

MARIBYRNONG INDOOR SPORTS STADIUM STRATEGY

FINAL REPORT

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1. Introduction

In early 2017, Maribyrnong City Council commissioned Otium Planning Group to undertake a feasibility study for RecWest Footscray.

The project was commissioned because the facility was aging (then 63 years old) and the buildings and surrounds were failing due to poor soil conditions causing the facility to sink.

The project brief identified that in the previous three years Council had developed a number of concept plans for the site and an allocation of \$1M had been provided in Council's budget to implement the recommendations within the master plan.

A review of the plans by Council Officers however, indicated that the recommendations were not based on a detailed understanding of the community needs and the budget was not sufficient to address the infrastructure requirements identified within the master plan.

The need to undertake a feasibility study to ascertain the demand for a Recreation Centre at this location or to service the area more broadly in the southern and or eastern part of the municipality was identified.

At the conclusion of the RecWest Footscray feasibility study it was determined that the facility was highly valued but had reached the end of its life and, there was significant demand for Indoor Sports Courts in Maribyrnong.

This led to Council commissioning Otium Planning Group in early 2018 to undertake the Maribyrnong Indoor Sports Stadium Strategy to provide a strategic approach to provision for indoor sports courts for the next 20+ years.

2. Project Methodology

The following details the methodology that has been followed to undertake Maribyrnong Indoor Sports Stadium Strategy.

Stage	Task
Stage 1: Project Inception	1. Project Plan
	2. Inception Meeting
Stage 2: Discussion Paper	3. Data Review
	4. Market Analysis and Demand Assessment
	5. Stadium Usage Review
	6. Stakeholder Engagement
	7. Discussion Paper
	8. Project Manager meeting
Stage 3: Site Review	9. Site options confirmation
	10. Site assessment criteria
	11. Site review and summary
Stage 4: Draft Report	12. Draft Component Brief
	13. First Draft Report
	14. First Draft Report meeting
	15. Draft Report update
Stage 5: Final Report	16. Draft Report meeting
	17. Draft Report update
	18. Final Report



3. Project Background

As identified, in early 2017, Council commissioned Otium Planning Group to undertake a feasibility study for RecWest Footscray because the facility was aging (then 63 years old) and the buildings and surrounds were failing due to poor soil conditions causing the facility to sink.

In the three years prior to 2017, Council had developed a number of concept plans for the site and \$1M had been allocated in Council's budget to implement the recommendations within the master plan.

A review of the plans by Council Officers however, indicated that the recommendations were not based on a detailed understanding of the community needs and the budget was not sufficient to address the infrastructure requirements identified within the master plan.

The need to undertake a feasibility study to ascertain the demand for a Recreation Centre at this location or to service the area more broadly in the southern and or eastern part of the municipality was identified.

The feasibility study provided a detailed review of and options for RecWest Centre. It identified that:

- There is need for between 4 and 12 additional indoor sports courts to service the demands for indoor sports over the next 25 years with an immediate need for a 4-6 court facility.
- The single indoor court at RecWest is heavily used for training by a number of clubs affiliated with the Westgate Basketball Association. The court is not used for competition, as it does not comply with current run off standards.
- Industry trends indicate the most effective indoor facility development model includes the provision of multiple courts (preference for minimum of 4) that can be used by a range of indoor sporting codes i.e. basketball, netball, volleyball, futsal etc. This model ensures both the financial and social viability of the facility.
- The market research supports the need for additional indoor sport courts in the Footscray area however the capacity of the RecWest site to accommodate multiple courts is severely limited. The loss of the single court would have a significant impact on the clubs and teams currently using the venue for training activities.

Given the identified demand for additional indoor sports courts the following options were identified:

- **Option One** - Develop a minimum three courts as part of a redevelopment of the RecWest Footscray site.
- **Option Two** - Develop a community Centre only at the RecWest Site and identify an alternative location for a multi court facility in the catchment area.

The RecWest Footscray feasibility study concluded that RecWest was not a suitable location for a multi-court stadium for a number of reasons:

- Insufficient land
- Condition of the site. Contaminated fill site/unstable ground
- Impact on neighbour amenity

As a result, there was a need to look at provision for indoor sports courts municipality wide.



4. Project Area

The City of Maribyrnong is located in Melbourne's inner western suburbs between 5 and 11 kilometres west of the Melbourne CBD.

The City of Maribyrnong is bounded by the City of Moonee Valley in the north, the City of Melbourne in the east, the City of Hobsons Bay in the south, and the City of Brimbank in the west. The western boundary runs along Duke Street and the Newport-Sunshine railway line, while the southern boundary is the West Gate Freeway.

The municipality covers an area of approximately 31 km² and includes the suburbs of Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, Tottenham, West Footscray and Yarraville.

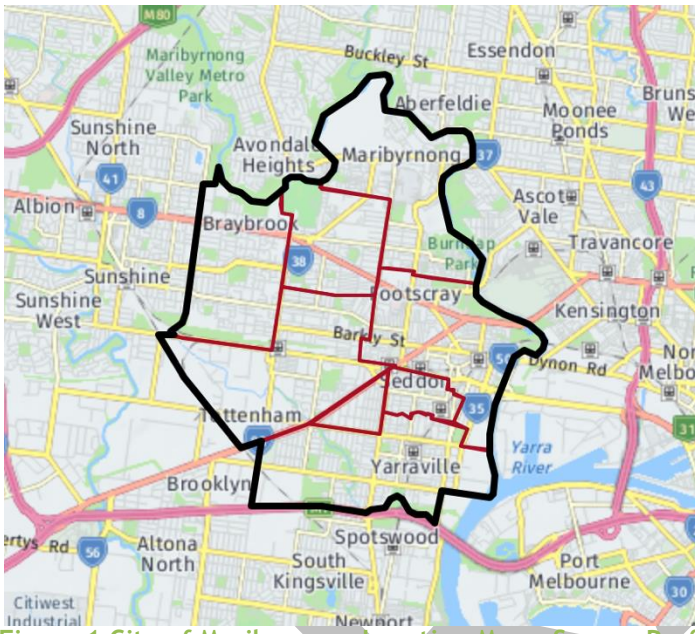


Figure 1 City of Maribyrnong Location Map - Source Profile ID.

4.1 Demographic review

A review of the demographic profile of the Maribyrnong City Council area was undertaken. This was based on information obtained from .id, an online based website who complete demographic analysis along with documents supplied by Maribyrnong City Council.

Some of the key features of Maribyrnong City's current and projected demographics that will impact or should be considered in planning Indoor Sports Courts are provided below. They characterize a population with a high requirement for access to an active lifestyle that is affordable and easily locally accessible. Such a lifestyle requires access to appropriate, fit for purpose facilities and indoor sports courts would typically be an expectation.

Population

- Actual and projected growth are both higher than Victorian averages
- Residents aged 25 - 44 years (considered to the most physically active ages groups) are over-represented and those aged 45+ years are under-represented
- Contrasting findings for Greater Melbourne, there are slightly more males than females within the population



- Between 2006 and 2011 trends show that Maribyrnong City Council area population increased from 63,141 people to 87,355 people (ERP 2016). This equates to an approximate growth of 13.5% of the population (8,493 residents)
- It is expected that the population within the Maribyrnong City Council region will increase 108% from 87,355 (ERP 2016) to 156,290 in 2041

Diversity

- Maribyrnong is very culturally diverse with 34.4% born in a non-English speaking country, and 42.8% speaking a language other than English at home, compared to just 24.2% and 29.1% in Greater Melbourne.
- The most common language spoken at home other than English is Vietnamese, spoken by 11.9% of the population, followed by Cantonese (3.6%), Greek (2.7%), Mandarin (2.6%), and Italian (2.4%).
- The rate of new settler arrivals is nearly twice the state average, with around 5% being humanitarian settlers.

Disadvantage and social capital

- Median household income is about average, while unemployment rates are above average
- Individual weekly income of residents in Maribyrnong compared to Greater Melbourne in 2011 shows that there was a similar proportion of people earning a high income (those earning \$1,500 per week or more) and a higher proportion of low income people (those earning less than \$400 per week).

Housing, Homelessness and transport

- 8.5% of dwellings are social housing dwellings, more than double the state average
- 75.8% of residents own one or more vehicles which is lower than the Greater Melbourne population where 84.8% own one or more vehicles.
- Rental affordability is well below the Victorian measure and house prices well above, however rates of mortgage and rental stress are around average.

4.2 Impact on Indoor Sports Court Provision

With the most active age groups of between 25 and 44 years so highly represented, a high level of disadvantage and a high level of cultural diversity, the need for affordable and accessible community facilities that can promote, support and encourage health, sport, being physically active and community connectedness are important and will become increasingly so.



5. Indoor Sports Facilities Review

5.1 Maribyrnong City Council Facilities

A review of indoor stadiums in the City of Maribyrnong has been undertaken. There are 8 indoor sports stadiums in Maribyrnong providing a total of 17 indoor sports courts. There is also one venue exclusively for badminton. Three of the eight facilities are local school facilities, three are owned and/or managed by Victoria University and two are Council owned. Only one of Council’s facilities are suitable for competitions. The other non-Council owned facilities identified as being suitable for competitions, generally offer local groups limited access. None of these give priority to local groups and so have a broad range of external users from both within and outside of Maribyrnong.

There are eight courts that are primarily available and used for local competition. These are Whitten Oval Community Sports Stadium and RecWest Braybrook.

The table below shows current provision of indoor sports facilities in Maribyrnong City.

Table 1 Maribyrnong City Council Indoor Sports Stadium Provision

Facility	Number of courts	Compliant for competition	Use by community clubs*	Map Ref
Stormers Badminton Centre	9	Badminton only	No	1
Braybrook College	1	No	Yes - but at capacity	2
Gilmore College for Girls	1	No	Yes - limited	3
Maribyrnong Secondary College	2	Yes	Yes - limited local access	4
Victoria University Community Sports Stadium (Whitten Oval)	4	Yes	Yes - subject to short notice changes	5
Footscray Park Aquatic and Fitness Centre	3	Yes	Yes - limited local access	6
Footscray Nicholson Recreation Centre	1	No	Yes - limited local access	7
RecWest Braybrook	4	Yes	Yes	8
RecWest Footscray	1	No	Yes	9
Action Indoor Sports	3	n/a	No	10

Note: 2 outdoor asphalt netball courts are identified in Maribyrnong. 1 in Braybrook Park, Braybrook & 1 in Rogers Reserve, Maidstone.

The map below indicates facilities that are available for community use.



Figure 2 Map of Maribyrnong Indoor Court Facilities



5.2 Regional Indoor Sports Facility Provision

A review of indoor stadium facility provision in the following neighbouring municipalities has been completed to identify key issue or facility developments that impact facilities in the Maribyrnong area. A total of 35 facilities and 69 courts were identified across five neighbouring municipalities:

- Hobsons Bay City Council - 3 facilities (8 courts)
- City of Melbourne - 6 facilities (11 courts)
- Moonee Valley City Council - 8 facilities (9 courts)
- Brimbank City Council - 10 facilities (17 courts)
- Wyndham City Council - 8 facilities (24 courts)

Appendix 1 provides a listing of the regional indoor facilities.

The map below shows facilities that are available for community use across the region.

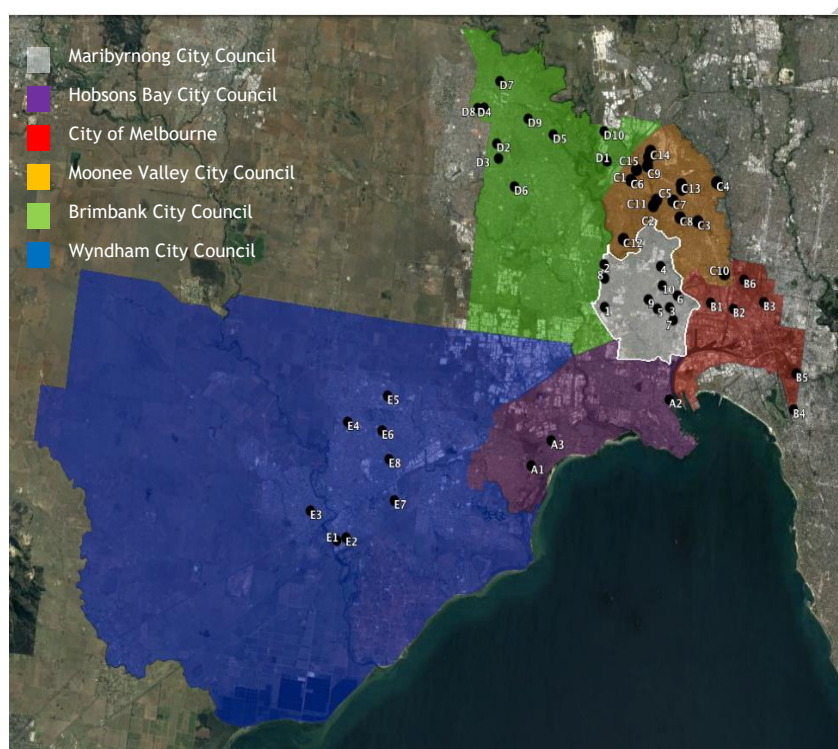


Figure 3 Map of Maribyrnong and Regional Indoor Court Facilities

The review has clearly identified a significant lack of indoor courts within the Maribyrnong area. RecWest Braybrook is the only community multiple court (4 courts) facility available. Both Victoria University and Whitten Oval also have facilities with four courts however community use of these courts is restricted.

There are a number of single court facilities located within school facilities. These facilities may not be compliant to current standards and are being used primarily for training activities.

The discussions with neighbouring Councils indicate a high demand for additional indoor courts across the region with the Cities of Hume, Melbourne and Moonee Valley all requiring facilities and all considering or currently undertaking strategies to address the unmet demand.



5.3 Existing Facility Occupancy Review

The occupancy level of Maribyrnong City Council’s indoor sports courts has been reviewed as part of this feasibility study.

Industry accepted trends indicate that peak usage for indoor sports courts is typically:

- Between the hours of 4.00pm to 10.30pm, Monday to Friday.
- 8.00am to 7.00pm on Saturdays and Sundays.
- Weekday peak usage between 4.00pm and 6.00pm is typically allocated to junior training or competition, while times after 6.00pm are typically allocated to senior teams.

These times will alter slightly if the facilities are based at a school. An outline of current usage/occupancy tables of Sports Courts across the municipality are provided in Appendix 2.

5.3.1 Summary of Maribyrnong City’s sports court occupancy

The table below provides a summary of the current occupancy levels.

Review of the individual venues and facilities (refer Appendix 2) shows that the sports courts have high usage in peak times however many of the courts are not used after 9.30pm whereas, as identified above, usage times up to 10.30 are considered typical for indoor courts.

Table 2: Maribyrnong Council indoor sports occupancy levels

Facility	Weekday Peak	Weekday Off-Peak	Weekend Day	Weekend Night
RecWest Footscray Multi-purpose Court (1)	49%	0%	79%	0%
RecWest Braybrook: Average /4 courts	66.75%	48.75%	92.75%	55.25%
VU Whitten Oval Community Stadium - Av. /4courts	86%	63%	95%	63%
VU Footscray Park Aquatic & Fitness Centre - Av/3 crts	80%	91%	70%	17%
VU Footscray Nicholson Recreation Centre - Multi-purpose court (1)	64%	58%	64%	17%
Maribyrnong Secondary College - Average 2/crts	61.5%	0%	43%	89.5%

The review indicates however that the two main indoor sport courts used for local sports competition and training are at capacity during peak usage times. Whitten Ovals is at 86% weekdays and 95% weekends and, RecWest Braybrook is at 66.75% weekdays and 92.75% weekends.



6. Consultation and market research

Access to multi-court facilities that allow for the efficient running of competitions is a critical issue for most indoor sporting clubs and associations.

State Facility strategies developed by Queensland, NSW and Victoria all found that in most cases, participation rates are higher in regions where indoor sporting codes have access to multi-court facilities for competition. They identify that the level of court provision, the hours allocated during peak times and the number of locations volunteers/players travel, impacts on the level of participation.

Data was collected from locally based associations and clubs, regional associations and relevant state sporting bodies to determine the level of participation in indoor sports in Maribyrnong, the key challenges experienced by local groups, the range of facilities available in Maribyrnong and their level of use.

6.1 Local Indoor Sports Associations and Indoor Facility Managers

Council officers identified a number of key stakeholders whose input was considered important to inform this study. They were:

- CitySide Sports (key provider of netball services in Maribyrnong)
- Victoria University Managers of VU & Whitten Oval sports courts
- Westgate Basketball Association
- Maribyrnong Secondary College
- Maribyrnong Basketball Association
- YMCA (RecWest)

Interviews were undertaken with representatives of each of these organisations. A summary of key findings follows.

6.1.1 Local Basketball Associations

There are two Basketball Associations in Maribyrnong:

- **Westgate Basketball Association (WBA)** is a large organisation that has been in existence since only 2011 and has grown rapidly to meet demand over that time. It is a high performing, stable organization that is recognized as being at the forefront of innovation in programming and community engagement. The WBA has experienced an annual increase in competitions enrolments of over 10%, and in some of the junior programs well over 30%.
- **Maribyrnong Basketball Association (MBA)** is a community basketball association that runs its basketball competition at RecWest, Braybrook. The MBA's numbers have been reducing in recent years and it is finding it increasingly difficult to recruit and keep volunteers for its committee of management. Amalgamation with WBA is seen as an opportunity to resolve these challenges and continue to make basketball available to a community/community groups that need access. MBA places emphasis on engaging a large CALD population and enabling people with limited income to be able to participate. Clubs (Redskins) frequently waive or lower membership fees and provide uniforms free/subsidised rate.
- Because of commitment to accommodating and engaging those from lower socio-economic means, the cost of facility hire is a big issue/challenge. MBA would like access, equity and pricing to be looked at for the hardcore disadvantaged.
- These two associations are currently in discussions to amalgamate. Combined player numbers are:



Table 3: Local Basketball player numbers

Association	Player numbers
Westgate Basketball Association	1400 plus
Maribyrnong Basketball Association	400 - 450
TOTAL:	Approx. 1850

The key issues identified by WBA and MBA are summarised below.

Facility shortfall:

- Associations/clubs unable to expand further without facilities that can cater for the demand for training and competition games.
- Clubs train at a range of venues and effectively squeeze into whatever court/s they can find and often share courts for training. Often can only train once a week.
- Lack of courts limits what the club can do and what the kids can get out of their sport - pathway opportunities are limited forcing kids to go to other competitions for this.
- Courts are located all over municipality. It is hard to find volunteer coaches willing to travel to these locations
- Many local facilities have commercial competitions at peak times limiting access for community sport. Eg. MBA cannot get access to Whitten Stadium or RecWest at nights because of commercially run competitions
- Upgrade and expansion of indoor sports facilities is critical for the associations. Anecdotally, parents advise that not having quality, fit for purpose venues with adequate change rooms and climate control systems, causes players/families to move to other clubs/association in areas that have access to state-of-the-art facilities (eg Keilor and Werribee)
- WBA would like field teams in the Big V competition. This is a next growth step for the association and would provide clear pathways for players however, limited and non-compliant facilities mean that it is not possible to take that step.
- The Caroline Chisholm Catholic College is believed to be looking at developing an indoor stadium and is identified as a partnership opportunity for Council to develop 4 new courts in the municipality.
- It is likely that the Redskins Basketball Club would leave RecWest and go to Caroline Chisholm College if it were to develop three to four new courts

Existing facilities

- The WBA has committed to RecWest Braybrook this season as its permanent venue of choice for representative basketball but to meet demand it also considering use of RecWest Braybrook for its domestic competition, local and State-wide tournaments, as well as a future site for a professional competition such as Big V. However, the facility does not currently meet the standards required to host these events so facility upgrade to comply with these requirements would be essential to committing to entering into a long-term agreement with RecWest.
- There are some short-term amenity issues with existing facilities need immediate action as follows:
 - New air conditioning
 - Refurbished toilets and change rooms
 - Roof repairs
- The RecWest Braybrook stadium hasn't changed in 25 years. It's tired and needs a revamp. It no longer meets people nor the peak body's expectations for a competition standard facility. Issues include:
 - Stadium leaks in when it rains
 - Lack of carparking is also an issue.



6.1.2 YMCA - RecWest Management

The YMCA RecWest Management Facility provided feedback on facility use, capacity, users, and any unmet demand. It:

- Considers indoor sports stadiums to be an essential part of community health.
- Identified the importance of good collaborative management. It has a good collaborative relationship with both Westgate and Maribyrnong Basketball Associations.
- Competence in facilities and program delivery is a real strength for YMCA
- YMCA disability services is a growing use of facilities at both Footscray and Braybrook. Virtually use all of the spaces during the day is by YMCA disability services.

RecWest Braybrook

- High court usage at peak times which will increase further now that Westgate Basketball Association has made it their home stadium.
- WBA representative basketball now happens on Friday nights and all four courts are used for domestic competition on Saturday. Additionally, a lot of the court time is being used during the week for training.
- Caroline Chisholm Catholic College are dominant day time users. They are reported to have plans to build their own 3 court venue. There may be an opportunity to partner with the college on out of hours management.
- Sundays there is a lot more casual usage and this is a development opportunity. RecWest Braybrook is one of the few facilities where groups can hire outside of the club structure. Mondays and Sundays are predominant days for that.
- Given high usage and now rep basketball requires new changerooms.
- Disabled toilet is not compliant.
- Better ventilation (council has just got contractors into quote for ceiling fans - that should be good for winter and summer).
- Better security required (CCTV on the exterior of the building) is needed as security is an issue (stabbing, attempted abduction). Want to create a safe, fun space. There are blind spots in the carpark. Stabbing and tagging makes this a priority.
- Entrance needs a freshen up - the floor (court one) has come away from the joists.

RecWest Footscray

- Is a very tired facility that needs renovation/upgrade. Despite its declining facility quality and poor support amenities, the gym has reasonably good membership
- Overall the Footscray facility has good usage at night. There is a lot of seniors use (free use) during the day.
- Footscray requires a full redevelopment. The facility is sinking, it leaks, there are vermin etc. There is a long-term plan for a full redevelopment.
- RecWest Centre Director pitched a number of short-term upgrades. Council is considering these.
- YMCA's MPS survey scores show that members love coming here (Footscray) but the changerooms are so horrible. Facilities limit capacity to accommodate people who would like to train before work as there is nowhere satisfactory for them to shower and change after training.
- In the short term a redesign of the existing changerooms would allow membership to go up to 450. (currently approx. 330. At peak it was up to 350 and climbing.) It is believed that the return on investment would be high. Improved amenities are essential for the sons/daughters of the west programs.

Pennell Hall

- YMCA also look after Pennell Hall (off site) Council recognise that needs to be redeveloped too. Community Hall that gets hired for table tennis, dance groups etc. don't have parties there - if there and of real community benefit.



Facility Programming

- A small but developing (YMCA initiated) program at Braybrook is gymnastics. The difficulty at the moment is lack of coaches. YMCA is currently working on recruiting secondary students as volunteer/assistant coaches.
- School Holiday Sports Clinics. Typically VU will come in run a high-quality clinic. This is a low cost program for local residents but also a pathway for employment.
- YMCA has specialised sports fitness programs based on community need. Examples of programs implemented are:
 - The diabetic group fitness program.
 - Health and fitness program for Women's Refuge - they've transitioned to working here.
 - Outreach to local schools for health and fitness programs.
 - Excursions. eg older group camp at Bacchus Marsh. Enhanced customer experience for members, but likely to be opened up to anyone that wants to go.
 - YMCA disability services unit has developed an all abilities basketball program
 - Partnership with David House (another community agency)
 - Healthy Lifestyles - originally personal training and now excursions to other site
 - Disability services have a gardening/workplace program.
 - Currently looking to start a catering program with DSU as well as all abilities gymnastics.
 - Big Bang Youth program on Friday nights in conjunction with Maribyrnong Youth Services. Trying to develop as something more than sport and recreation
 - YMCA open doors program provides access to any of their programs if anyone is disadvantaged. They can apply to any programs. There is fundraising to fund people being able to access in this way. YMCA also works with other agencies to actively try to target/spend the money raised.
 - Other programs/assistance for people with disadvantage that YMCA support includes:
 - Jim Markovski sends list of about 30 people who have hardship and they don't pay door fee for basketball.
 - Sport in Schools grants - deliver basketball programs for local school via grants. Offer competitive price for that. Schools don't have resources. Looking to expand in Gymnastics.
 - Partnerships - council relies on Y to run 'son's and 'daughters' of the west program - they are a trusted partner for council.
 - Active Maribyrnong and Spring into Summer program - key partners
 - Co-health client transition program. Co-Health looks for mainstream gyms to transition their clients out into.
 - In development - relationship with ReLink - lunchtime programs for disadvantaged. In-kind access. They'll provide structure to manage people coming in.

Gymnastics

- Gymnastics Vic (CEO) is working with YMCA for further implementation of a gymnastics program. Take up so far has exceeded expectations. It's run as a set-up, pack-away program as there is no dedicated gymnastics space. The impediment to growth is lack of coaches. There is huge demand but need to make sure it runs well to make it sustainable.
- RecWest YMCA have equipment, for gymnastics.
- Numbers are still small, but are limited by resources. Indications are that it is going to grow significantly. Aim is expand into all abilities as that is identified as a real gap/opportunity.
- YMCA do not see themselves as competing with Footscray City Gymnastics as the YMCA approach is more of a social gymnastics structure rather than a club base.
- The YMCA reports having a good connection to volunteers. Good connection to VU. Getting them as their project to develop an open doors events - reduce cost and have better impact.

Maribyrnong facility provision/gaps

- There is a shortfall as current facilities are at capacity. Aware of community concern about what's going to happen with VU and Whitten facilities - that they may not be able to be accessed.
- 4 courts development at Tottenham railway site is considered a good solution. It's close enough that you could create that community feel and /or connection with Braybrook.



- There is lack of multi-use facilities. A space that could be used for Gymnastics or other activities at either site (eg Dance, Calithenics etc) would be important. Early signs are very good for Gymnastics
- A main user at Braybrook is Futsal. Consideration should be given to creating outdoor multi-use facilities (eg. take demand off indoor space at Braybrook. (outdoor 5 a side place)
- Event Space is a potential opportunity. RecWest Braybrook has been hired out as an event space. Ideas include Roller Derby, Indian Flower Festival, School Assembly's (up to 1700). There are no facilities in the municipality for this.
- Important amenities include:
 - Commercial kitchen
 - Loading dock.
 - Good waiting area - gathering space (red flag is some people are challenging)
 - External to the facility - including in much more welcoming entry
 - Create Mezzanine over amenities to expand spaces available for other activities - club office.
 - Maybe install windows to allow for visibility out. Include natural light.
 - Storage - for YMCA and user groups

Management

- Believe effective outcomes could be achieved if MAC, RecWest Braybrook and Footscray were aligned. There would be greater efficiency, economies of scale. Given success that YMCA is having with the community and as a reliable partner, they could offer a lot.
- YMCA goes out and finds out what the community wants and tries to find solutions. It engages with community. It is very good at providing welcoming community spaces.

6.1.3 CitySide Sports

CitySide Sports is a social sporting competition that offers full court netball, hardcourt volleyball, indoor beach netball and indoor beach volleyball in 10 venues across Melbourne.

In City of Maribyrnong, CitySide Sports runs netball and volleyball competitions out of Whitten Oval Community Stadium (4 courts Monday nights) and Netball and Volleyball out of RecWest Braybrook. Participation numbers are:

Table 4: Local Netball and Volleyball player numbers

Sport	Player numbers
Netball	710
Volleyball	74

These numbers are broken down as follows:

Whitten Oval - Monday Night - NETBALL:

- 31 ladies teams = approx. 230 female players
- 46 mixed teams = approx. 205 female players & 160 male players
- Play on 4 courts, first game 6pm and last game 10:10pm.
- Can fit 64 teams in each week, which means that 13 teams have to have a bye every week, so miss out on a game.

Braybrook - Monday Night - VOLLEYBALL:

- This is a relatively new competition. We have 4 teams at the moment totalling 24 players. However only access to one court and therefore cannot grow past 8 teams playing each week.

Braybrook - Wednesday Night - NETBALL & VOLLEYBALL

- 10 ladies netball teams - approx. 75 female players
- 6 mixed netball teams - approx. 25 female players and 15 male players
- 8 volleyball teams - approx. 50 players
- The Wednesday competition is fairly new as well. The netball is into its third season and the volleyball in its first season.



- The Volleyball is not at maximum capacity and more room is needed to be able to grow the competition. The Netball has room for approximately 6 more teams each week to be playing.

Volleyball and Netball issues and ideas:

- Netball seems to have maxed out
- Volleyball is very popular. There is demand but no competitions. The demographics of volleyball players is that you need to keep costs low
- CitySide would be looking any stadium for volleyball. Wants two courts on any netball courts with run off however cannot find available venues.
- Preferred business model would be to book whole stadium and fill it

New Facility Needs:

- Public transport is a huge factor. This is clearly linked to level of participation
- Anything smaller than 4 courts would not be big enough
- Storage is a priority
- Admin area for stadium management and club admin
- Change rooms are rarely used by CitySide clients
- Air conditioning

Social aspect:

- Have had discussions through YMCA. Would like to offer kids who can't afford to play sport. CitySide interested in working with council and YMCA

6.1.4 Victoria University: VU & Whitten Oval sports courts management

Facility Strategic Planning

- Interested in working with Council. Particularly interested in business side of facility management and are happy to share their learning.
- Interested in independently managed facility with shared co-funding new facilities - would be worth pursuing
- Would need to see strong education return for jointly funded/shared facilities but could bring other funders to the table
- Bigger picture vision: connect venues to Maribyrnong River. Opportunity for long term strategy. Leaders in sport utilising existing facilities

Facility Management

- Would be interested in facility management. Have a team to review current operation and reporting opportunity

Facility Demand/Gaps

- There is demand (unmet) in peak use times. More facilities would allow more events. Strategically there would be benefit in running more events
- VU need teaching/lab facilities next to stadium for academic purposes. Looking at use of club rooms for co-function events
- If had more water space would want more flexibility. Gym facilities included
- Show court space - training camps - accommodating. Flexible seating would be good.
- Site for new facilities: Hospital site would be good
- For VU new stadium/court facilities are priority. This is a high demand area. Aquatics not priority. VU needs playing fields and indoor courts.



6.1.5 Maribyrnong Secondary College

New facilities and strategic planning opportunities:

- Identify that there may be opportunities to partner and collaborate. MCC and MSC are open to this.
- MSC may have interest in Indoor Stadium Strategy (a 20 years strategy that considers how many courts are needed and suitable location/s) planning.
- MSC would like to consider opportunities for shared facilities in view of Council's development of Robert Barrett reserve.
- The combined Council (including MAC) and MSC could be considered a sporting precinct. It would be interesting to look at how do we maximise opportunities across the sites.
- There are some strategic opportunities across the combined sites. Keen to discuss what's happening across the precinct and any opportunities to co-locate and/or cooperate.

Facility Gaps:

- Understood that Maribyrnong City Council has an undersupply of indoor facilities.
- Netball doesn't have strong presence in Maribyrnong. There is going to be high demand for indoor facilities.
- Facilities that are missing that there may be some opportunities for include a proper 400m track would be good.
- More court space is needed. Currently volleyball shares with basketball. Netball has to be squeezed in early morning
- Spreading court use over more space. Robert Barrett will make a difference. If there were courts at RB, would that help alleviate pressure.
- Have made more use of VU in the past than do now. Have very narrow windows 3.30 -5pm. After that don't need.
- Demand on facilities could shift overtime depending on the skills of students. Eg if there are lot of gifted soccer players...program goes there, but will shift over time.
- MSC know Basketball, Netball (anecdotally), table tennis (no facilities) - table tennis was in the original school masterplan. Futsal demand. Gymnastics have had a couple of commercial operators knock on the door.
- Taekwondo have knocked on the school door for national academy. Taekwondo at VU maybe quite a few at this school.

MSC's sports program:

- 14 core sports. All technically coached. A number of sports are associate sports were kids have all their own coaches.
- In last 10 years there's been an increase of professionalism of coaching. Individual interests preference is growing for payment of own coaches.
- 575 of student population are part of academy - 575 (45%) students.
- There are non-participants in the academy. For mainstream kids there is no water based program...but anecdotally there is a need for more water space.

MSC facilities:

- Fully utilise facilities from 6am to 6pm. After that they are fully rented.
- There are 50 community organisations using MSC facilities, but most are not Maribyrnong based.
- The school accommodates the overflow from City of Moonee Valley and Brimbank Clubs.
- MSC has term by term agreements and do not have strong connections to any of the hiring groups.
- Social Sport makes use of the facilities at the school for volleyball.
- Penleigh Essendon Grammar School use indoor courts for a community based competition.
- \$56 for basketball court per hour- that's the standard rate (for profit groups). Do have different rates for NFP's/Profits.
- In terms of management - school has duty managers. Current facilities, the courts are used 3-30-5pm for basketball. Mixing school programs with external
- There may be more potential for indoor stadiums. Community use of facilities is 5-10pm.



Future facility development:

- The school could be interested in a joint masterplan with Council
- Current stadium is only half of the original plan. Major geotechnical issues with the site. There is some space that could be built on (currently has a portable on it)
- School will be looking for possible sites for additional facilities. Thinking about the whole site school and Robert Barrett masterplan. School is demolishing some facilities.
- MSC happy to share a copy of the school masterplan.
- There is not enough carparking. On Saturday, there is a club renting for competition, there is no parking. MSC was never built as a competition venue so parking for this was not planned for.

6.2 State Sporting Associations discussions

Consultation was undertaken with key state sporting associations to understand the Maribyrnong’s sports participation and courts requirements from a broader perspective.

6.2.1 Basketball Victoria (BV)

Discussion was undertaken with Wayne Bird Manager - Facilities and Government Relations and Mark Hubbard - Facilities & Government Relations Basketball Victoria. The following provides a summary of key issues.

BV has been in regular discussions with Westgate Basketball Association concerning its need for more court space in the inner west and the pressure currently being applied on access to existing courts, especially at Whitten Oval. In addition, clubs/ teams affiliated with the association, based in the Footscray area are struggling to get access to training facilities at times suitable for their participants and coaches.

Participation in basketball by residents in the City of Maribyrnong and facility provision is approximately half of the Victorian rate despite Westgate Basketball Association’s rapid growth since its formation. BV and Westgate Basketball Association are having discussions with Victoria University and the Manager of Whitten Oval Indoor Sport facilities to identify possible other development options in the area following advice from Western Bulldogs that it is seeking increased access to the Whitten Oval facilities for its own use, especially for its community programs.

Table 5: Maribyrnong Residents Registered with Basketball Victoria - Suburbs and postcodes

Suburb	Postcode	Player #'s 2016	Player #'s 2018
Braybrook	3019	22	19
Footscray, Seddon, Seddon West	3011	96	100
West Footscray, Kingsville, Tottenham	3012	272	275
Maribyrnong	3032	304	303
Yarraville, Yarraville West	3013	335	327
TOTALS:		1029	1024

The table on the following page compares the current Maribyrnong basketball participation rate to the State basketball participation rates.



Table 6: Maribyrnong basketball participation levels comparison against state participation

Category	Maribyrnong Participation Rate %	Victorian Participation Rate % 2016
Basketball	1.24%	3.50%

6.2.2 Netball Victoria

A review of the draft Netball Victoria's Facility Strategy identifies that the netball participation in the City of Maribyrnong is low (in the bottom 7 in the metro area). The strategy identifies two main indoor facilities used for netball (RecWest Braybrook (4) and Victoria University Community Sports Stadium (4)) and some use of Vic Uni Footscray Park courts. There are 4 netball organisations/associations that operate in the city (Cityside Sports, Victoria University Netball Western Netball League and Sunshine NA). NV advises that two of these Associations are not running competition at this time, VU have teams entered at Parkville, and Sunshine are currently in recess.

Feedback from Netball Victoria indicates that they are not aware of any other associations or clubs that would have an interest in the future development at RecWest Footscray. However, they advise that compliant quality courts would attract netballers (if the time available to netball is suitable), especially with growth in the area and the current lack of playing opportunities nearby. They reported that two courts at RecWest Footscray are more viable and would certainly make it more attractive and may encourage teams from outside the area to travel to train. They identified shortfall of suitable training facilities within the area. For example, some rep teams from Aberfeldie travel to Broadmeadows.

Netball Victoria has been made aware that Brimbank Council are also considering a development near to the RecWest Footscray location. A discussion is required between two Councils to review the joint opportunities.

The provision of additional courts in Maribyrnong, indoor courts resurfacing of existing courts and the provision of new outdoor courts appear to be the priorities of the Netball Victoria Facility Plan.

The Victoria University Netball Academy is based at VU's Community Sports Stadium at Whitten Oval, home to the new Western Netball league with partner Netball Victoria. Western Netball, an initiative of Netball Victoria, provides junior and open programs for those in the western suburbs of Melbourne.

NV advises that netball participation in Maribyrnong is low in comparison to others in the Metropolitan area, and the majority of netballers who live in Maribyrnong travel out of the LGA for their netball, especially to; Altona, Parkville and the Vic Baptist (Aberfeldie) Association being the main competitions they travel to. Noting that Altona and Parkville are both at capacity.

RecWest Footscray does not appear on Netball Victoria's facilities list. Netball Victoria advises that it was likely that the courts have been overlooked in recent requests for data (SRV and NV). Given its proximity to VUCS and it being a one court stadium it would be challenging to program anything significant. The proximity of RecWest Footscray to VUCS, and its size will mean it would be used for smaller programs and training if appropriate timeslots are available

Maribyrnong's courts are largely non-compliant (VUCS included, but a better standard than others), the quality of courts and competition in the area is a factor in the participation rate and there is a need to be able to provide both for the residents which will also relieve pressures on nearby facilities in other LGAs.



Table 7: Maribyrnong Residents Registered with Netball Victoria

Category of Participation	Number of Registered Participants 2016
Junior	440
Senior	238
Net Set Go	77
Short Season	48
SGV	30
Off the court	4
Life Member	1
Total	838

There are over 3,749 members in the Central Melbourne Region, 838 belong to Maribyrnong with strong junior numbers supporting very strong growth opportunities in Netball in the region.

The table below compares the current Maribyrnong netball participation rate to the State basketball participation rates.

Table 8: Maribyrnong basketball participation levels comparison against state participation

Category	Maribyrnong Participation Rate %	Victorian Participation Rate % 2016
Netball	0.88%	1.50%

6.2.3 Volleyball Victoria

Volleyball Victoria were able to provide membership statistics from 2017 as 2018 data is not yet available.

They noted that the membership numbers shown are likely lower than actual as some members fail to provide their postcode.

Table 9: Maribyrnong Residents Registered with Volleyball Victoria - Suburbs and postcodes

Suburb	Postcode	Player #'s
Braybrook	3019	3
Footscray, Seddon, Seddon West	3011	7
Kingsville, Maidstone, Tottenham, West Footscray	3012	20
Maribyrnong	3032	40
Yarraville	3013	20
TOTAL:		90



6.2.4 Badminton Victoria

Badminton Victoria identified that player numbers are relatively low in Maribyrnong. It was able to provide the following membership numbers however it should be noted that these are dependent on the accuracy of information provided by each of the member clubs.

Table 10: Maribyrnong Residents Registered with Badminton Victoria - Suburbs and postcodes

Suburb	Postcode	Player #'s
Braybrook	3019	14
Footscray, Seddon, Seddon West	3011	15
Kingsville, Maidstone, Tottenham, West Footscray	3012	16
Maribyrnong	3032	26
Yarraville	3013	1
TOTAL:		72

6.2.5 Futsal Victoria

Discussion with Futsal Victoria identified that there are no Futsal Victoria affiliation clubs playing in Maribyrnong. It is known anecdotally however that Futsal is available through a number of commercially run social competitions. This is also evident from some of the booking data provided from individual facilities. It is not possible to calculate the number of active futsal participants in Maribyrnong.

6.2.6 Gymnastics Victoria

Discussion with Gymnastics Victoria identified the following:

- Footscray City Gymnastics Club is Maribyrnong's only gymnastics club. It is a not for profit incorporated club operating out of a warehouse Mitford Parade West Footscray.
- The club established in 1981. It currently has a current membership of 1,488 members and has reached its capacity. A number of current participants reside in the Wyndham City Council area and as a result the club were looking at a potential satellite venue in the Point Cook area. These discussions have been put on hold as Belgravia Leisure are also investigating opportunities to develop Learn to Swim and Gymnastics facilities in Point Cook.
- There is also a small gymnastics program being run by the YMCA at RecWest Footscray. The program commenced approximately 12 months ago and has a current membership of approximately 60 people. This program is undertaken in the sports court area where equipment is setup and packed away after each session. Gymnastics Victoria would be supportive of any development that included Gymnastics facilities in the Maribyrnong area.

6.2.7 Table Tennis Victoria

Feedback from Table Tennis Victoria indicates that the Maribyrnong City municipal area is identified as a priority development area. There are no clubs (with TTV registered members) specifically based in Maribyrnong, however the clubs in surrounding areas have a great many Maribyrnong members.

In particular, the Vietnamese Table Tennis association which is based in St. Albans and has 100 members, is identified as a club with a large number of Maribyrnong members.

Feedback from the State Development Officer confirmed the need in the area and that lack of access to facilities is a key challenge. TTV has been funded by SRV to provide free programs to develop table tennis participation. They are particularly working with multi-cultural, access all abilities and women's groups to provide programs in an area that will lead participants into local clubs. TTV is keen to develop programs in the Maribyrnong area.

At the time of preparing this report, Table Tennis Victoria's electronic member postcode database was only partially complete. 47 members is therefore much lower than actual. There are 259 members in the clubs surrounding Maribyrnong although this number includes members from outside of City of Maribyrnong.



7. Facility Demand and Strategic Direction

There are a number of significant market research findings that are expected to impact on the long-term stadium requirements in Maribyrnong City. These are:

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

A summary of findings follows.

7.1 Current Indoor Sport Participation summary

Discussions with local sporting associations/organisations and the relevant state sporting bodies have identified the following indoor sports participation issues:

- The indoor sports associations and organisations interviewed for this project identified lack of available court space as a significant challenge and that local court shortage had in the past limited their ability to meet local demand for sport and into the future, this would continue. All existing venues are at or close to capacity in peak times.
- Demand for increased participation cannot be accommodated without groups, clubs and associations gaining access to more courts.
- There is not sufficient court time, nor sufficient competition standard compliant courts available in Maribyrnong municipality for associations to meet association/club competition and/or training needs.
- With high demand for competition purposes, access to courts for training is even more difficult with many clubs running training for a number of teams on one court at one time.
- A large number of basketball players living in Maribyrnong City Council are playing in venues and competitions outside of the municipality.
- There are no Netball clubs or associations based in Maribyrnong. All netball played in Maribyrnong, is played in social competitions run by commercial organisations (eg. CitySide Sports). All Netball Victoria registered players that live in Maribyrnong play with clubs and associations based outside of Maribyrnong.
- The majority of NV registered Maribyrnong residents play for the Altona Netball Association (394). 118 are members of Parkville Netball.
- Commercially provided social sport organisations are a feature of Maribyrnong's sports provision landscape with Futsal for Life, Social Sport (Playfutsal and Playbasketball) and CitySide Sports (netball and volleyball) being identified as users of local venues
- Sports such as Table Tennis have not been able to take-off in the area because of lack of access to facilities despite demand from local residents.

The tables below summarise the current participation levels of indoor sports in the City of Maribyrnong. The first provides data from the peak sporting bodies relating to registered members in Maribyrnong City postcode areas. The second provides the membership numbers provided by local clubs and associations.



Table 11: State association data summary of current Maribyrnong indoor sport participation 2017

Sport	Participation 2017	% of Usual Resident Population	State Averages
Basketball Victoria	1,024	1.24%	3.50%
Netball Victoria	727	0.88%	1.50%
Volleyball Victoria	90	0.11%	NA*
Badminton Victoria	72	0.08%	NA*
Futsal	Not available	Not available	NA*
Table Tennis	47	.06%	NA*
TOTAL	1,960	2.3%	-

* NOTE: State averages data is not collected by these sporting codes.

Table 12: Local club and association data summary of current indoor sport participation 2017

Sport	Participation	% of Population
Basketball	1,825	2.22%
Netball	1,437*	1.74%
Volleyball	164*	0.19%
Badminton	72	0.08%
Futsal	Not known	-
Table Tennis	47 - 259**	0.06% - 0.3%
TOTAL	3,545	4.43%

* NOTE: These numbers are an estimate based on peak body registered members and known social participants through CitySide. There are other social competitions for these sports that have not been included so participant numbers are likely higher than these estimates.

** At the time of preparing this report, Table Tennis Victoria's electronic member postcode database was only partially complete. 47 members is therefore much lower than actual. There are 259 members in the clubs surrounding Maribyrnong although this number includes members from outside of City of Maribyrnong.

7.2 Current Facility Provision summary

The review has identified a shortfall in the provision of indoor courts within the Maribyrnong area and that there are not enough indoor courts to meet current or future sports demand. The following provides a summary of the key issues identified.

- There are a total of eight indoor sports stadiums providing a total of 17 indoor sports courts. There is also one venue exclusively for badminton. Three of the eight facilities are local school facilities, three are owned and/or managed by Victoria University and two are Council owned.
- Of the eight indoor sports stadiums in Maribyrnong City:
 - Two are owned by Maribyrnong City Council. One of these is a single court venue that is at the end of its useful life, the other is a four court stadium that has some structural issues that need to be addressed, and limited capacity for expansion.
 - Three are owned by schools and offer only limited access for local groups. Maribyrnong Secondary Colleges are used extensively by external users, however the level of local group access is low.
 - Three are owned and/or managed by Victoria University. These facilities are able to be used by groups external to the university however the current usage level of these facilities is high with limited opportunity for local groups to gain more access.
 - Many of the courts do not meet current size/run-off and in some cases lighting requirements to be fully compliant for competition purposes.



- There are not enough facilities to meet the needs/usage demands of local basketball, netball, volleyball, futsal and badminton clubs/associations.
- Lack of facilities has affected all clubs/associations interviewed ability to:
 - Provide competitions for and/or field teams across all ages.
 - Accommodate demand and/or grow sports clubs.
 - Provide for open women's, seniors and midweek competitions.
 - Provide training - a number of clubs/teams are unable to train or have to train multiple teams on one court at one time.
 - Provide training and competition/play at the same venue.
- Across all the venues, there are design, size, condition and/or access constraints that limit their effectiveness as competition venues. Issues identified include:
 - Most current facilities court sizes and/or run-offs are not compliant for netball. Many do not have compliant run-off zones for basketball/netball.
 - Heating and cooling is an issue in most venues.
 - Amenity issues with existing facilities need immediate action including:
 - New air conditioning
 - Refurbished toilets and change rooms
 - Roof repairs/leaks
 - Lack of carparking is also an issue
- Importance of engaging with a large CALD population and enabling people with limited income to be able to participate. Local community-based associations and management frequently waive or lower membership fees and provide uniforms free/subsidised rate to facilitate participation
- Cost of facility hire is a big issue/challenge. Would like access, equity and pricing to be looked at for the hardcore disadvantaged
- Shortfall as current facilities are at capacity. Aware of concern from community organisations about what's going to happen with VU and Whitten facilities
- Lack of multi-use facilities - a space that could be used for Gymnastics or other activities at either site (eg Dance, Calisthenics etc) would be important
- Indoor Sports Facility trends indicate:
 - That a minimum of four courts are required for a venue to be financially viable.
 - Indoor venues with a size of 3,000m²+ have the highest median expense recovery ratio (92%)¹.
 - Multi-court venues are more socially viable for parents/referees not having to attend multiple venues.
 - Multi-court venues attract a vastly higher median number of visits than smaller facilities.
- Review of neighbouring Councils (Council's neighbouring Maribyrnong City Council) found a high demand for additional indoor courts across the region with all requiring additional facilities and a number either currently undertaking or intending to undertake strategies to address the unmet demand.

7.3 Predicted Participation and Court Requirements

Based on the predicted population growth of an estimated 66.9% increase over the next 20 years (to 2036), it is likely that the indoor sports participation for netball and basketball alone could increase to an estimated 5,400 participants if residents had access to quality, compliant, multiple indoor sports courts.

This participation level is based on:

- An increasing population in the most active age group 5-49 years.
- Providing opportunities for residents currently accessing programs outside of Maribyrnong municipal area to participate in their chosen indoor sport within their Council area.
- Providing opportunities for those residents who do not participate in indoor sporting activities due to lack of available opportunities locally.
- Access to multiple, quality courts that are fit for purpose and compliant.

¹ Benchmarking for Australian public aquatic & recreation centres: Operational Management, service quality, satisfaction, loyalty and benefits. Dr Gary Howat. CERM PI Project. Centre for Tourism & Leisure Management. UniSA Business School. University of South Australia



- Access to venues for training opportunities.
- Access to quality indoor sporting programs that provide a development pathway from beginner development programs through to elite programs.

It is assumed that participation in indoor sporting activities will increase in line with predicted population increases and demographic profile. Basketball, netball and volleyball particularly have claimed increases in participation over the last five years which are in line with the population increases during the same period. It is known that there is demand for futsal, but there is no data available for projected player numbers.

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

Based on the predicted population growth and using local club/organisation current membership numbers, the likely Maribyrnong participation in indoor sports could increase from close to 3,500 people to around 5,800 over the next 20 years. This assumption is based on the sports groups consulted for this project having access to a multiple court venue within the Maribyrnong.

The Table below details the predicted participation increases over the next 20 years and, based on this, the projected level of court provision requirement.

Table 13: Predicted participation and court requirements

	Year		
	2016 (current)	2026 (10 years)	2036 (20 years)
Population	82,288*	120,714	145,812
Percentage of populations change		38.19%	20.80%
Population aged 5 - 49 years	56,862	78,576	94,914
Predicted indoor sports participation	3,545	4,899	5,918
Court requirement	7 - 12	10 - 16	12 - 20
Current competition courts available	8**	8**	8**
Additional court needs	0 - 4	2 - 8	4 - 11

*Source: Profile ID ERP population estimates 2016. **Refer page 9 for current competition courts available assessment.

Based on these assumptions, it is estimated that between 7 and 19 courts will be required to service the demand for indoor sports courts over the next 20 years. If the current court provision is considered, the additional court requirement over that period is between 4 and 12 courts.

Over the course of the 20-year period to 2036, Council would need to continuously monitor actual population growth and participation levels and assess based on this, whether the number of courts to be developed should be at the higher end (i.e. up to 12 courts) or lower end (i.e. as few as 4 courts). Based on current population and the very high participation levels, a minimum of four additional courts would be recommended as a Stage 1 development.

7.3.1 Maribyrnong indoor sports stadium site review

A review of existing indoor sports facilities and/or potential sites for indoor sports courts was undertaken for this project.

The purpose of the site review was twofold. To evaluate the:

- Quality/functionality of existing indoor sports facilities and,
- Potential for each site to accommodate four, but up to six indoor sports courts.

The focus on the review of existing facilities was on:

- Current court design compliance and opportunity for expansion.
- Reported venue shortcomings from the user group consultations.
- Maintenance, renewal and/or upgrade that could improve the facilities 'fit for purpose' functionality and useful life.

The site review tour included inspection of the following facilities/sites:



Site/facility	Address
1. Mclvor Reserve	Fogarty Avenue, Yarraville Victoria 3013
2. Whitten Oval	417 Barkly Street, West Footscray Victoria 3011
3. Victoria University	Ballarat Road, Footscray
4. Braybrook Secondary College	352 Ballarat Road, Braybrook Victoria 3019
5. RecWest Braybrook	39 Lily Street, Braybrook Victoria 3019
6. Maribyrnong Aquatic Centre	1 Aquatic Drive, Maribyrnong Victoria 3032
7. VIC Track Linear Reserve	Sunshine Road, Braybrook
8. RecWest Footscray	Cnr Essex & Market St, West Footscray
9. Immigration site	61 - 71 Hampstead Road, Maidstone
10. Defence site	2 Cordite Avenue, Maribyrnong
11. Hospital site	Footscray

The evaluation of each site for its ability to accommodate the potential indoor sports courts was undertaken against a set of assessment criteria as follows:

Assessment Criteria	Explanation
Size of site	Does the site have capacity to fit four to six courts plus ancillary spaces?
Future expansion opportunity	Does the site have capacity for future expansion?
Visibility of the site	Is the site in a visible location?
Site topography	Is the sites topography suited to easy development of indoor sports stadium?
Planning/Zoning	Is the site's zoning/planning conducive to building a regional sports hub?
Site services	Does the site already have service connected?
Site access and traffic impacts	Is the site easily accessible? Is traffic management an issue?
Access to public transport	Is the site near/accessible by public transport?
Site geology	Does the sites geology make it easier or more difficult to build on?
Site ownership/control	Does Council own the site?
Location to future population/ catchment	Is the site located to be accessible to greatest population catchment?
Impact on current users	Is there any positive or negative impact on current site users?
Neighbourhood impact	Will there be impact on neighbours?
Image/compatible with use of the site	Does the proposed site use fit with current and/or expected future use?
Commercial potential of the site	Will development impact any potential commercial development potential for the site?
Capital cost of development	Will the site be likely to increase development capital cost?
Environmental impacts	Are there any significant environmental impacts from development on the site?



The full site assessment can be found in Appendix 1. A summary of the site review is as follows:

Site/facility	Score	Comments
Maribyrnong Aquatic Centre	72	Sufficient size, capacity to integrate as part of wider sporting precinct and linked to MSC school of “sporting excellence”
VIC Trak	70	Large site with high visibility and enough room for large 4 - 6 court stadium.
Whitten Oval	69	Sufficient size, capacity to integrate as part of wider sporting precinct and linked to existing indoor sports courts precinct. May have heritage issues and other sporting priorities.
Mclvor Reserve	58	Existing sporting facility, limited land availability for future expansion, access via residential streets (amenity issues)
RecWest Braybrook	55	Existing sporting facility, limited land availability for future expansion, access via residential streets (amenity issues)
Victoria University	52	Topography of the site poor, would require stacked building. Capacity to link to existing sporting infrastructure.
Braybrook Secondary College	51	Site owned by DET, Limited capacity for future expansion
RecWest Footscray	n/a	NOT SUITABLE: Insufficient land to fit 4 courts, impact on residential amenity, fill site/contamination issues
Immigration site	n/a	NOT SUITABLE: Size insufficient, Timing 4 years + before available. Next to mobile tower
Defence site	n/a	NOT SUITABLE: Heavily contaminated. Timing 4 yrs + (min) before available for use. Developer contribution currently being determined
Hospital site	n/a	NOT SUITABLE: Will be available but timing and use undetermined

It is recommended as an outcome of the site evaluation process that the Maribyrnong Aquatic Centre, Whitten Oval and Vic Track Land Parcel are the preferred sites for development of Indoor Sports Courts.

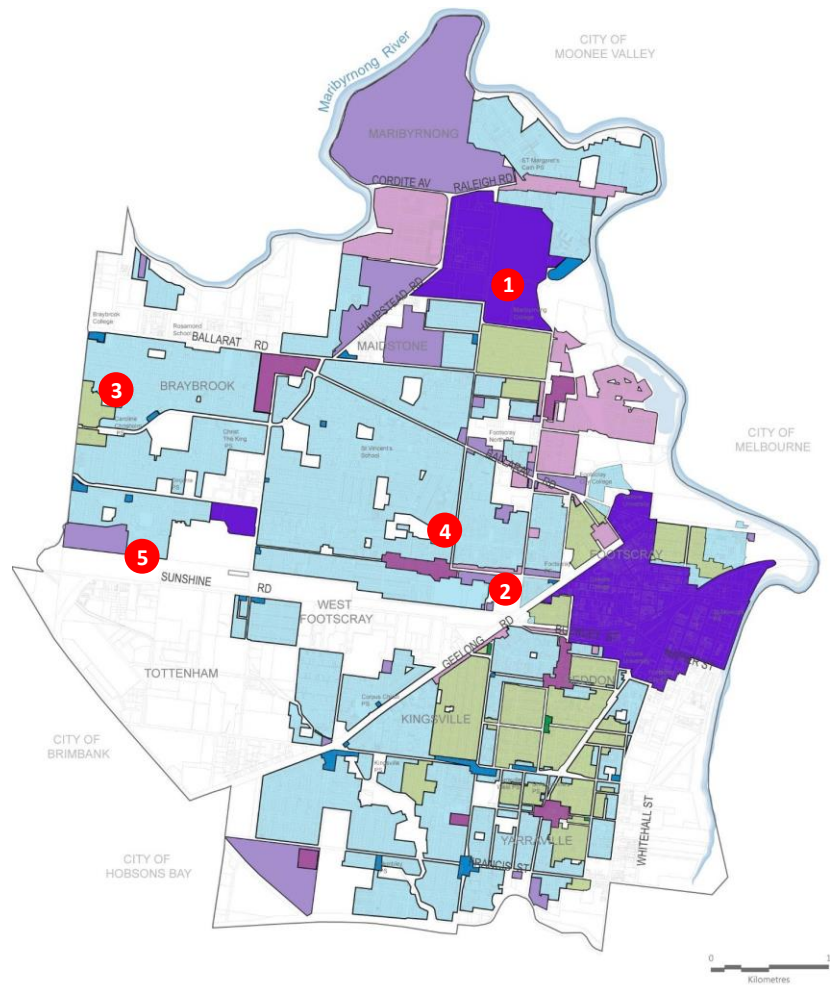
These sites scored most highly against all of the site assessment criteria however the most compelling arguments for these sites are:

- The availability of the required space to develop the facility components required.
- Potential for co-location of a range of leisure and sporting facilities to create an integrated leisure and wellbeing precinct.
- Accessibility to the rest of the municipality via closely located public transport links and the road network.
- Access to walking /cycling path connections
- Proximity to significant population, high density/ high-rise apartment developments.

7.3.2 Draft Housing Framework Plan

Maribyrnong City Council’s Draft Housing Framework Plan was in its final development stages concurrent to the development of this plan. That plan included a map of the municipality showing key activity centres and high-density housing areas.

The following shows the five preferred indoor stadium sites superimposed over that map. It indicates that MAC (1) is located in the middle of a densely populated (and increasing density) activity area, Whitten Oval (2) is at the edge of such an area, RecWest Footscray and Braybrook are both in an established residential area and the VicTrack land is in/alongside a strategic redevelopment site.



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Substantial Change Area	Incremental Change Area	Limited Change Area
 Activity Centre	 Local Centre & Small Destination	 Local Centre & Small Destination
 Strategic Redevelopment Site	 Established Residential Area	 Heritage, Neighbourhood Character & Other Areas
 Neighbourhood Activity Centre		
 Urban Corridor & Development area		

Source: Maribyrnong City Council, 2018 and SGS Economics and Planning, 2018

Key:

1	Maribyrnong Aquatic Centre
2	Whitten Reserve
3	RecWest Braybrook
4	RecWest Footscray
5	Vic Track Linear Reserve Braybrook

Figure 4: Preferred Indoor Stadium Site Options

8. Indoor Sports Courts facility component requirements

A component brief has been prepared for the indoor sports court facility in Maribyrnong. The brief reflects the findings from project consultation, other venue experience and industry best practice in terms of facility components required for indoor sports facilities.



8.1 Component Schedule

Table 14: Draft component schedule

ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m ²)
Indoor Sports Hall	4 to 6 full size indoor sports courts suitable for competition netball	<ul style="list-style-type: none"> Education Competition Events Training 	<ul style="list-style-type: none"> Meet universal design principles as a minimum 	<ul style="list-style-type: none"> Adjacent to spectator areas. Adjacent to amenities block Linkage to food and beverage area 	<ul style="list-style-type: none"> Potential future expansion zone Full development of 6 courts may need to be staged. This should be factored into the design solution 	<ul style="list-style-type: none"> 4 - 6 courts (for basketball, netball, volleyball and soccer) Courts 15.25m x 30.5m Run-off to netball dimensions 3.05 m unencumbered (4 m clearance between courts) Roof height 8.3m at highest point unencumbered. Provide adequate clearance for scorer's bench and seating between each court (approx. 1.5m) Provide adequate clearance for circulation space between courts (1.5m-1.8m). Provide adequate clearance for wheel chair access. Provide expansion zone. 	4 - 8 courts = 2,965 - 5,930m ² approx.
	Spectator Area	<ul style="list-style-type: none"> Education Competition Events Casual spectator 	<ul style="list-style-type: none"> Option (Stage 1) - basic fixed spectator seating adjacent to one court (250) Option (Stage 2) - show court provide seating provision (1000) Other courts - single row of seating along each court 	<ul style="list-style-type: none"> Along one side of one court (option 1) Along one side of one court (option 2) 	<ul style="list-style-type: none"> Allow floor loading for temporary seating for show court 	<ul style="list-style-type: none"> Row of seating between courts for spectator viewing additional area requirement 	200m ²
	Control/operations room	<ul style="list-style-type: none"> Education Competition Events 	<ul style="list-style-type: none"> Provide single control point for competitions and tournaments 	<ul style="list-style-type: none"> Direct access and viewing over courts - preferred 	<ul style="list-style-type: none"> Access via courts to submit scoresheets Capacity for 3/4 people Sliding window Potential link to reception 	<ul style="list-style-type: none"> Room 10m² 	10m ²
	Break out space (Athlete warm-up areas)	<ul style="list-style-type: none"> Education Competition Events Training 	<ul style="list-style-type: none"> Provision of team break out areas for pre and post-game briefings 	<ul style="list-style-type: none"> Away from courts to avoid disruption to games 	<ul style="list-style-type: none"> Should not be in run-off zone 	<ul style="list-style-type: none"> 6 x break out areas x 3m² each Potential for 2 larger areas (as part of 12) for wheel chair teams 	40-60m ²



ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m ²)
	Other support facilities - Storage, - Plant rooms	▪ Service areas	▪ Service areas	▪ Storage off main sports hall	▪ Storage of sports equipment for multi lined sports courts ▪ Storage systems to maximise store capacity	▪ Storage - 150m ² ▪ Plant - 300m ²	450m ²
Subtotal Indoor Sports Hall							3,665 - 5,168m²
Front of House Areas	Foyer/Reception/ Merchandising Breakout space	▪ All customers	<ul style="list-style-type: none"> ▪ Provide welcoming entry and reception area that allows users to relax and socialise before entering main activity areas. ▪ Social areas that encourage casual stay and increased secondary spending. ▪ Open gathering area for pre-match mingling and/or overflow from other community activity spaces and events ▪ Area for breakout during presentations and events ▪ Provide efficient access to all spaces, events and activities in the centre 	<ul style="list-style-type: none"> ▪ Links to lounge and café ▪ Links to main activity areas ▪ Links to show court 	<ul style="list-style-type: none"> ▪ Universal Design ▪ Way finding principles ▪ Allowance for vending machine locations ▪ Location of display cases for memorabilia ▪ Provide capacity for multi media/live streaming of games. ▪ Needs to integrate/provide seamless connection to the existing netball pavilion and outdoor court areas 	<ul style="list-style-type: none"> ▪ Foyer - 250m² ▪ Reception - 30m² ▪ Merchandising as part of reception 70m² 	350m ² <small>(size to be confirmed based on court and seating number)</small>
	Management Offices/ and club administration	▪ Centre staff	<ul style="list-style-type: none"> ▪ Provide areas for staff and centre administration. 	<ul style="list-style-type: none"> ▪ Close to reception ▪ Vision into activity circulation spaces. 	<ul style="list-style-type: none"> ▪ Possible extension of areas if further centre activity areas added ▪ Include additional small office space for club/association 	<ul style="list-style-type: none"> ▪ Offices 20m² ▪ Capacity for min 2 staff with 2 office spaces (centre mgt) ▪ Capacity for min 1 club/association member (separate space) 	35m ²
	Café/Lounge	▪ All customers and staff	<ul style="list-style-type: none"> ▪ Provide food area that attracts high secondary spend. ▪ Key socialisation area 	<ul style="list-style-type: none"> ▪ Links to foyer ▪ Ability to serve to indoor and facilities 	<ul style="list-style-type: none"> ▪ Linkage to other activity areas for sales ▪ Break out area 	<ul style="list-style-type: none"> ▪ Lounge - 70m² ▪ Informal collegial space ▪ Café serveries - 30m² 	100m ²
	First aid	▪ All Centre users	<ul style="list-style-type: none"> ▪ Provide access to first aid room linked to sports hall 	<ul style="list-style-type: none"> ▪ All Centre users 	<ul style="list-style-type: none"> ▪ Emergency service vehicle access ▪ Linked to drug testing and consulting rooms 	<ul style="list-style-type: none"> ▪ 10 m² 	10 m ²



ACTIVITY AREA	FACILITY COMPONENT	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER ISSUES FOR CONSIDERATION	AREA SCHEDULES	TOTAL AREA (m ²)
	Other support facilities - Storage - Plant rooms	▪ Service areas	▪ Service areas	▪ Storage for administration area	▪ Storage of sports equipment for multi lined sports courts	▪ Storage - 150m ² (height of 4m) ▪ Plant - 200m ²	350m ²
Subtotal Front of House							845m²
Change rooms	Change Rooms	▪ Facility Users	▪ Provide change room facilities	▪ Easy access to the show court ▪ Easy access from main entrance	▪ Space for ice machine and physio table(s) in each change room ▪ Capacity to develop mezzanine area above change rooms as part of a later stage.	▪ 2 dedicated change rooms. ▪ Uni-sex design. ▪ Each 100m ² ▪ 3 toilets and showers per change area ▪ 1 accessible toilet and shower per change area.	200m ²
	Amenities	▪ All customers	▪ Provide modern amenities easily maintained	▪ Adjoining all main activity areas	▪ Fully accessible amenities ▪ Baby change provision	▪ Separate public toilets male/female/accessible each 60 m ² (in line with BCA requirements) ▪ Service areas - 20m ²	140m ²
	Referees control room and change room	▪ Referees	▪ Provide modern amenities easily maintained	▪ Adjoining all main activity areas	▪ Fully accessible amenities	▪ Control/staff room ▪ Change room m ² ▪ Toilet and shower (could be shared) ▪ Uni-sex amenities/accessible	30m ²
Subtotal Amenities/Lounge							370m²
Other Areas	Multi-purpose meeting Room(s)	▪ Recreation and sports group (classes) ▪ Community groups	▪ Multi-purpose community program room suitable for range of programs i.e. dance, martial arts ▪ Could be used for occasional childcare activities	▪ Easy access from main entrance ▪ Easy access to toilet amenities	▪ Include kitchenette facilities to support social functions/activities ▪ Option (Stage 2) may be double story. Second storey could be further community space as well as corporate viewing boxes that overlook show the court area	▪ Program room 140m ² ▪ Waiting area 20m ² ▪ Capacity to divide into 2 spaces ▪ Storage	160m ²
	Cleaners Room/Store					▪ Allowance	10m ²
	General Circulation Allowance (20%)	▪ -All users	▪ Provide additional space to enable ease of circulation			▪ Allowance	702 m ²
Subtotal Other Areas							872m²
Subtotal							
<ul style="list-style-type: none"> ▪ Indoor stadium car parking 320 spaces for normal usage allows for game cross over times ▪ Drop off area 							TBCm²



9. Warranties and Disclaimers

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

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

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

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

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Appendix 1 - Indoor Courts Site Assessments

Table 15: Indoor courts summary sites assessment scorecard

Criteria	Maximum points available	Mclvor Reserve	Whitten Oval	RecWest Footscray	Victoria University	Braybrook Secondary College	RecWest Braybrook	Maribyrnong Aquatic Centre	Vic Track Linear Reserve
Size of site - capacity to fit 4 courts	10	7	10	1	6	8	4	9	10
Future expansion opportunity	5	1	1	0	0	0	1	3	5
Visibility of the site	5	2	5	2	4	3	2	4	4
Site topography	5	5	5	2	1	4	4	4	4
Planning/Zoning	5	5	5	5	4	4	5	5	3
Site services	5	5	5	4	4	5	5	5	1
Site access and traffic impacts	5	3	4	2	4	4	3	4	4
Access to public transport	5	4	5	4	4	4	4	5	5
Site geology	5	3	3	3	3	4	4	5	4
Site ownership/control	5	5	4	5	3	3	5	5	2
Location to future population/catchment	5	5	4	3	4	3	3	5	3
Impact on current users	5	4	5	2	4	4	4	4	5
Neighbourhood impact	5	3	5	3	4	3	4	5	5
Image/compatible with use of the site	5	4	5	4	4	4	4	5	5
Commercial potential of the site	5	1	5	1	4	0	1	5	2
Capital cost of development	5	4	4	2	2	4	2	4	4
Environmental impacts	5	4	4	2	3	2	4	4	4
TOTAL:	90	58	69	44	52	51	55	72	70



9.1 Mclvor Reserve site assessment notes

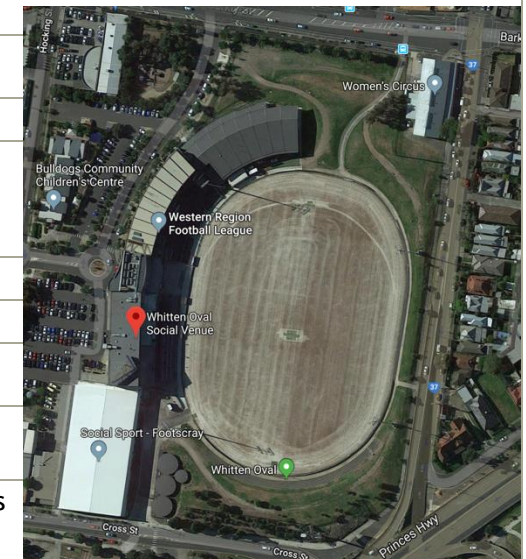
Assessment Criteria	Explanation
Size of site	<ul style="list-style-type: none"> • Size to be checked • Up to 4 courts, maybe. Architect to advise. • Fenced area. Bolted gate • Quite a bit of land. Could make an entrance as part of the bowls
Future expansion opportunity	<ul style="list-style-type: none"> • Need to check that there's sufficient space but limited opportunity for future expansion
Visibility of the site	<ul style="list-style-type: none"> • No visibility off main road
Site topography	<ul style="list-style-type: none"> • Flat area
Planning/Zoning	<ul style="list-style-type: none"> • PPRZ - fine
Site services	<ul style="list-style-type: none"> • Assume fine
Site access and traffic impacts	<ul style="list-style-type: none"> • Good access though as part of Mclvor Reserve. Accessible off Francis Street
Access to public transport	<ul style="list-style-type: none"> • Don't know. Bus along Francis Street. Check train
Site geology	<ul style="list-style-type: none"> • Potential overland flow that goes into Mclvor
Site ownership/control	<ul style="list-style-type: none"> • Council • Land at the back. Need to check ownership of land to the North behind the fence
Location to future population/catchment	Next to Bradmill development 1500 (2.5 per dwelling 4000 people) dwellings and neighbourhood activity Centre Behind schedule
Impact on current users	<ul style="list-style-type: none"> • Industrial area to north, bowling club to east, freeway to west and residential to south. Access of local streets
Neighbourhood impact	<ul style="list-style-type: none"> • Some slight traffic impact but already a sporting precinct
Image/compatible with use of the site	<ul style="list-style-type: none"> • Yes
Commercial potential of the site	<ul style="list-style-type: none"> • None
Capital cost of development	<ul style="list-style-type: none"> • Low level contamination sites
Environmental impacts	<ul style="list-style-type: none"> • None

Note: All ovals are used and at capacity. Bowls club is strong. Could potentially link the bowls/courts for multi-generational facility.



9.2 Whitten Oval site assessment notes

Assessment Criteria	Explanation
Size of site	<ul style="list-style-type: none"> • Size to be checked • Assume purchase of land across to railway station proceeding • Looking at removing existing and replacing somewhere on the site • Council preference would be to retain and expand to 6 courts • Yes 4 courts • Masterplan is to go out in next month or so. Council advised that the stadium will go and there'll be commercial development there. • Stadium to be moved to Barkly Street end of the ground. Oval to be pushed down the other way. Would need to keep at least the existing amount of courts, but need to add more. Need at least 6 courts here. • Need some areas off plans to make sure we can fit. Need to assess what will fit in that space • Visually it appears could do at least six on the frontage if able to use all available space. Need to understand future of Drill Hall. Understood it is a heritage facility so will be complex to deal with. Consider potential to incorporate it as multipurpose rooms into the facility.
Future expansion opportunity	<ul style="list-style-type: none"> • Beyond Barkly Street land, probably nil. Maximum development is likely 6 courts. Total additional to current is 2 courts.
Visibility of the site	Site is visible
Site topography	Sites topography is suited to easy development of indoor sports stadium
Planning/Zoning	Mixed use/ Special use zone for sporting use
Site services	The site already has service connected
Site access and traffic impacts	The site is easily accessible. Traffic management may be an issue as it's a busy site on a busy road Car parking already at capacity
Access to public transport	The site is near/accessible by public transport. Train and bus.
Site geology	Low level contamination
Site ownership/control	Council does not own the site. Crown land with Bulldogs as Committee of Management MCC own car park and child care centre
Location to future population/catchment	The site is located to be accessible to a significant population catchment.
Impact on current users	There should be no significant impact on current site users as there are already 4 courts on the site. This development would replace those 4 courts and add 2.

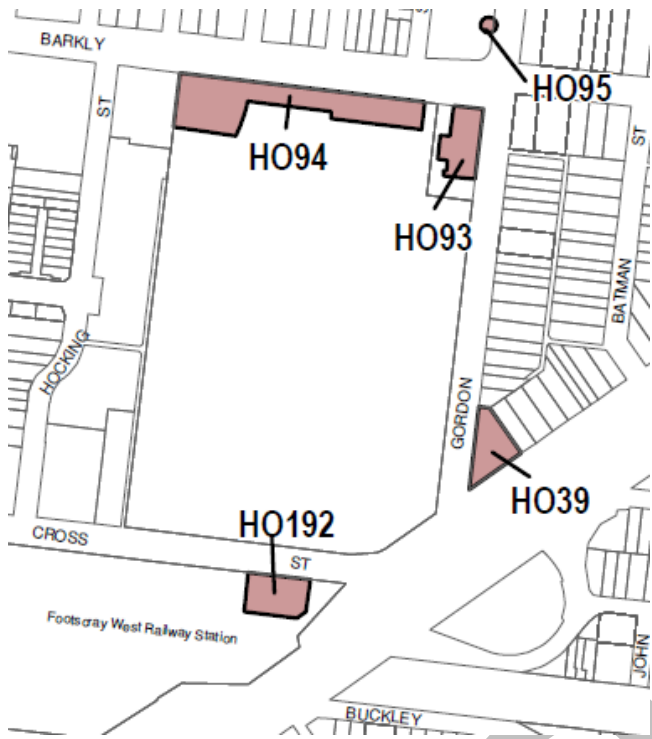




Assessment Criteria	Explanation
Neighbourhood impact	There should be little impact on neighbours.
Image/compatible with use of the site	The proposed site use fits with current and/or expected future use.
Commercial potential of the site	Given this is the home ground for the Western Bulldogs, the development could impact potential commercial development potential for the site.
Capital cost of development	The site is not likely to increase development capital cost.
Environmental impacts	Low level contamination sites.
Other	Drill Hall heritage issues - sensitive

Location of Heritage Overlay Whitten Oval precinct

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H0192 is the Cross Street Electrical Substation on part of the land known as Allotment 9, Section 13 in the Parish of Cut-Paw- Paw (Cross Street, Footscray).

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9.3 RecWest Footscray site assessment notes

Assessment Criteria	Explanation
Size of site	The site does not have capacity to fit six to eight courts plus ancillary spaces.
Future expansion opportunity	The site does not have capacity for future expansion.
Visibility of the site	The site is not in a particularly visible location. It is in suburban streets.
Site topography	Sinking. Contaminated
Planning/Zoning	The site's zoning/planning is conducive to building a Sports Stadium.
Site services	The site does already have service connected.
Site access and traffic impacts	The site is accessible, but it is within a local neighbourhood network of streets. Traffic management would be an issue here if there were a large multi-court stadium with a lot of associated traffic.
Access to public transport	The site is near/accessible by bus, but not very convenient.
Site geology	Contaminated
Site ownership/control	Council owns the site.
Location to future population/catchment	Incremental growth area. Normal growth patterns.
Impact on current users	There would be negative impact on current site users particularly while construction was taking place.
Neighbourhood impact	There would be impact on neighbours as there would be increased traffic in neighbourhood streets.
Image/compatible with use of the site	The proposed site use does fit with current and/or expected future use.
Commercial potential of the site	The development would not impact any potential commercial development potential for the site.
Capital cost of development	The site will not be likely to increase development capital cost.
Environmental impacts	There are not any significant environmental impacts from development on the site.



9.4 Victoria University site assessment note

Assessment Criteria	Explanation
Size of site	The site does not have capacity to fit six to eight courts plus ancillary spaces.
Future expansion opportunity	The site does not have capacity for future expansion.
Visibility of the site	The site is not in a particularly visible location. Back of university.
Site topography	Site not flat
Planning/Zoning	The site's zoning/planning is conducive to building a Sports Stadium.
Site services	The site does already have service connected.
Site access and traffic impacts	The site is accessible and could be linked to existing road network and carparking.
Access to public transport	The site is near/accessible by bus.
Site geology	Contaminated
Site ownership/control	Council owns the site.
Location to future population/catchment	Incremental growth area. Normal growth patterns.
Impact on current users	There would be negative impact on current site users particularly while construction was taking place.
Neighbourhood impact	Facility would not impact neighbourhood amenity
Image/compatible with use of the site	The proposed site use does fit with current and/or expected future use.
Commercial potential of the site	The development would not impact any potential commercial development potential for the site.
Capital cost of development	Given the site topography it is likely to increase development capital cost.
Environmental impacts	There are not any significant environmental impacts from development on the site.
Assessment Criteria	Explanation



9.5 Braybrook Secondary College site assessment notes

Assessment Criteria	Explanation
Size of site	The site does not have capacity to fit six to eight courts plus ancillary spaces.
Future expansion opportunity	The site does not have capacity for future expansion.
Visibility of the site	The site is not in a particularly visible location. It is in suburban streets.
Site topography	Sinking. Contaminated
Planning/Zoning	The site's zoning/planning is conducive to building a Sports Stadium.
Site services	The site does already have service connected.
Site access and traffic impacts	The site is accessible but it is within a local neighbourhood network of streets. Traffic management would be an issue here if there were a large multi-court stadium with a lot of associated traffic.
Access to public transport	The site is near/accessible by bus, but not very convenient.
Site geology	Contaminated
Site ownership/control	Department of Education and Training land
Location to future population/catchment	Surrounded by industryIncremental residential growth
Impact on current users	There would be negative impact on current site users particularly while construction was taking place.
Neighbourhood impact	There would be impact on neighbours as there would be increased traffic in neighbourhood streets.
Image/compatible with use of the site	The proposed site use does fit with current and/or expected future use.
Commercial potential of the site	The development would not impact any potential commercial development potential for the site.
Capital cost of development	The site will not be likely to increase development capital cost.
Environmental impacts	Low level contamination



9.6 RecWest Braybrook site assessment notes

Assessment Criteria	Explanation
Size of site	The site already has four courts (3 together plus 1 separate). There is no room for additional courts. There is room to improve (extend/redevelop) the other amenities such as change rooms which are in poor condition.
Future expansion opportunity	As above. There is no room for additional courts.
Visibility of the site	The site is not in a highly a visible location. It faces local residential streets.
Site topography	The sites topography appears suited to development of indoor sports stadium although there is some question about the stability of the land as the current stadium appears to have sunken along the front side of the facility.
Planning/Zoning	The site's zoning/planning is conducive to building a regional sports hub.
Site services	The site already has service connected.
Site access and traffic impacts	The site accessible, though traffic management may be an issue given its location in a largely residential street.
Access to public transport	The site is accessible by public transport, though not particularly convenient. It requires walking from Bus Stop to access.
Site geology	There may be an issue with the sites geology that may make it more difficult to build on. It appears that current facilities have sunken along the front of the site.
Site ownership/control	Council owns the site.
Location to future population/catchment	Incremental established residential area
Impact on current users	It redevelopment/extension were to occur, there may be a negative impact on current site users as the site would be less accessible and aspects may not be able to be used during construction/works.
Neighbourhood impact	Development would impact neighbours as the site is located in residential streets.
Image/compatible with use of the site	The proposed site use fits with current and/or expected future use.
Commercial potential of the site	Development would not impact any potential commercial development potential for the site.
Capital cost of development	The site would not be likely to increase development capital cost.
Environmental impacts	The major environmental impacts from development on the site would be from over development. There is limited available land to build on.



9.7 Maribyrnong Aquatic Centre site assessment notes

Assessment Criteria	Explanation
Size of site	It is believed that the site would have to fit six to eight courts plus ancillary spaces. 3 options
Future expansion opportunity	There would be potential expand into the future.
Visibility of the site	The site in a visible location and, development of indoor courts in combination with redevelopment/renewal of MAC would provide an opportunity to improve the overall visibility of the site/venue.
Site topography	The sites topography is suited to easy development of indoor sports stadium. Edge of filled land.
Planning/Zoning	The site's zoning/planning is conducive to building an indoor sports stadium.
Site services	The site already has service connected.
Site access and traffic impacts	The site easily accessible. Traffic management can be an issue on this site, but further development may provide the opportunity to current improve traffic management issues.
Access to public transport	The site is accessible by public transport. Tram from Footscray. Transport issues currently being examined.
Site geology	The sites geology should make it easy to build on. Edge of fill
Site ownership/control	Council owns the site.
Location to future population/catchment	The site is located to be easily accessible to significant population catchment. Substantial change.
Impact on current users	There would be positive impacts on current site users through provision of improved facility amenity. In the short term, there would be some inconvenience as site development may impact traffic and availability of some facilities.
Neighbourhood impact	There would be no impact on residential amenity however there may be some impact on Highpoint Shopping Centre as it is understood there this is a lease agreement in place for use of the car park adjacent to the MAC facility. This arrangement and/or future arrangements would need to be subject to negotiation.
Image/compatible with use of the site	The proposed site use fits with current and/or potential future use.
Commercial potential of the site	Development will not impact any potential commercial development potential for the site.
Capital cost of development	The site will not be likely to increase development capital cost.
Environmental impacts	There are no apparent environmental impacts from development on the site.



9.8 Vic Track site assessment notes

Assessment Criteria	Explanation
Size of site	The site would have to fit six to eight courts plus ancillary spaces. 3 options
Future expansion opportunity	There would be potential expand into the future.
Visibility of the site	The site in a visible location
Site topography	The sites topography is suited to easy development of indoor sports stadium.
Planning/Zoning	The site's zoning/planning is conducive to building an indoor sports stadium.
Site services	The site may require services to be extended/ connected.
Site access and traffic impacts	The site easily is accessible.
Access to public transport	The site is accessible by public transport. Tram from Footscray.
Site geology	The sites geology should make it easy to build on.
Site ownership/control	State Government owns the site.
Location to future population/catchment	The site is located to be easily accessible to significant population catchment. Substantial change.
Impact on current users	There would be positive impacts on current site users through provision of improved facility amenity.
Neighbourhood impact	There would be no impact on residential amenity as not located in a residential area
Image/compatible with use of the site	The proposed site use fits with current and/or potential future use.
Commercial potential of the site	Development will not impact any potential commercial development potential for the site.
Capital cost of development	The site will not be likely to increase development capital cost.
Environmental impacts	There are no apparent environmental impacts from development on the site.