courts

- 13 of the 23 schools indicated that they have an indoor sports facility.
- 11 schools indicated that they have a one court facility and 2 have a three-court facility.
- One school indicated that their indoor court was in poor condition.
- 12 of the 23 school survey respondents allow community use of their school court – only the Catholic Regional College in St Albans indicated that they do not allow community use of their indoor court.
- Basketball and volleyball are the key community users of these school facilities, followed by netball, badminton and futsal.
- 13 schools believe there is unmet demand in the provision of indoor sports facilities in Brimbank.
- Of the schools who completed the survey, none are planning indoor facilities in the future.

A key outcome for Council through the development of this project was to strengthen partnerships with local schools and to identify future shared facility development opportunities.



### Facility audits

A detailed condition and compliance audit was conducted at Council's two indoor sports facilities (KBNS and West Sunshine Community Centre) and the following non-Council venues.

- Brimbank Anglican Church
- Kings Park Primary School
- St Albans Meadows Primary School
- Derrimut Stadium
- St Albans Heights Primary School
- Taylors Lakes Primary School

*insideEDGE* used their customised online audit tool, specifically designed for inspecting indoor courts and supporting amenities, to assess 8 venues and 14 indoor courts.

Facilities were assessed against relevant sporting facility standards and guidelines to determine compliance levels. A summary of key audit finding is provided below.

- At KBNS courts 4,5 and 6 were rated as excellent, with courts 1, 2 and 3 rated good.
- Other courts rated good were Brimbank Anglican Church, Kings Park Primary School, St Albans Heights Primary School and St Albans Meadows Primary School.
- Both courts at the Derrimut Sports Stadium and the single court at Taylors Lakes Primary School were rated as moderate.
- No venue had a dedicated all gender or unisex change room.
- Two venues had no home change rooms, 5 had a good to excellent condition rating for home change rooms and 1 had a moderate rating.

The following court surface rating definitions were used:

- Excellent – as new
- Good – some wear
- Moderate – considerable wear but still playable
- Poor – multiple quality issues identified
- Very poor – significant quality issues identified





The following table provides a summary of primary and secondary use and compliance information for each venue based on the audit findings.

Venue	Line marking	Compliance	Other
KBNS	Basketball, netball, badminton, volleyball	Court 2 & 3 not netball compliant (short run-offs)	
West Sunshine Community Centre	Basketball, netball, badminton, futsal, volleyball, indoor hockey	Court not netball compliant (short run-offs)	
Brimbank Anglican Church	Basketball, netball	Court is compliant	No player change rooms
Derrimut Stadium	Basketball, netball, badminton, futsal	Courts are compliant	
Kings Park PS	Volleyball (training venue only)	Not compliant	No player change rooms
St Albans Heights PS	Basketball, netball, badminton, volleyball	Court not netball compliant (short run-offs)	
St Albans Meadows PS	Basketball, netball, badminton, volleyball	Court not netball compliant (short run-offs)	
Taylors Lakes PS	Basketball, netball	Court not full size	

*Information of audited facilities*

St Albans Meadows Primary



Brimbank Anglican Church



Derrimut Stadium



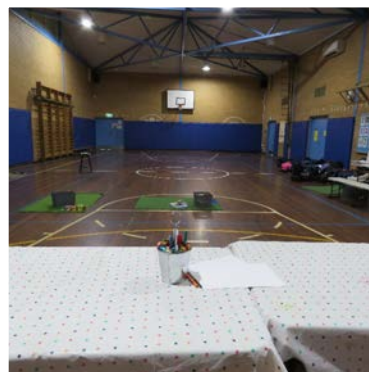
Kings Park Primary School



St Albans Heights Primary School



Taylors Lakes Primary School



## Shared indoor spaces for Badminton, Table Tennis, Volleyball and Futsal

Further investigation into the demand for a shared badminton, table tennis and volleyball facility was undertaken as part of a potential future four court indoor stadium.

Engagement with the relevant State Sporting Associations provided the latest facility requirements for each sport and their willingness to occupy and share facilities.

### Facility requirements

#### *Table Tennis*

- Floor space required including portable barriers:
  - One table – 5m x 10m
  - 16 tables – 25m x 50m
  - 24 tables - 35m x 50m
- Sprung wooden floor.
- Minimum 4m from floor to ceiling.
- Wall colour other than white.
- Minimum 600 lux lighting (no sky lights).
- Storage for maximum 36 table tennis tables, 4 metres x 10 metres, including portable barriers and umpires chairs.
- Access to toilets and drinking water.
- Change rooms are not mandatory.

#### *Badminton*

- Diagonal length of full rectangular court is 14.723 metres.
- Four badminton courts (doubles) is 33m x 18m.
- 200 lux level lighting for recreational play, 750 to 1000 lux for international.
- Line marking 40mm wide must be easily distinguishable and preferably be white or yellow.
- A minimum height of 7.6m floor to ceiling
- Access to change rooms, toilets and drinking water.

#### *Volleyball*

- Court is 18m x 9m and surrounded by a free zone 3m wide on all sides.
- Minimum of 7m ceiling height (9m preferred) from the playing surface.
- flat and a light coloured surface, wooden or synthetic surfaces allowed.

- White line marking 5cm wide, different from the colour of the floor.
- The boundary lines are the two side lines and end lines.
- The centre line divides the court into two equal courts, 9m x 9m each. This line extends from beneath the net from sideline to sideline.

### Shared facilities

Although badminton, table tennis and volleyball have their own unique facility requirements, they are all willing and able to share the same facility.

With the appropriate floor area, ceiling height, line marking, run off areas, equipment storage and player and spectator amenities, these sports are capable of sharing the same facility.

Badminton Victoria and Table Tennis Victoria nominated the Melbourne Sports and Aquatic Centre (MSAC) as a venue where both of these sports occupy the same space.

For table tennis, MSAC has 8 permanent tables set up and 16 portable tables which are packed up and put away to allow the space to be used by other sports.

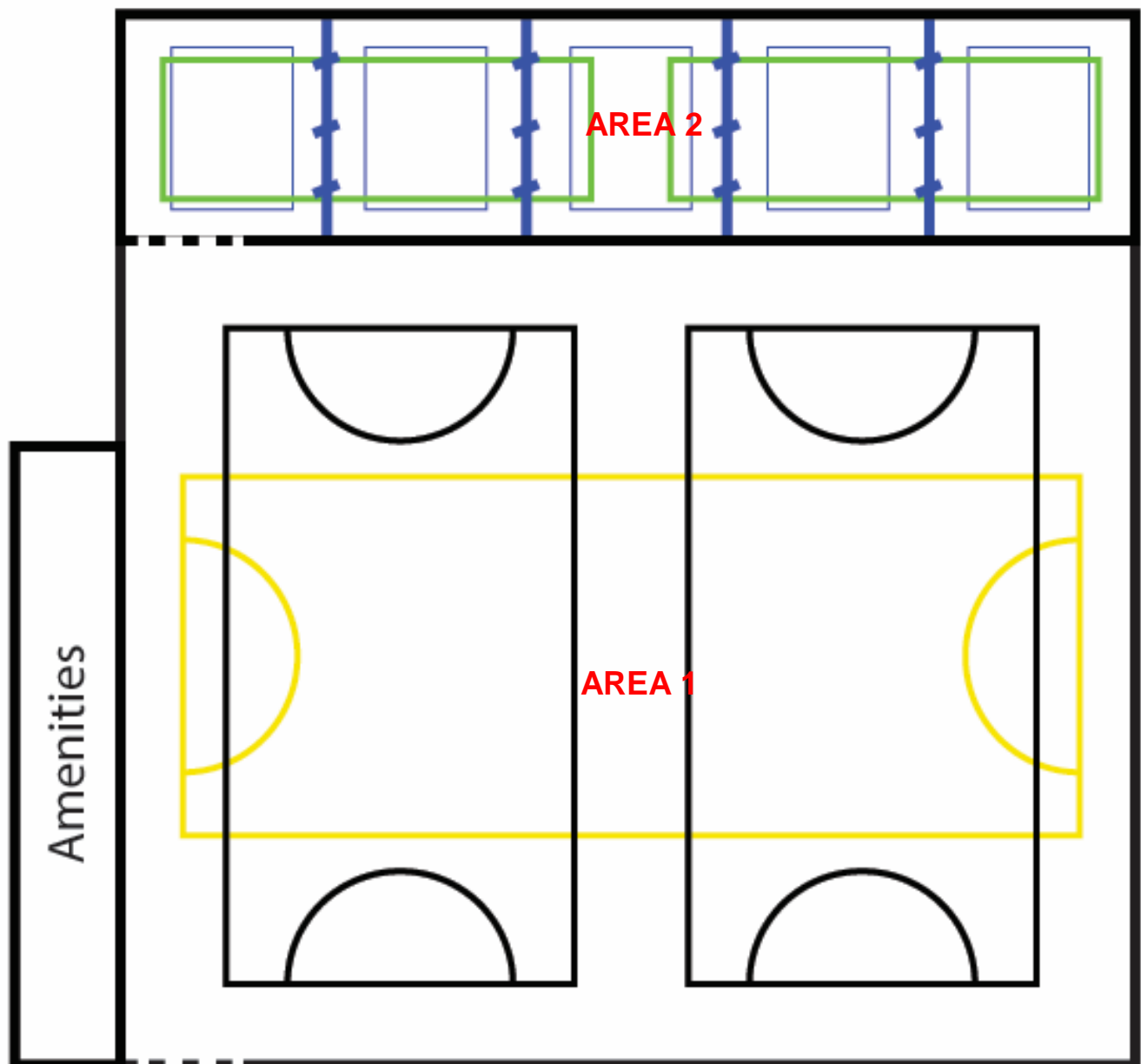
The Maribyrnong Secondary College has an indoor sports stadium that provides a multipurpose space specifically for badminton, table tennis and volleyball (Area 2). This space is separate (but connected) to two international standard basketball and netball courts (Area 1). These courts are also line marked for volleyball and indoor soccer.

Line marking for badminton, table tennis and volleyball is provided in Area 2, along with fit for purpose retractable lighting which service the 'free playing space' needs of all sports. All other equipment is portable and set up as required.

A schematic floor plan of indoor sports facilities at the Maribyrnong Secondary College is provided on the following page (not to scale). This plan highlights the space being shared between volleyball, badminton and table tennis (Area 2), and the separation from the two basketball and netball courts (Area 1).


The purpose built badminton, table tennis and volleyball design at Maribyrnong Secondary College is a good template for a future multipurpose indoor sports facility that caters specifically for the needs of these sports.

## Maribyrnong Secondary College Indoor Court Floor Plan





 = Basketball, Netball

 = Futsal

 = Volleyball

 = Badminton/ Table Tennis

 = Retractable Lighting

 = Door



## Futsal facilities

FV's preference is for futsal to be played on an indoor court and there is no issue in sharing with other indoor sports such as basketball, netball, volleyball and badminton. Indoor futsal is generally played on a sprung based wooden floor and utilise basketball lines. Retractable basketball rings are essential to allow for full use of the court.

Recessed lights or nets to protect ceiling lights are recommended, along with the installation of reinforced spectator glass and portable benches between courts. FV's aim is to develop a multi-use centre with the primary purpose of developing futsal and is co-shared with other sports.

Indoor futsal previously shared courts with other indoor sports at Mullum Mullum Stadium in the City of Manningham. However, due to the stadium not being appropriately designed to accommodate futsal, damage to the internal walls caused by stray futsal balls resulted in Council cancelling the futsal booking. Indoor courts need to provide appropriate preventative measures to accommodate futsal, including concrete walls, recessed lights or nets to protect ceiling lights, reinforced spectator glass, metal covers for emergency signage and retractable basketball rings.

The Costa Brava Indoor Stadium in Spain (image below) was nominated by FV as the benchmark facility for indoor futsal. The purpose built facility hosts major international competitions and is purpose built to meet the training and competition requirements of the sport.

Outdoor courts for futsal, netball and other sports to support and compliment indoor provision should be considered during the development of a business case at any future sites identified for development.



Mullum Mullum Indoor Stadium, City of Manningham



Costa Brava Indoor Stadium - Blanes, Spain

## Assessment of available Council owned sites and other opportunities for development

As part of the development of this Feasibility Study, available Council owned sites and other known opportunities were evaluated for their suitability to accommodate the development of a new indoor sports facility. It is anticipated that approximately 20,000 square metres (2 hectares) of land will be required to accommodate the proposed four court facility. This equates to approximately 6,000 square meters of indoor court space and amenity, 12,000 square metres of car parking and 2,000 square metres of circulation space.

The ten sites outlined below were identified as potentially being suitable for the development of an indoor sports facility subject to further detailed assessment via established site assessment criteria in order to confirm their suitability.

### **Council Owned Sites**

#### **1. Energy Park, Sunshine**

Energy Park is a centrally located 44ha parcel of land that is owned by Council and zoned PPRZ. The Park is the only site in the south of the municipality that has the attributes to accommodate a regional multi-sports facility, being suitably sized and near the Western Ring Road, Western Highway and bus and train routes.

Energy Park is identified in Council's Sports Facility Development Plan 2018 as a site for a future Regional Sports Facility including a multipurpose Indoor Sports Stadium.

#### **2. Sydenham Park, Sydenham**

Sydenham Park is a large reserve of 231 Hectares located in a prominent but sensitive location north of the Calder Highway. The park contains significant environmental, geological and cultural values. The site includes Keilor Public Golf Course and the Keilor Golf Driving Range; the Keilor District Model Aircraft Society; Robertson's Homestead and a Council depot. The remainder of the park is characterised by a mostly flat plain incised by river valleys. Melbourne Airport is located to the north east of Sydenham Park.

#### **3. Keilor Basketball and Netball Stadium**

An additional three indoor courts were developed at this venue in 2015, bringing total court numbers to six which has assisted in addressing current demand.

Although Council's Sports Development Plan did not recommend any further expansion of KBNS, there is space available on site to accommodate an additional three or more courts. The future expansion of KBNS to provide additional courts to meet future demand for all sports is a consideration.

#### **4. 274 Forrest Street Ardeer**

7.01ha undeveloped, Council owned site, with remnant trees that is centrally located, has main road frontage and is adjacent to the Western Ring Road.

#### **5. West Sunshine Community Centre**

The West Sunshine Community Centre is a 3.22 ha site owned by Council and accommodates the West Sunshine Neighbourhood House, Indoor Sports Court and Norm Tallintyre Reserve (one cricket oval). It is the only Council owned indoor sports court in the south of the municipality.

#### **6. Cyril Clements Reserve, Kings Park**

Cyril Clements Reserve is a Council owned reserve that includes open space, Westvale Community Centre for community programs, a Men's Shed and Community Garden. The site has significant environmental considerations.

#### **7. Sassella Park Recreation Reserve, Deer Park**

Sassella Park is a 4.86ha site with two community halls, guide hall, scout hall, athletics track, tennis courts with separate pavilion and a stand alone playgroup building.

#### **8. St Albans Leisure Centre, Keilor Downs**

St Albans Leisure Centre is a 5.9ha site adjacent to the Keilor Downs Shopping Centre. The site will include the redeveloped St Albans Leisure Centre which is planned to start construction in 2020.

### **Other Opportunities**

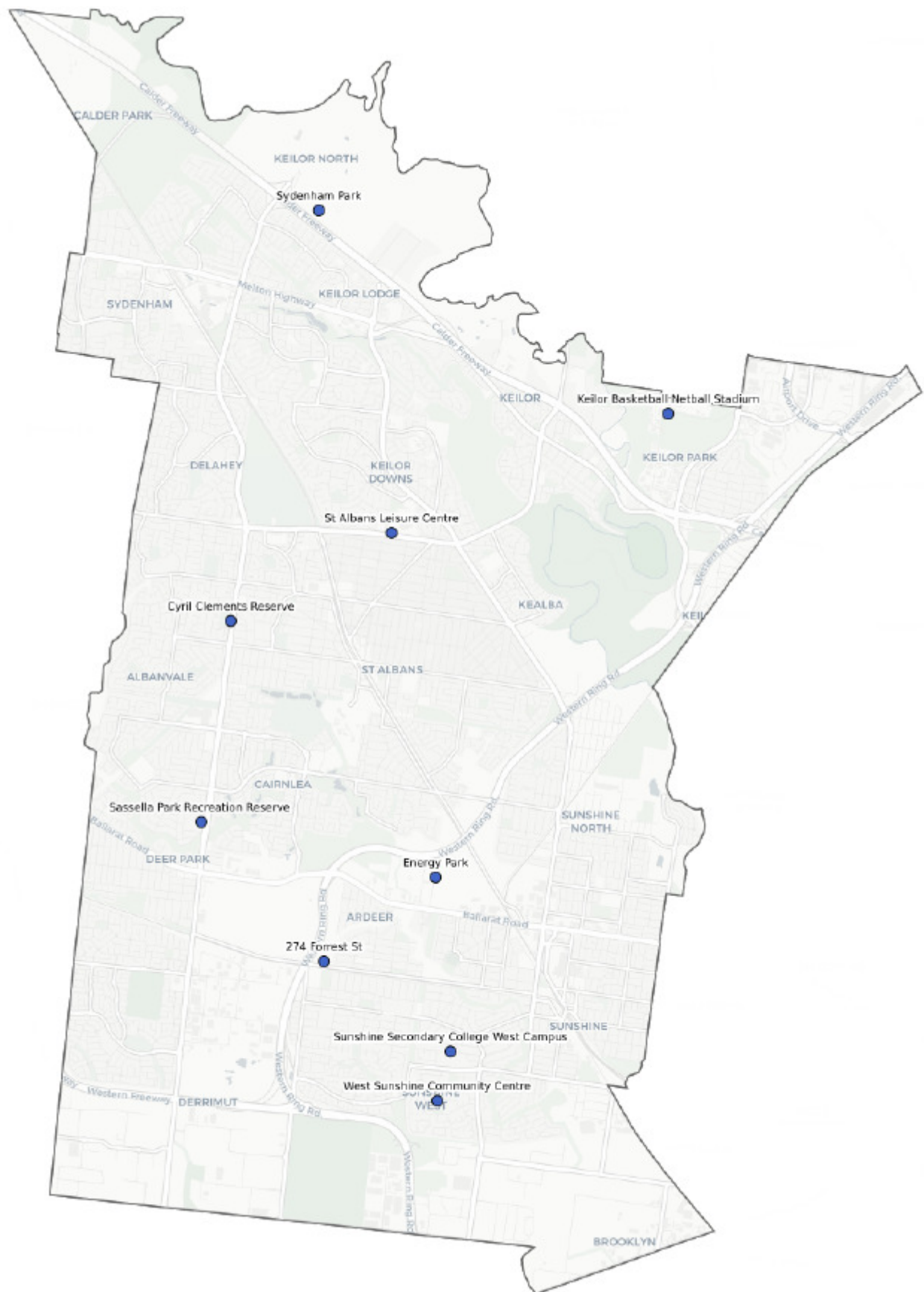
#### **9. Sunshine Secondary College West Campus**

Sunshine College is currently building one indoor court to netball standard. The school have expressed interest in working with Council to deliver two additional community courts.

#### **10. Acquire Land in South of Municipality**

In future identify non Council owned land in the south of the Municipality with the required characteristics for acquisition for the indoor courts development. Possible sites include surplus education land such as Graham Street Sunshine.

## Map of potential future sites in Brimbank





## Strategic Site Assessment Criteria

### **1. Suitability of Site**

#### **a. Land size and ownership**

Is the site of sufficient size and owned by Council to enable the efficient development of the required facility?

#### **b. Future expansion capability**

Does the site have surrounding available land for future facility expansion?

#### **c. Planning / Zoning**

Does the site meet all current and proposed planning requirements needed to support the development of the required facility?

#### **d. Suitable topography**

Is the site suitably flat and have suitable stable soil conditions?

#### **e. Site services**

Are existing services available on site or closely located to minimise cost?

#### **f. Neighbourhood impacts**

Does the proposed site have limited impact on local residents? i.e. noise, traffic, lighting and amenity?

### **2. Demand**

#### **a. Location to catchment population**

Will the site location adequately service current and future Brimbank residents living outside the primary catchment of the KBNS?

### **3. Environmental Impacts**

#### **a. Preserve Open Space**

Will development of the site preserve open space used by the community?

#### **b. Preserve Biodiversity**

Will the development of the site lead preserve biodiversity and native species?

### **4. Alignment with Strategic Plans**

#### **a. Site identified as suitable for Indoor Stadium**

Has the site been previously been identified in a Council strategic document as being suitable for the development of an indoor sports facility?

#### **b. Development of site in line with other Council Strategic Plans**

Is changing the use of the site supported by other Council strategic documents?

### **5. Accessibility**

#### **a. Visibility of site**

Is the site positioned near a major traffic zones and provides high passive surveillance?

#### **b. Site access**

Is the site accessible by car and is there space for appropriate levels of on and off site car parking, bus parking and group drop off and pick up?

### **6. Financial Impact**

#### **a. Capital Cost of Development**

Is it likely there are minimal significant site issues that will increase the potential cost of development?

## Site scoring

Each of the nominated sites were assessed against the site assessment criteria and given a score on a scale between 0 and 10, with 0 being that the site does not meet the selection criteria ranging through to 10 being highly meets the selection criteria. The outcome of the strategic scoring of sites is listed below.

Venue	Overall Score
1. Energy Park	121
2. Land acquisition in south of municipality	112
3. Sunshine Secondary College	107
4. Keilor Basketball Netball Stadium	105
5. Sassella Park	71
6. St Albans Leisure Centre	70
7. West Sunshine Community Centre	69
8. Sydenham Park	67
9. 274 Forrest Street, Ardeer	65
10. Cyril Clements Reserve	61

## Analysis

As a result of the assessment of the identified Council owned sites or known opportunities it is considered that only three existing sites are suitable for consideration for the future development of additional indoor courts in Brimbank. These ranked in order are Energy Park, Sunshine Secondary College and Keilor Basketball Netball Stadium however each site has factors that need to be considered. The option of identifying non Council owned land ideal for the proposed development and acquiring it in the South of the Municipality also scored highly as the exact attributes required could be obtained .

Energy Park scored the highest due to the size of the developable land, future expansion capabilities and location to catchment population. Energy Park has also been identified as a potential site for a regional sports precinct in Council's Sports Facility Development Plan 2018. The site scored low on existing site services and Council is aware of the considerations with ground settlement due to its previous use, making this a longer term development option.

The option of identifying non Council owned land scored second highest as the attributes required for the indoor stadium development could be met. Options for the non Council land include sites as the school site at Graham Street, Sunshine. Acquiring the land would add to the overall project cost. The land purchase price would be offset by the ability to preserve existing open space and biodiversity . A site would be selected if it highly meets the site selection criteria.

Increasing the number of shared community courts at Sunshine Secondary College and developing additional courts at KBNS and were both well supported during the assessment process. The location of Sunshine Secondary College and its potential to service residents in the southern part of the municipality makes it more appealing than additional courts at KBNS.

The impact and cost for the redevelopment of existing facilities at Sassella Park and West Sunshine Community Centre to cater for an indoor stadium / increasing the number of courts on site adds significant cost to the project and would have a significant impact on existing users meaning these sites are not considered suitable.

Sydenham Park and St Albans Leisure Centre are both located in the north of the municipality, are close to KBNS and have environmental considerations that make them a less suitable sites for the development of additional courts to meet the needs of the Brimbank community. The sites of 274 Forrest St Ardeer and Cyril Clements are not considered suitable due to environmental considerations and the loss of open space and biodiversity.

### Facility cost estimates

It is recommended that Brimbank builds four plus court indoor facilities to ensure a participation and financially sustainable model. Based on similar indoor sports projects currently being planned for construction in other municipalities, these types of projects are currently being estimated at around \$26 million for design and construction phases, which includes car parking and contingencies. This does not include land purchase costs if required.

More detailed cost estimates would need to be further explored as part of a detailed business case that would consider a 4 court facility, community spaces, related amenities, car parking and other external works. The anticipated cost would then need to be referred to Council's annual budget processes to determine the appropriate timing for funding the development.

### Funding opportunities

For community facilities, Sport and Recreation Victoria's Better Indoor Stadiums Fund is an established funding program that assists in the development of multi sport stadiums.

Funding of up to \$3 million is available to Council's with priority allocated to projects that can demonstrate collaboration with schools, multiple sporting organisations and are of regional significance.

Projects on school land are eligible and are subject to a completed Community Joint Use Proposal (to the Department of Education and Training).

For metropolitan Councils, funding is provided to successful applicants on a ratio of \$1 SRV for every \$3 local contribution.

Appropriate levels of pre-planning must be completed and submitted with the funding application. This includes detailed schematic designs and appropriate cost estimates.

Sport and Recreation Victoria also provide grants of up to \$30,000 for recreation planning or facility feasibility work. This program presents an opportunity for Council to apply for funding to deliver master plans for Energy Park.



## 5. Strategic Actions



## Influences on the future provision of indoor sports facilities in Brimbank

The following factors have influenced the development of strategic actions that will deliver increased access to indoor sports courts in Brimbank and enable Council to appropriately service the needs of residents.

- Brimbank's current Council owned court to population provision ratio of 1:29,816 is significantly above industry and average local Council provision ratio guidelines of 1:10,000. Brimbank has the second highest provision ratio when compared to the Western Metropolitan LGA's. Brimbank's court to population ratio is derived from the total number of courts owned by Council (7) and the current population of 208,714.
- This ratio is reduced to 1:10,435 when non Council owned courts (13) and Council (7) are factored in using totals of 20 courts and current population of 208,714. It should be noted that in Brimbank indoor sports are serviced by a network of facilities, which include Council, schools, private and neighbouring LGA provision.
- The number of indoor courts and facilities owned and managed by others (i.e. education or private), and the factors associated with relying on private facilities and the education sector to service the needs of clubs and associations.
- Brimbank's court to basketball player ratio of 1:541 is above Basketball Victoria guidelines of 1:300-500.
- Based on Netball Victoria's provision ratio's, there is a significant shortage of netball courts (34) in Brimbank. Brimbank has the greatest need for additional netball courts when compared to the Western Metropolitan LGA's.
- High participation rates for basketball and netball in Brimbank and the need to provide additional training and competition courts to meet demand. There is currently a waiting list for additional basketball teams at the Keilor Basketball Association.
- The need to ensure equitable access to indoor facilities for other sports such as badminton, volleyball, table tennis and futsal to ensure that these sports have access to fit for purpose facilities during peak times.
- Providing appropriate levels of indoor sports facilities to meet future population growth, especially in the Brimbank South planning precinct and the needs of a culturally diverse community.
- Future investment from Council should consider that four or more courts are required to operate a financially viable and sustainable venue.

## Sports Facility Development Plan Strategies

The Sports Facility Development Plan (2018) is Council's overarching strategic document relating to sports facility provision and investment to ensure the sports participation needs of the Brimbank community are met now and in the future. It identifies a combination of four strategies are required in order to successfully address any gaps in sporting facility provision. The recommendations provided for the Indoor Sports Facilities Feasibility Study are in line with these strategies which are:

1. Optimise the use of existing sports facilities in Brimbank
2. Develop additional facilities at existing sports sites in Brimbank
3. Develop new sports facilities
4. Develop partnership agreements with neighboring municipalities and local organisations.

### Strategy 1. Optimise the use of existing sports facilities in Brimbank

One of the most cost effective and practical options in addressing the gaps in sporting facility provision is to optimise the use of existing facilities. The indoor courts at Council and education / privately owned facilities are not all currently operating at their optimal capacity.

#### Actions

- Further develop the operational Business Plan for Keilor Basketball Netball Stadium based on the findings of this Study to ensure optimal usage of courts and maximum efficiency in facility management practices (systems and processes) at the site.
- Undertake targeted program development and deliver during existing gaps at Keilor Basketball Netball Stadium and West Sunshine Community Centre.
- Undertake further work with Brimbank schools to maximise community access to existing indoor sports facilities.

### Strategy 2. Develop additional facilities at existing sports sites in Brimbank

This approach focuses on developing new facilities at existing sites to cater for current and future demand. The analysis of available Council owned sites and other opportunities for development identified opportunities to develop two additional courts at Sunshine Secondary College and at least three at Keilor Basketball Netball Stadium.

#### Actions

- In the short term (1-4 years) partner with Sunshine Secondary College to investigate opportunities to secure funding for the development of two additional courts at the West Campus. Explore shared community access through a Joint Use Agreement.
- In the medium term (5- 9 years) commence a business case to expand the Keilor Basketball Netball Stadium by three or more indoor courts with enhanced player and spectator amenity.

### Strategy 3. Develop new sports facilities

The development of new sports facilities is required to accommodate local community indoor sporting needs in the future. The analysis of available Council owned sites and other opportunities for development identified the following opportunities.

#### Actions

- In the short term (1-4 years) undertake a Master Plan at Energy Park to consider suitability for Councils Regional Indoor Sports facility. The facility should consider equitable access for smaller indoor sports such as badminton, volleyball, table tennis and futsal to enable these sports have access to fit for purpose facilities during peak times. Advocate for funding in the medium term (5-9 years) and undertake construction in the long term (10+ years).
- Over time and when land becomes available, assess non Council owned land in the south of the municipality (e.g. Graham Street school site), with the identified attributes required for an indoor stadium as outlined in this Strategy. If the site is State Government owned and surplus to needs, advocate for it to be provided to Council to meet local community needs.

### Strategy 4. Develop partnership agreements with neighboring municipalities and local organisations

Councils Sports Facility Development Plan (2018) identified the high importance of developing partnerships with local schools in order to meet the facility demands of the Brimbank community. This has been reinforced as a key outcome of the Indoor Sports Facilities Feasibility Study. It has been identified that many schools allow community access to their indoor sports facilities for training and competition, however this is often achieved through direct contact between the community and school. As such there is a future opportunity to pursue further Joint User Agreements through Council to maximise access to school facilities. In addition neighboring municipalities are planning a significant number of indoor sports facilities that will service the needs of the Brimbank community. This is due to the nature of indoor sports participation in which travelling to facilities outside of municipal boundaries is common place.

#### Actions

- Partner with the education / private sector and work with local schools / private sector to negotiate increased community access to existing indoor courts at school / private facilities.
- Continue to investigate future options to work and strategically plan with neighboring municipalities to provide indoor court access for Brimbank residents and indoor sports clubs.



## Snapshot of actions

The map below provides a visual representation of strategic actions and indicative timelines for implementation. Actioning these using a logical and strategic approach will ensure Brimbank sporting groups and residents are provided with the appropriate amount of indoor sporting facilities in the future.

### INDICATIVE PROJECT TIMELINES



Short term: 1 - 4 years



Medium term: 5 - 9 years



Long term: 10+ years

