

# Horsham Rural City Council Wimmera Sports Stadium Business Case and Concept Design Report

4 December 2017  
Issue: FINAL



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The Horsham Rural City Council acknowledges the five traditional owner groups of this land and we pay our respects to their Elders, both past and present.

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# Wimmera Sports Stadium

Horsham is a vibrant, diverse community and a growing regional city that needs facilities to serve the local and broader community.

## Vision

*"The Wimmera Sports Stadium shall serve as a regional facility that will support and foster increased participation in sport and recreation, and community activities into the future"*

## Principles

The Wimmera Sports Stadium shall:

### **Support increased participation in sport and recreation, physical activity and regional events**

by improving health and well-being outcomes through suitable multi-purpose spaces that reflect needs of clubs / organisations / event organisers with spectator viewing, seating for events, storage, suitable pricing structures programming, operational hours, etc

### **Be inclusive and accessible**

promoting social connection through universal design principles, compliance with Disability Discrimination Act (DDA) principles, safety in urban design principles, being suitably located and visible, close to public transport, linked to cycling / walking networks etc

### **Be sustainable**

by using Environmentally Sustainable Design (ESD) principles; by being designed to minimise operating costs and to allow income generation (through meeting spaces, kitchen, café, consulting suites); by providing clubs office space to work and share resources / knowledge; through application of an appropriate governance structure.

### **Be compliant**

to Disability Discrimination Act (DDA), building regulations National Construction Code (NCC), relevant Australian Safety Standards; relevant sports' body competition requirement

### **Be modern and visually attractive**

to be a welcoming place the community can be proud of with a strong presence and identity to promote the stadium

### **Reflect the character of Horsham and region**

by featuring components local to the area, and creating a design that is sensitive to the local community



# 1 Executive Summary

## 1.1 Introduction

A new, compliant and enlarged indoor sport facility to support existing activity and increase participation has been a long-held desire in the Horsham community. The 2013 *Sport and Recreation Strategy 2013 - 2018*, reiterated the demand and need for such facilities.

Horsham Rural City Council (HRCC) undertook the *Horsham Multi-Use Indoor Sports Stadium Plan - Phase One Feasibility Study*, in 2016. This report supported the need to provide a new multi-use indoor sports stadium in Horsham that is a high-quality, compliant and accessible facility catering for a number of sports, with capacity to meet long term community needs. It quantified this as a minimum 4 indoor court facility with spectator seating, 6 squash courts and supporting amenities. The location for the new facility was not identified in this report.

Subsequently in 2017 HRCC engaged Williams Ross Architects to assist Council in the Site Selection process and Facility Concept Design along with Communityvibe to facilitate the Community Engagement process and prepare the Business Case for the Wimmera Sports Stadium.

This Business Case and Concept Design Report focuses on the facility brief, design and implementation.

### 1.1.1 Terms of Reference

This report was prepared for the use of HRCC by Williams Ross Architects. No one other than HRCC may rely on it and Williams Ross Architects does not accept responsibility to any other user.

Findings and analysis are based on drawings and reports supplied by Council, site visits and photos of the site. Destructive investigations were not undertaken.

Subject to these limitations Williams Ross Architects confirms that to the best of its knowledge the content and drawings provided in this report are a fair and reasonable description of proposed facility requirements and a potential development approach at the time of writing.

## 1.2 Key Findings

### 1.2.1 Benefits and Need

- Regionally, the closest indoor multi-use stadiums with more than 2 courts are Hamilton (130km), Ballarat (187km), Bendigo (215km), Warrnambool (228km) and Mildura (310km).
- The benefits of a quality, modern, fit-for-purpose multi-use stadium for the Horsham community are significant. Such benefits include:
  - Increased participation in sport and recreation activities by users of all abilities
  - Increased number of people joining clubs or groups operating from the centre
  - Compliant & safer facilities
  - Equitable use of the facility to further social inclusion
  - Additional regional events locally that can be

accommodated by the larger facility

- Opportunities to cross market sports and active recreation activities to attract new participants
- Establishment of a Sports House to support sports development and enhance relationships between various associations and organisations
- Further enhancement of the sport and recreation hub at the showgrounds, including the Agricultural Society and the Greyhound facility
- A potential increase in the diversity of activities and opportunities available at the stadium and adjoining Showgrounds land
- Increased health and wellbeing benefits through participation in existing and new activities
- Opportunities to develop social connections with other members of the community attending the stadium
- Create a sense of local pride in the development
- A sense of pride that various organisations including government agencies recognise the value in investing in the long term future of Horsham and the Wimmera
- Economic benefit and increase in the visitor economy from the attraction of more events / tournaments which in turns attract peoples from within and outside the region.
- Contribute to Councils' Municipal Health & Wellbeing Plan
- The Business Case for the Wimmera Sports Stadium demonstrates that the facility is likely to attract a wide variety of different uses including:
  - Basketball
  - Badminton
  - Volleyball
  - Table tennis
  - Squash
  - Netball
  - Regional Sports Assembly, sports organisations, clubs and associations office space
  - Event hire
  - Meeting room hire
  - Tournaments
  - Casual usage / informal programs
  - Special events, e.g. expos, markets, concerts, etc.

### 1.2.2 User Groups and Stakeholders

- A wide range of user groups and stakeholders were consulted as part of this study - refer acknowledgements in Section 3
- An extensive Community Engagement and consultation processes were used to develop the project and inform the facility location at McBryde Street. Please refer to Section 5 for a summary, and the separate Community Engagement Report
- HRCC, the Horsham community and the PCG have provided feedback through the process and this has been incorporated into the Concept Design and Business Case.

### 1.2.3 Site and Facilities

- The McBryde Street location has the capacity and presents an opportunity to strengthen this precinct as a base for sport in Horsham, particularly given its proximity to a range of other sporting facilities, and its connection to the Wimmera River. This opportunity also includes the potential to highlight the range of activities at the Showgrounds, including the potential utilisation of the Showground arena for complementary activities.
- The recommendation from the *Horsham Multi-Use Indoor Sports Stadium Plan - Phase One Feasibility Study* for 4 multi-use sports courts, 6 squash courts and support facilities (amenities, office space, meeting room, cafe etc) have been reinforced through the community consultation, needs analysis, time-tabling exercises and Business Case undertaken through this process.
- Additional facilities found to be required through this process include:
  - 5 x outdoor netball courts to bring the total courts compliant with Netball Victoria requirements to 8 which is the minimum number required for Association Championships and other Netball Victoria events
  - Fixed spectator seating for 400, an increase on the approximate 350 existing capacity of the existing Stadium at McBryde Street
  - Space for further temporary tiered spectator seating
  - Large meeting room, to also provide a small function space
  - 2 x Consulting Suites, available to allied sports and other services
  - Additional shared office space for local sporting clubs and associations
  - Additional player amenities to accommodate the multi-sport nature of the venue
- A water sensitive urban design strategy is proposed for the site landscape and car park.

### 1.2.4 Management Structure

The preferred management structure of the stadium, at least initially, is for Council to manage the stadium, with input from existing user groups. This management model should be reviewed after several years of operation to ensure that it continues to meet users and Council's objectives and to determine whether or not one of the other models may be better after this settling in period. The rationale behind this planned approach is that by enabling Council to manage the facility initially at least, there will be an opportunity to establish what the actual operating costs for this facility will be. If a decision is made later to contract out the facility, then it will be done in a much more informed way for all parties. Also with Council management of the facility in the initial period, the facility is more likely to be viewed as a whole of community facility that focuses on health and wellbeing, as opposed to a facility that may be viewed as catering for specific sports only

## 1.3 Recommendations

### 1 Facility Development and Authority Applications

a) To progress the Project, the following actions will commence:

- Further consultation with the Traditional Owners of the Land
- Progress with the Road Closure process for McBryde Street, including public consultation and consideration of likely impacts.
- Progress discussions with the Crown Land Authority to combine titles and subdivide land to designate the site as a single entity.
- Commence Re-Zoning process of the new subdivision.
- Further consultation regarding the RSL Memorial and Weldon Power Gates, to consider how to incorporate these features.
- Further consultation with Council and facility users to refine the brief in order to prepare for the Detailed Design Stage.

b) To progress the Project, the following authority applications and consents are sought:

- Powercor** application to relocate above ground power poles and a power / substation upgrade
- Wimmera Catchment Management Authority (WCMA)** application to build in a Land Subject to Inundation Overlay
- HRCC** Town Planning application for the development
- CFA** application may be required if water pressures and flows in the street are not sufficient - currently under review

## 2 Management and Fees

a) The preferred initial management structure is for Horsham Rural City Council to manage the stadium with input from existing user groups.

\* This management structure should be reviewed after several years of operation to ensure that it is meeting users' and Council's objectives.

b) Based on the proposed Pricing Structure, Council will be required to invest annually in the facility's operating costs to maintain affordability of access, to promote and encourage health, wellbeing and livability

\*The initial Usage Fees proposed are on the lower end of market prices, compared with the large number of comparable facilities that the stadium was benchmarked against. The rationale behind this pricing structure is that Horsham Rural City Council views the stadium as a key investment in a space where the entire community is welcome and encouraged to take part in a diverse range of formal and informal sport and recreation activities. Therefore, costs should be affordable.

## 3 Project Funding

a) Horsham Rural City Council will investigate funding opportunities, to access external grants, to assist in the development and construction of the stadium from the Federal and State Governments.

## 2 Purpose of this Study

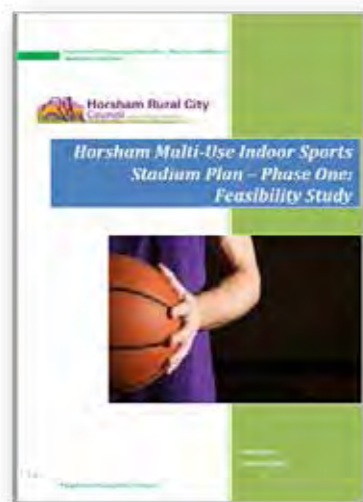
### 2.1 Previous Feasibility Report

The Horsham Multi-use Indoor Sports Plan - Phase One: Feasibility Study (2016) recommended “that Council continue planning for the development of a new 4-court multi-use indoor stadium to service the needs of the Horsham community for the next fifty years” incorporating “a 6-court shared use squash/racquetball facility with fully moveable walls that can also provide a multi-use programmable space capable of accommodating Table Tennis, gymnastics and other uses as required.”

This report stated that the key factor driving the need for a new multi-use indoor sports stadium is the significant short-fall of existing facilities (which vary in age, condition and standard) in meeting recommended guidelines for individual sports and expectations for contemporary public sport facilities. Further, demand for a new facility is also being driven by the desire to provide a contemporary facility that is able to host a variety of activities that maintain or enhance current levels of participation as well as a range of regional and state standard events. These factors were assessed as being more significant than the potential demand from an increase in population growth (0.6%, compared with around 1.8% for Victoria) or by increases in local participation.

Specifically the report justifies the need for a new stadium:

- to accommodate guidelines and standards imposed by State / National sporting associations, e.g. appropriate run-off around courts and appropriate ceiling heights for high ball sports
- to provide accessible facilities that incorporate Universal Design considerations
- to provide facilities that meet the needs of the community in terms of comfort, functionality, design and safety
- to be able to provide multi-purpose spaces that can be used for a variety of different activities (to meet the changing needs of the community)
- to ensure that Horsham is able to continue to attract regional and state level events
- to maintain the existing high levels of participation and encourage growth



### 2.2 Purpose of this Study (Location and Concept Design)

- to identify a preferred location for a new multi-use indoor sports stadium (Phase One of the Feasibility Study states that “given the regional standard of the facilities proposed, it is highly recommended Council consider a stand-alone venue rather than co-location with local schools.”)
- to prepare a facility concept design
- to identify indicative capital costs
- to identify potential funding sources
- to develop a business case which includes management options, scheduling, operational forecast / financial implications for Council, etc (the Feasibility Study suggests either direct Council management or appointment of an appropriately qualified external service provider – potentially adding on to the contract of the organisation that manages the Horsham Aquatic facility).

The community engagement plan that has been prepared as part of Stage 2 of the Wimmera Sports Stadium provides extensive background information to support the recommendations contained within this Business Case.

### 2.3 Methodology and Process

The study process has involved:

- Project Site Visits by Williams Ross Architects
- Review of the existing documents, project work, briefing documents, and various analysis’ and reports provided to date by HRCC.
- Meeting with Council representatives and the PCG, to review the Concept Design, & discuss project aspirations
- Initial meeting with WCMA to discuss flooding levels and strategies
- Site Investigations including:
  - Dial Before You Dig Investigation
- Contact with relevant Sporting Associations
- Area Analysis

### 2.4 Acknowledgements

#### 2.4.1 Project Control Group

We would like to acknowledge and thank the following members of the Project Control Group for their contribution to this project:

PCG Member	Organisation
Cr Mark Radford	HRCC Councillor
Cr Alethea Sedgman	HRCC Councillor
Michelle Anderson	Sport and Recreation Victoria, Grampians Region
Peter Velthius	Community Representative
David Berry	Volleyball Horsham
Jeff Pekin	Horsham Table Tennis Association
Lee O’Grady	Horsham Amateur Basketball Association*
Chris Warrick	Horsham Squash Club
Trent King	Horsham Badminton Association
Pam Ferrari	Netball Victoria
Bruce Petering	Sport and Recreation Advisory Committee
Wayne Bird	Basketball Victoria
John Martin	HRCC Director Technical Services
Rhonda McNeil	HRCC Recreation and Sustainability Manager
Consultants	Organisation
Tammy Beck	Williams Ross Architects
Wendy Holland	Communityvibe

\*Horsham Amateur Basketball Association resigned from the PCG on the 11th July 2017 citing “we are withdrawing from all participation because we believe the decisions being made have not been in the interest of basketball.” Basketball Victoria continued to be involved with the PCG.

#### 2.4.2 Community and User Groups

We would like to thank the 400 + community members who participated in the consultation process.

We would also like to acknowledge and thank the following community and user groups for their contribution:

- Horsham Squash Club
- Horsham Table Tennis Club
- Volleyball Horsham
- Horsham Badminton Association
- Horsham Amateur Basketball Association
- Wimmera Regional Sports Assembly
- Natimuk Gymnastics
- Horsham Show Grounds Committee of Management
- Greyhound Racing Horsham
- Horsham College
- State Sporting Associations, including:
  - Squash and Racquetball Victoria
  - Table Tennis Victoria
  - Basketball Victoria
  - Netball Victoria
  - Cricket Victoria
  - Gymnastics Victoria
  - Badminton Victoria

### 2.5 Abbreviations

AHD	Australian Height Datum
CAD	Central Activity District
DDA	Disability Discrimination Act 1992 (Cth)
HRCC	Horsham Rural City Council
NCC	National Construction Code (BCA)
PCG	Project Control Group
SRV	Sport and Recreation Victoria
WCMA	Wimmera Catchment Management Authority



## 3 Benefits

### 3.1 Benefits of the Multi-Use Sports Stadium

Considerable benefits can be achieved by developing a new multi-purpose indoor stadium in Horsham. The catchment for the facility will extend beyond the municipality's boundaries to include:

- Hindmarsh Shire Council
- Yarriambiack Shire Council
- Northern Grampians Shire Council
- Southern Grampians Shire Council
- West Wimmera Shire Council.

There will also be opportunities for each sport to expand their competition in the new stadium

#### 3.1.1 Overall User Group Benefits

User groups will benefit by:

- Increased participation for all ages and abilities
- Compliant and safer facilities
- Access to a high-quality, modern facility to encourage more people to join clubs or groups operating from the centre
- Additional regional events that can be held at the larger facility
- Opportunities to cross market sports and active recreation activities to attract new participants
- Establishment of a Sports House to support sports development and enhance relationships between various associations and organisations

#### 3.1.2 Broader Community Benefits

The broader community will benefit by:

- Increased participation in sport and recreation activities by users of all abilities
- Equitable use of the facility to further social inclusion
- A potential increase in the diversity of activities and opportunities available at the stadium
- Increased health and wellbeing benefits through participation in existing and new activities
- Further enhancement of the Wimmera River Precinct
- Further enhancement of sport and recreation at the showgrounds, including the Agricultural Society and Greyhound facility
- Increase in the diversity of activities and opportunities available at the stadium and adjoining Showgrounds land
- Opportunities to develop social connections with other members of the community attending the stadium
- A sense of pride in the physical presence of the development
- A sense of pride that various organisations including government agencies recognise the value in investing in the long term future of Horsham
- Economic benefit and increase in the visitor economy from the attraction of more events / tournaments which in turns attract peoples from within and outside the region.
- Contribute to Councils' Municipal Health & Wellbeing Plan

### 3.2 Benefits by User Group and Activity

A new multipurpose indoor four-court stadium offers opportunities for a broad array of activities and events including:

Activity	Benefits
Badminton	<ul style="list-style-type: none"> <li>▪ Access to a facility that is not controlled by school usage during the day will enable the growth of day time competitions.</li> <li>▪ Badminton Association will be able to host tournaments at the new facility, and there is capacity within the proposed schedule to provide additional hours of badminton competition.</li> <li>▪ A new facility will provide opportunities for training</li> </ul>
Basketball	<ul style="list-style-type: none"> <li>▪ Access to more courts will enable basketball to host tournaments at the one venue, and higher standard courts will attract state level games</li> <li>▪ Additional seating capacity for spectators will enable Country Basketball League (CBL) to grow and attract more revenue and sponsors</li> <li>▪ Access to more courts will enable basketball to offer more training sessions during the week for players</li> <li>▪ A more compliant, modern and accessible facility may encourage the establishment of additional basketball activities such as wheelchair basketball</li> </ul>
Netball	<ul style="list-style-type: none"> <li>▪ New compliant 3 x indoor netball courts and 5 x outdoor courts will create opportunities for larger tournaments and exhibition netball matches including Netball Australia matches</li> <li>▪ New indoor compliant netball courts provide opportunities to establish a day time competition – either regular netball or Rock up Netball; and activities such as Fast5 and Net4Kids</li> <li>▪ There will be opportunities to enable netball clubs to train indoors at the new stadium</li> <li>▪ Access to both indoor and outdoor courts provides opportunities for the Saturday netball competition to grow</li> </ul>
Squash	<ul style="list-style-type: none"> <li>▪ Due to a higher standard of courts, there will be opportunities to host tournaments and exhibition matches.</li> <li>▪ Greater exposure and opportunities to cross-market squash with other participants at the stadium may help to grow participation.</li> <li>▪ Squash courts will be able to be hired on a casual basis to non-members.</li> <li>▪ Opportunity to introduce racquetball as a new sport in Horsham.</li> </ul>
Table Tennis	<ul style="list-style-type: none"> <li>▪ A new facility will enable considerable scope for table tennis to grow and expand</li> <li>▪ Better quality facilities will enable table tennis to organise tournaments and attract exhibition matches</li> <li>▪ There will be ample opportunities for training sessions to be held at the new stadium and to grow day time competitions / participation.</li> <li>▪ Greater exposure and opportunities to cross-market table tennis with other participants at the stadium will help to grow participation for all ages and abilities</li> <li>▪ A new stadium will take Table Tennis out of its archaic and inappropriate current facility.</li> </ul>
Volleyball	<ul style="list-style-type: none"> <li>▪ The regular weeknight volleyball competitions will be able to be played in the stadium</li> <li>▪ Additional courts will enable volleyball to host more tournaments, attract state league games and exhibition matches at the one venue, establish a day time competition.</li> <li>▪ Greater exposure and opportunities to cross-market volleyball with other participants at the stadium will help to grow participation</li> <li>▪ Volleyball training will occur in the new stadium.</li> </ul>
State and Regional Sports Association Usage	<ul style="list-style-type: none"> <li>▪ AFL Central Murray, Sunraysia and Wimmera may use the stadium once or twice per year for athlete testing and meeting rooms</li> <li>▪ Basketball Victoria Country is likely to use the stadium for regional activities, regional championship competition, coach/referee accreditation and regional meetings.</li> <li>▪ Cricket Victoria – Western Waves Region is likely to use the stadium as a sub-regional hub for activities such as squad training, trials, meetings and coaching courses</li> <li>▪ Netball Victoria is likely to use the stadium for school holiday clinics, specialist coaching clinics, workshops for coaches and umpires, zone academy and testing. It has suggested that stadium management could take out licence agreement with Netball Victoria to conduct Rock Up Netball (possibly during day for mothers and evenings for football netball clubs as alternative to training, mixed), Fast5 and Net4Kids. Potential to host regional programs and state matches.</li> <li>▪ Squash and Racquetball Victoria is likely to use the stadium for regional training, coaching programs, regional forum, regional school events and potentially international events. It has already identified the need for a regional facility in the western district and believes that Horsham is centrally located to achieve this.</li> <li>▪ Table Tennis Victoria can use the stadium for coach accreditation training and high performance workshops</li> <li>▪ Volleyball Victoria could use the stadium for regional activities, regional competition, accreditation and regional meetings</li> <li>▪ Wimmera Regional Sports Assembly may use the stadium for office space, meetings and workshops</li> <li>▪ WestVic Academy of Sport may use the stadium for office space, meetings and workshops</li> </ul>
Current and emerging programs	<ul style="list-style-type: none"> <li>▪ Activities could include yoga, pilates, strength training, toddler gym, musical tots, Rock up Netball, Cardio Tennis, dance, futsal etc and could be held either on the squash courts (with moveable walls) or on one of the sports courts.</li> <li>▪ Programs could be targeted at children, women, stay at home parents / carers, older adults, people with disabilities, shift workers, young parents etc.</li> <li>▪ Need to ensure that the facility does not duplicate or negatively impact exercise / other programs run at other venues in Horsham.</li> </ul>
School use	<ul style="list-style-type: none"> <li>▪ The facility will be available for schools to hire for physical education classes, school sports competitions, concerts, end of year speech nights, etc.</li> </ul>
Private events	<ul style="list-style-type: none"> <li>▪ Events such as sports tournaments, sports exhibition matches, markets, expos, concerts, etc could potentially be held in the stadium.</li> <li>▪ Need to ensure that events don't negatively impact on viability of other facilities in Horsham, e.g. Town Hall</li> </ul>
Showgrounds Related Events	<ul style="list-style-type: none"> <li>▪ The stadium could be utilised to house various displays / events that occur as part of the annual agricultural show, and complement activities held at the greyhound track periodically.</li> <li>▪ The car park, which will cater for 200 vehicles, will be advantageous for these types of additional events</li> </ul>

## 4 Stakeholder Engagement Process

### 4.1 Community Engagement

An extensive community engagement program was undertaken in order to identify the preferred location of the new stadium. Eleven sites in Horsham were suggested and assessed by the PCG on the following criteria:

- Urban design and locality
- Existing assets, site condition and capacity
- Financial and time constraints
- Strategic and legislative considerations

Of these sites the following three sites were assessed as having the best potential for the future stadium:

- Option A: at Horsham Showgrounds between the velodrome and the greyhound racing track
- Option B: a new facility at Horsham Showgrounds between the river and the greyhound racing track
- Option C: a new facility along the former railway corridor in Mill St

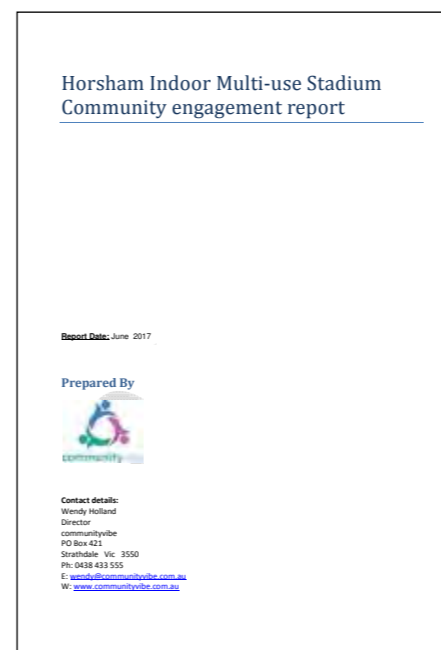
These three sites were the focus of the community engagement activities, however allowance was made for an Option D if participants were not sure of their preferred location or had other suggestions.

A further aim of the community engagement was to identify key components of a stadium that are important for the community. This information was used to inform the architect's brief.

Please refer to the full Community Engagement Report for further detail.

The following table outlines the type of consultation undertaken and the number of participants for each activity:

Consultation Method	Details / Approach	Number of Participants
Community Surveys	The general public was invited to complete a survey which specifically sought their views about their preferred location of an indoor stadium from a shortlist of three sites, their desired features of a stadium, their anticipated level of use and any other pertinent suggestions.	372 survey responses
Listening Posts	The aim of listening posts was to seek the view of the general public in relation to their preferred location of an indoor stadium from a shortlist of three sites, their desired features of a stadium, their anticipated level of use and any other pertinent suggestions in an informal setting on a one-on-one basis.	5 sessions. 48 participants
Written Submissions	The general public was invited to prepare a written submission outlining their ideas and issues in relation to the design of the indoor stadium. Written submissions were submitted both in electronic and hard copy format.	10 written submissions received.
Site Visits by Key Stakeholders	A variety of key stakeholders from State Government, State Sporting Associations, potential user groups, local sports committees, etc were invited along on a bus tour to view the three shortlisted sites and to complete some feedback. The bus tour included passing by the other eight sites, which were all discussed.	16 participants
Surveys from potential user groups of the stadium	Potential user groups of the proposed stadium were emailed an electronic survey in order to seek their views on preferred location of an indoor stadium from a shortlist of three sites, their desired features of a stadium, their anticipated level of use and any other pertinent suggestions. They were also asked for some specific information to help inform the business case. These user groups were: Horsham Amateur Basketball Association, Horsham Badminton Association, Horsham Squash Club, Horsham Table Tennis Club and Volleyball Horsham.	5 responses received.
Receipt of delegation	A delegation of two community members (representing six people) presented their views on their preferred site for the indoor stadium in Horsham to the Project Control Group (PCG) at its meeting on Wednesday 3 May 2017.	6 people



### 4.2 Consultation Results

#### 4.2.1 Community Survey

372 survey responses were received. The preferred location for an indoor sports stadium in Horsham, is the McBryde Street site, adjacent to Horsham Showgrounds in the area currently occupied by the basketball stadium, i.e. between the showgrounds and the velodrome (Option A). The second most popular response was Mill St at the site of the former railway. A proportion of survey respondents stated that they were unsure of the best location or preferred a different location all together, i.e. a site in the west such as Jenkinson Ave or at Horsham College. The least most popular response was the Horsham Showgrounds site between the greyhound racing track and Wimmera River (Option B).

In terms of usage, survey respondents said that they would primarily use the stadium for activities such as taking part in functions / events, taking part in programs such as yoga, watching sports or using the facility for meetings. Most stated that they would use the stadium several times per week or at least once per week.

In addition to the usual components of an indoor stadium, i.e. indoor courts; storage space; office; change facilities; air conditioning; and parking, the top ten priorities for survey respondents are:

- Spectator seating for the 'show court'
- Space to expand in the future if need be
- A cafe
- Dividing walls to enable the facility to be divided into separate areas
- A program room for activities such as yoga, kinder gym or older adults' strength training
- Attractive landscaping
- A kitchen suitable for event catering
- A meeting room for community groups
- Space to display sporting memorabilia, e.g. honour boards, trophies
- Be a 'destination' place for the Wimmera, i.e. somewhere that is unique and interesting that people want to visit.

#### 4.2.2 Listening posts

48 people attended the six listening posts. Although there was a good gender balance of participants involved, there was a high proportion of people aged in their 50's. An equal number of attendees prioritised Option A: (Showgrounds between velodrome and greyhound track) and one of the other 11 sites that was not shortlisted, i.e. Horsham West / Jenkinson Ave / Horsham College. Very close behind was a preference for Option C (Mill St).



### 4.2.3 Written submissions

10 written submissions were received. Six of the written submissions received (one of which was signed by six people) suggested that Council should explore the development of a sports precinct in the west of Horsham (e.g. Jenkinson Ave or Horsham College) in which to house the new stadium and additional sporting fields for athletics and hockey primarily (however two of the people who submitted these submissions said that they are open minded about the actual location). One person supported Option A, one person supported Option C, one person suggested Haven and another person did not identify any particular site.

### 4.2.4 Bus Tour

16 key stakeholders attended a bus tour to visit the three shortlisted sites, and eight other suggested sites. Of the shortlisted sites, their priority site is Option C (Mill St) with seven people identifying this as their number one site. An equal number of participants, i.e. three each, chose Option A (Showgrounds between velodrome and greyhound track) and Option B (Showgrounds between greyhound track and river) as their preferred location for an indoor stadium. Three other people suggested that none of the options presented were suitable; instead, their preference was for an indoor stadium to be constructed in Horsham West at or near Horsham College.

### 4.2.5 Potential user group survey

Five potential user groups were asked to nominate their preferred site for an indoor stadium and the key components of most importance to them. The site with the highest level of support is Option C (Mill St) with two responses. One response was received for each of the following: Option A (Showgrounds between velodrome and greyhound track), Option B (Horsham Showgrounds site between the greyhound racing track and Wimmera River) and other (not specified).

In terms of the most important features to include in the new stadium (other than indoor courts, storage space, office, change facilities, air conditioning and parking), potential user groups have nominated the following:

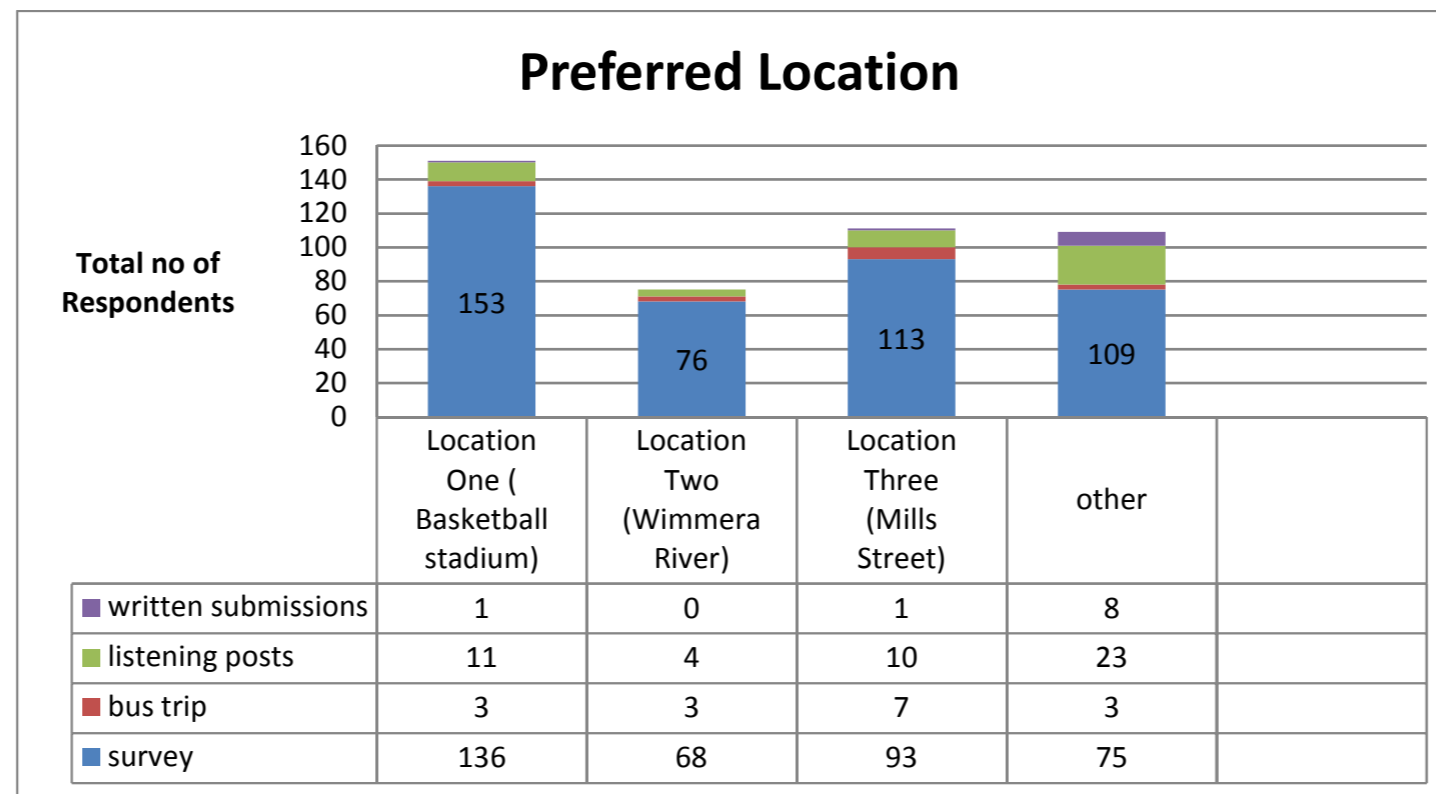
- Spectator seating for the 'show court'
- Space to expand in the future if need be
- A large administration office for sport and community clubs to operate from
- A cafe
- A meeting room for community groups
- Space to display sporting memorabilia, e.g. honour boards, trophies
- Domestic level kitchen suitable for warming food, not cooking
- A program room for activities such as yoga, kinder gym or older adults' strength training
- Free Wi-Fi
- Located on a main road that is easy for visitors to access

### 4.2.6 Additional consultation

A delegation of two community members, representing six people, presented their views on their preferred site for the indoor stadium in Horsham to the Project Control Group (PCG) at one of its meetings.. The delegation's ideal scenario would be for the stadium to be built on the oval at Horsham College using Education Department land and that Council would purchase adjoining land on Jenkinson Avenue to construct additional sports fields for soccer, hockey and athletics.

## 4.3 Consultation Summary

A total of 446 direct responses were received from the community via a range of different methods in order to answer the question about where a new multi-use indoor stadium should be located (it must be noted however, that a number of people who voted for the "other" category participated in all methods and therefore have voted a number of times). The following table shows that the community's preferred location for the facility is Option A / Location One (Showgrounds between velodrome and greyhound track) followed by Option C / Location Three (Mills St). This is consistent with the Horsham Rural City Council Sport and Recreation Strategy 2013-2018 and previous investigations into the preferred location for an indoor sports facility.



## 5 Sport and Leisure Trends

### 5.1 Indoor Stadium Trends

Indoor stadiums continue to evolve to meet the ever changing needs of user groups. Improved playing surfaces and air conditioning are designed to create a more comfortable experience for players / participants and spectators. They are also designed to meet safety standards and sport specific requirements. Spaces are more frequently designed to cater for variety of different uses such as sporting competitions, meetings, exercise classes, social gatherings and major events. Similarly, Universal Design Principles and Environmentally Sustainable Design principles are at the forefront of indoor stadium design to ensure that the facility can be used by all people and to reduce the impact of the stadium on the environment.

The following table outlines some of the trends that are impacting the way that indoor stadiums are currently designed

Trend	Details
New Activities	<ul style="list-style-type: none"> <li>movement away from many traditional organised sports to more individual or small group non-organised activities, e.g. fitness classes, one on one basketball, yoga, pilates, etc.</li> <li>greater use of facilities by personal fitness trainers and their clients.</li> <li>greater demand for lifestyle/non-traditional forms of sport, i.e. games that can be played indoors</li> </ul>
Improved Surfaces	<ul style="list-style-type: none"> <li>installation of sports surfaces that help to reduce injuries and increase player comfort, e.g. sprung wooden floors</li> </ul>
Outdoor Courts	<ul style="list-style-type: none"> <li>installation of outdoor sports courts with appropriate fencing, lighting and shelter</li> <li>sports playing surface suitable for high activity and that reduce slipping</li> <li>good overview and connection to indoor courts and amenities</li> </ul>
Improved Spectator Facilities	<ul style="list-style-type: none"> <li>installation of improved spectator facilities, e.g. retractable seating</li> </ul>
Access for People of all Abilities	<ul style="list-style-type: none"> <li>installation of facilities to encourage participation by people of all abilities, e.g. use of ramps, unisex toilets with change tables, single storey buildings to allow for wheelchair access, Braille signs, etc</li> </ul>
Environmentally Sustainable Design Features	<ul style="list-style-type: none"> <li>development of environmentally responsible practices such as solar hot water, low energy lighting, recycled water systems, double glazed windows, etc to reduce the impact of facilities and their users on the environment and to potentially reduce operating costs of facilities.</li> </ul>
Improved Safety	<ul style="list-style-type: none"> <li>development or upgrading of facilities and equipment so that they meet the safety requirements of their designated sport, e.g. netball court run-offs.</li> </ul>
Programmable Multi-Purpose Facilities and Spaces	<ul style="list-style-type: none"> <li>development of programmable multi-use facilities and spaces which can cater for a variety of traditional activities as well as non-traditional or emerging activities, e.g. pilates, yoga, meetings, conferences, expos, markets, children's programs, etc. Also includes spaces such as squash courts with movable walls.</li> </ul>
Social Spaces	<ul style="list-style-type: none"> <li>demand for spaces where people can interact with others, purchase food and beverages, etc</li> </ul>
Improved Facility Standards	<ul style="list-style-type: none"> <li>expectation by the community that facilities, programs, services and management will be of a reasonably high standard.</li> </ul>
Greater Availability of Facilities	<ul style="list-style-type: none"> <li>expectation that facilities will be available during a range of time slots throughout the week, including weeknight, early morning and weekends. This is particularly important for shift workers or those with irregular work / study hours.</li> </ul>
Improved Whole of Site Planning	<ul style="list-style-type: none"> <li>master planning of spaces to ensure that needs of all existing and casual users are considered in the long term – including the linking of cycling / walking paths, development of play spaces, landscaping and BBQ / picnic facilities, formalised parking, etc.</li> </ul>
Social Aspects	<ul style="list-style-type: none"> <li>greater emphasis on social competitions mid week during the evenings as opposed to structured competition on a Saturday afternoon.</li> </ul>
School Access	<ul style="list-style-type: none"> <li>greater demands on some facilities by school groups due to the declining standard of school sporting infrastructure in some areas or the lack of facilities at some schools.</li> </ul>
Events	<ul style="list-style-type: none"> <li>greater demand on stadiums for special events and tournaments</li> </ul>
Value of Physical Activity	<ul style="list-style-type: none"> <li>understanding of the relationship between physical activity participation and improved health, wellbeing and social connectedness</li> </ul>
Electronic Communication	<ul style="list-style-type: none"> <li>expectation by user groups that draws, ladder, information, etc about local sports competitions and activities are available via the internet and social media.</li> </ul>
Active and Passive Transport	<ul style="list-style-type: none"> <li>greater focus on ensuring that recreation facilities are connected to existing walking / cycling networks and public transport options where possible</li> </ul>



## 6 Existing Site Analysis

### 6.1 Recommended Site Location

Horsham's established sporting precincts are clustered across the town. Each cluster includes a combination of Council facilities and School facilities available for community use.

The site for the Wimmera Sports Stadium is located in the Wimmera River Sporting Precinct at McBryde Street in the east of Horsham. The site includes the existing indoor sports stadium and a section of McBryde Street between McPherson Street and Robinson Street.

#### Site Analysis

The site is located in a highly visible, established part of Horsham, adjacent to the Showgrounds. It is approximately 600m from the Horsham Central Activity District (CAD). It has strong visual exposure from McPherson Street, which is a main entry way into Horsham.

There is good connection, and potential for future enhanced connection, to the Wimmera River walking and cycling tracks, and to Horsham South. Horsham South is a residential growth area with little or no sporting infrastructure.

The *Sport and Recreation Strategy 2013* identified this area as an 'under-utilised' sports precinct. The Horsham Showgrounds are located to the south of the site and incorporate the greyhound track. To the north is the Horsham Velodrome. Further north is Coughlin Park and an indoor sports stadium at St Brigid's College.










This location presents an opportunity to strengthen this precinct as a base for sport in Horsham, given its proximity to a range of other sporting facilities. This opportunity also includes the potential to highlight the range of activities at the Showgrounds, including the potential utilisation of the Showground arena for complementary activities.

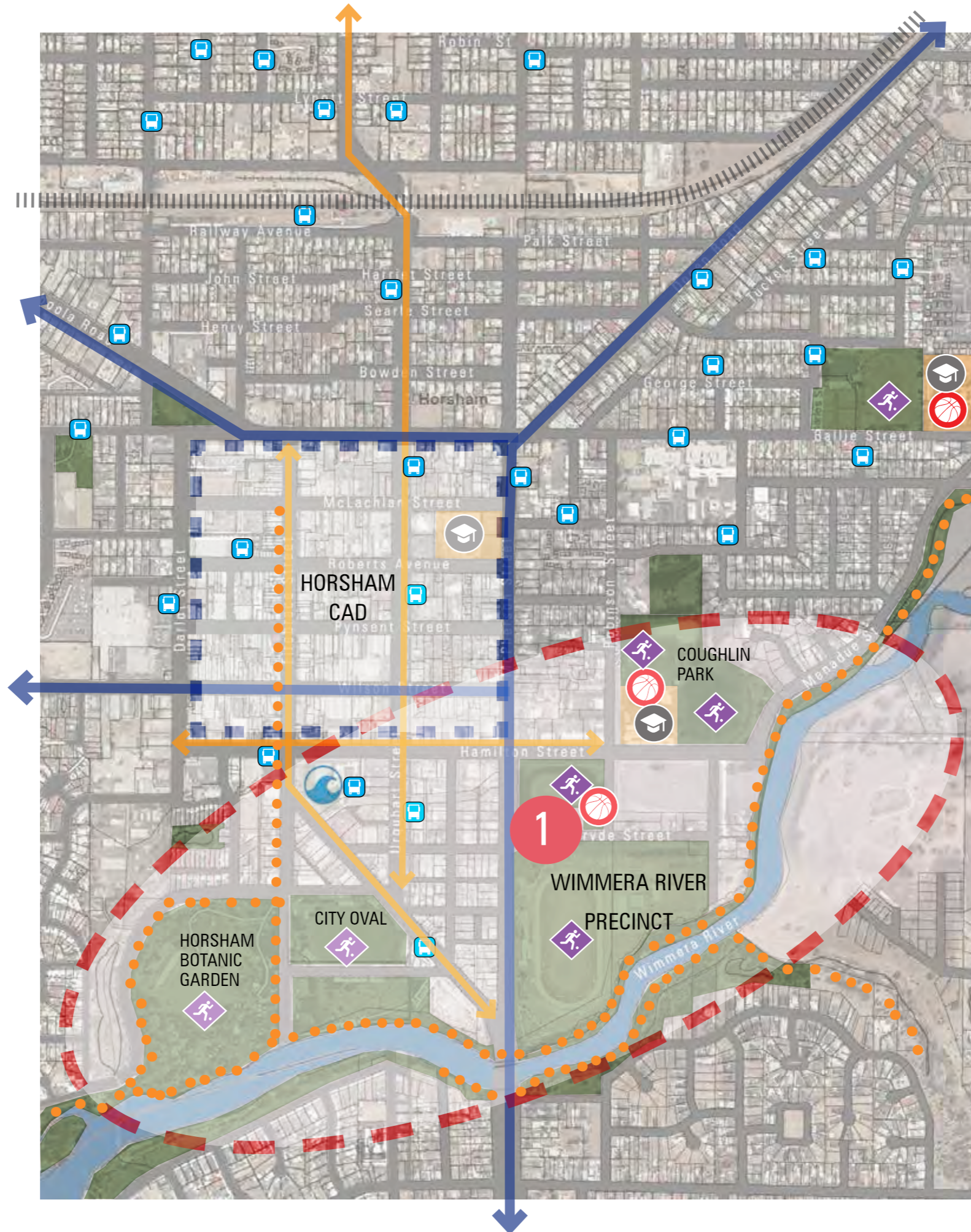


Horsham Sporting Precinct Map



Legend

-  Wimmera Sports Stadium Site
-  Outdoor Recreation
-  Indoor Recreation
-  Aquatic Centre
-  Education Facility
-  Bus Stop
-  Bicycle and Walking Paths
-  Primary Roads
-  Secondary Roads



Wimmera River Precinct  
Urban Design Analysis



## 6.2 Existing Site

The existing site, annotated on the adjacent site plan, bridges across two Crown Land allotments - the Horsham Showgrounds to the south and the existing Stadium site to the north. A portion of McBryde Street, between McPherson Street and Robinson Street, is also included in the site.

### Site

The site is relatively flat, with a slight fall from McPherson Street towards Robinson Street. The existing Stadium is a 2 x basketball court facility with non-compliant run-off space. The entry and amenities block addressing McPherson Street. Car parking is available along McPherson Street and McBryde Street.

Behind the stadium is an open, grassy area, with an RSL Memorial grove of trees.

McBryde Street is a sealed roadway with no formal kerb or footpaths. There are above ground power poles along the south side.

The north end of the Horsham Showgrounds site is fenced along McBryde Street. It is a flat, grassy area with a collection of smaller sheds and shelters.

The J.Weldon Power Memorial gates mark the entry of the Showgrounds on the corner of McPherson and McBryde Streets.

### Site Services

#### Power

The above ground power poles along the south side of McBryde Street serve the east end of McBryde Street. There is a pole mounted sub-station on the eastern pole.

#### Water

A water main is located under McBryde Street.

#### Sewer

A sewer main is located under McBryde Street.

#### Communications

A Telstra line is located from Robinson Street.

## 6.3 Existing Building

The existing Stadium was built in 1976 and has served the community well. It is a single storey building, with the sports court a double height volume constructed with a steel portal structure, metal roofing, low blockwork walls with metal clad walling above.

The brick entry and amenities structure facing McPherson Street is accessed via concrete steps and a concrete ramp. The existing amenities and kitchen have aged and do not reflect contemporary standards.

The building has evaporative cooling and radiant heating. Internal highbay lights have been recently upgraded to LED fittings. The roof was recently replaced, about 10 years ago.

The internal floor level is approximately 200-250mm off the natural ground level and is a polished timber floor.

### Sports Hall

The Sports Hall contains two Basketball courts divided by tiered spectator seating. Each court is also line marked for Volleyball and Badminton. There are netball line markings, although the court is not compliant in size or run-off and competition Netball is no longer played at the Stadium.

The run-offs around the court are not compliant to current Basketball standards due to fixed storage, stands and columns within the area. There is no dedicated space for referees.

The height of the Sports Hall to the underside of the steelwork is compliant for Basketball, but not for competition Netball.

The internal finishes are exposed, painted blockwork to about 2m high with the exposed steel frame with reflective insulation backing above. The ceiling is exposed steel structure with exposed reflective insulation backing.

A new timber floor was laid directly over the top of the original timber floor approximately 20 years ago. The life remaining of the floor should be verified through destructive testing.



Existing McPherson Street Frontage



Existing Site

Legend



Outdoor Recreation



Indoor Recreation



## 6.4 Property Titles

The area consists of two Crown Allotments CA 28 Sec 16 and CA 27 Sec 16 Parish of Horsham, both of which have Committees of Management in place.

McBryde Street is a Council owned road.

The existing Stadium is on the same Crown Allotment as the adjacent Velodrome, with a lease line dividing the two functions just to the north of the Stadium.

CA 28 incorporates the existing Stadium and Velodrome. A lease line dividing the two functions runs to the north of the Stadium. The Crown has appointed HRCC as the committee of management of the southern portion of this CA 28 (incorporating the existing stadium).

CA 27 is managed by a Committee of Management which includes members of the Horsham Agricultural Society and Greyhound Racing Club. This committee has been consulted as part of this project.

The process could include:

- consultation about the proposed road closure
- the closed road becomes unreserved Crown Land
- DELWP incorporates this reservation into one of the adjoining parcels

## 6.5 Planning Scheme

The two Crown Allotments are located in different planning zones with different planning overlays.

Re-zoning of the north portion of the Showgrounds site may be required.

### Current Planning Zones and Overlays:

The following planning overlays exist over the northern site, **87 McBryde Street**:

- Public Park and Recreation Zone (PPRZ)
- Development Plan Overlay Schedule 3 (DDO3) - Wider Airport Environs Area
- Land Subject to Inundation Overlay (LSIO)

The property is within or affected by one or more areas of cultural heritage sensitivity:

The property is not in a designated bush fire prone area.

The following planning overlays exist over the southern site, **95 McBryde Street**:

- Special Use Zone (SUZ) Schedule 4 - Horsham Showgrounds
- Development Plan Overlay Schedule 9 (DDO9) - Stormwater Management Area

- Floodway Overlay (FO)
- Land Subject to Inundation Overlay (LSIO)

The property is within or affected by one or more areas of cultural heritage sensitivity:

The property is in a designated bush fire prone area.

## 6.6 Land Subject to Inundation

Flood investigation modeling undertaken by the WCMA and HRCC has indicated the following implications for the site:

- In a 1:100 year flood event water would not enter the existing Stadium building
- The January 2011 flood event was initially cited as being between 1% and 0.5% ARI flood. In that event, water backed up to the eastern edge of the existing stadium at a shallow depth. Parts of the land to the east of the stadium, through to Robinson Street, held 25-50cm of water. This area was not a flow path for flooding, as the land rises towards the stadium. The McBryde Street part of the site was dry, and above this flood level.

The WCMA has advised:

- The 1:100 year flood level is 127.25 AHD
- The 1:200 year flood level is 127.45 AHD
- Any new development should have a floor level approximately 127.50 AHD.

## 6.7 Previous Studies and Documentation

The following documents have informed this report:

### Related documents:

- Horsham Multi-Use Indoor Sports Stadium Plan - Phase One: Feasibility Study, 2016
- Asbestos Audit Report, 2003
- Planning Scheme documents

### Relevant Council Policy and Previous Reports:

- Horsham Rail Corridor - Final Master Plan
- HRCC Sport and Recreation Strategy 2013 - 2018
- Horsham Framework for Managing Growth, Part D - Framework Plan, 2013



# 7 Design

## 7.1 Facility Design

### 7.1.1 Building Imagery and Design

The building will be a significant facility for the Wimmera region, and a large, double height structure. It offers a great opportunity to develop a design reflecting iconic imagery to help market the centre.

The building design should:

- Be welcoming and easily identifiable entry
- Maximise glazing where possible to create visual and physical connection between inside and outside activities
- Use durable and low maintenance materials
- Use materials with environmentally sustainable credentials
- Incorporate indigenous planting
- Incorporate traditional and public artwork

### 7.1.2 Site Brief

The site design and layout is equally important to supporting good function of the centre. Site design encompasses the following:

#### Landscape and Urban Design

- Welcoming forecourt with fixed seating, undercover waiting area
- Outdoor netball courts with spectator seating, shelters and lighting to Netball Victoria requirements (refer next section)
- Water sensitive urban design components to lessen impact on existing stormwater infrastructure
- Accessible path networks
- Outdoor fitness elements could include outdoor table tennis, fitness circuit
- Connection to existing bicycle and walking networks
- Safety in urban design principles - passive surveillance and good site lighting

#### Car Parking and Site Access

- 180 - 200 space car park (as noted for a Basketball Victoria Sub-Regional facility). Actual numbers to be confirmed and provision of overflow parking for events to be considered
- Drop-off / pick-up zone
- Bus parking and through access where possible
- Delivery access
- Waste management and access

### 7.1.3 Universal Design

Sport and Recreation Victoria (SRV) define Universal Design as: *".....the process of designing products and environments to be used by everyone, to the greatest extent possible, without the need for adaptation or specialised design. Universal design is a process, not an outcome. Universal design assists everyone, not just people with a disability."* from SRV website

Provision for disability access must recognise the diverse range of abilities, ranging from numerous types of physical, intellectual, cognitive, visual, auditory and perceptual disabilities. Measures for some disabilities can sometimes conflict with measures for others.

Provision should be made for additional accessible change facilities wherever possible. The main male and female change rooms should be designed to also be accessible to persons with impaired mobility. Ambulant toilet and shower facilities are to be provided.

The Show Court is a large spectator venue, and therefore is required to provide alternative locations for people in wheelchairs to be seated together with a companion, including possibly also wheelchair-bound. Some seating should be removable to allow for a large number of wheelchair locations on occasions, subject to advance notice.

### 7.1.4 Healthy by Design

The centre should incorporate Healthy by Design principles to promote healthy and active communities, including:

- Connections to walking and cycling routes
- Connection to public transport
- Access to open spaces for recreation and leisure
- Using safety in urban design principles including good lighting, signage, fencing and walls to support safety and amenity

### 7.1.5 Environmental Sustainability

The proposed building and surrounding site present opportunity for the integration of ESD principles and initiatives in the overall design. The Centre will have a large expanse of roof area ideal for rainwater harvesting and solar panels in particular.

Integrated environmentally sustainable design proposed to be included;

- Use of drainage swales and Water Sensitive Urban Design (WSUD) elements in the 'green car park'
- Rainwater harvesting for toilet flushing and landscape irrigation
- Building Management System (BMS) software to programme efficient heating, cooling and lighting – automated sensor activated control for day lighting & ventilation.
- Energy and water efficient fittings, HVAC heat recovery and highly efficient plan
- Heat recovery added to return and exhaust air ductwork to

capture and return heat that would otherwise be lost to the outside atmosphere.

- Natural ventilation where possible, maximising benefit of outdoor air conditions when suitable.
- Seek opportunities to re-use, re-cycle and dematerialise the new building materials where possible (such as cement replacement with recycled content to new concrete slabs and thus reduce the demand for materials with high embodied energy)
- High quality thermal envelope – building fabrics to have high insulation values and require less energy to heat or cool (such as double glazing to new Foyer facade, and 'cool roof materials')
- Provision of extensive bicycle parking
- Solar hot water / or heat pump system for provision of hot water to amenities
- ESD interpretation displays for educational purposes
- Use of low VOC paints, sealants and adhesives



Precedent Imagery





### 7.1.6 Acoustic Requirements

The overall acoustical design objective is to create a comfortable environment, acknowledging that the building houses noisy activities that will be loud at times. Maximising acoustic absorption through internal building materials will assist in reducing some of the impact of such activities.

Noise reverberation and transfer / disturbance between the sports courts and separate activity areas i.e. program room, meeting room should be minimised where possible.

The Show Court has the potential to be the area of most significance in terms of acoustics. The Show Court on occasion may house 400 + spectators, as well as players and officials. The building fabric needs to be suitable to provide acoustic control. Amplified speakers, and surfaces should be designed to avoid acoustic anomalies such as flutter, echo, etc. Extraneous noise from other court events as well as the adjacent mechanical services plant should be minimised

### 7.1.7 Occupational Health and Safety

The centre is to be configured wherever possible as safe as practicable an environment for all occupants of the centre in accordance with all relevant Acts, Regulations and Codes of Practice. Ideally, risks should be eliminated. Where this is not possible, design and / or operational measures are to be identified to reduce and manage safety risks.

#### Working at Heights

Sports Halls consist of large volumes, with clearance heights over 8m high. This means that maintenance to lighting, mechanical systems etc will need to be achieved at this height. Using LED light fittings and highly durable materials to ceilings and high level walls will assist in minimising the need to access high level areas often.

Safe and efficient access is required for working at heights to install and repair lighting, mechanical services, and clean highlight windows or skylights.

Note: it is not acceptable for maintenance access to be achieved by ladders at these heights.

Desirably, the construction of the floor should allow for access via scissor lifts, and safe roof access should be provided for cleaning of windows and skylights.

#### Roof Safety

A safe access system to all roof areas, in accordance with relevant Occupational Health and Safety Acts and Codes of Practice, is required for maintenance access. Note that this could include access via cherry picker, etc, where agreed with the Proprietor.

Roof safety relies upon, where possible:

- Limiting access to those trained to safely access the roof.
- Roof safety harness points system for access to routine maintenance / cleaning locations.
- Safe access to and from the roof via designated stairs (not ladders), roof walkways, paths, and roof perimeter barriers.

### 7.1.8 Building and Site Services

Key features of the proposed facility include;

- Hydraulic Services: Existing pressure and flow information to be provided by the water authority to assess hydrant coverage in the future design - pumps and tanks may be required by the CFA.
- External hydrant coverage only
- Electrical Services: Upgrading of electrical mains, new switchboards, along with a new sub-station may be required on site.  
Any existing boards, wiring, fittings and fixtures to be replaced to achieve Electrical code compliance and present day safety requirements)
- Security – scope inclusive of: integrated members system, AV reticulation, scoreboards digital signage, clocks and hearing loop system
- Mechanical Services:  
Evaporative or Indirect Evaporative are the best models for cooling large volume spaces with high intensity activity. Indirect Evaporative cooling deals with higher humidity better than Evaporative, and could possibly be a better solution for the Show Court area.  
Heating in the Sports Courts could be via radiant heating. Offices, meeting rooms and the like could have reverse cycle air-conditioning.
- Building Management System (BMS) to control all heating, cooling, ventilation and lighting.
- Natural ventilation to all Sports Courts, to maximise the cooling benefit of outside air when suitable. The use of large overhead fans off-court areas to further increase the cooling effect of air movement is to be considered. To accommodate such fans, additional building height is required as well as structural load capacity.

### 7.1.9 Regulatory Requirements

The design, construction and operation of the facility are to comply with all relevant Acts, Regulations and Codes of Practice.

#### Building Occupancy and Amenities

In consultation with Council an appropriate maximum occupation is to be determined, notwithstanding the building's use is limited to sports activities only. Unless otherwise instructed by Council, the building will not be designed or approved for any other activity that further increases the building occupation.

The Certificate of Occupancy will define the number of people legally allowed to be accommodated in the centre at any one time. This figure is based on two factors, the emergency egress provision for safety purposes and the toilet amenities, for health purposes.

Amenity numbers will be determined by occupancy, and as a function of the activities in the centre.

### Egress

Escape and egress from all areas is to be achieved as per maximum travel distances.

#### BCA Section J: Energy Efficiency

The centre design must achieve, and preferably exceed, the requirements of BCA Section J, subject to approval of additional measures by the Proprietor.

#### Deemed to Satisfy Compliance

Section J regulations have become more stringent and deemed to satisfy compliance will be more difficult to achieve in this type of building.

The use of transparency and transparent materials is key to the success of the centre. The design intent is to provide visual connection between programs and the inside and out. It is essential to the quality of the space and the comfort and enjoyment of patrons and staff that areas of glazing are proposed to the Foyer, cafe and administration areas. Equally important, is the use of transparency into these spaces from the Entry Forecourt and building approach. The Foyer should draw patrons in and through to the Sports Hall. This separation line between the two zones should be transparent.

The Sports Hall should also promote itself externally, and provide a connection with the landscape. As the requirements for natural light vary for different sports, the Sports Hall may require some skylights / clerestory windows as well as some low level light for views. For basketball, it is problematic to have a vertical light source behind the goals, whereas for badminton and volleyball, the preference is for no natural light overhead.

### 7.1.10 Public and Foyer Spaces

#### Entry and Forecourt

Animated entry forecourt with visual connection into event and program rooms, administration areas, the cafe and foyer, right through to the sports hall.

The forecourt acts as a dynamic 'shop front' for the various activities of the centre.

Landscaping and materials to reflect the local area.

#### Foyer Space

Generous foyer space, with centrally located reception desk, capacity for ticketing and transparency through to the show court and sports halls.

Space for display of memorabilia.

Electronic displays to depict events and user / club details.

#### Reception and Administration

Reception desk visible on arrival with space for display and information. The administration should be directly adjacent to reception, and faces onto the sports hall for maximum supervision. .

General facility administration and manager offices.

Shared sports club office facilities.

Meeting room space (potential to use meeting room as social room).

Staff amenities and lunch space

#### Cafe

Cafe adjacent show court and foyer space with external access. Cafe should have a presence on the approach to the building, and a dining area should be provided both inside and outside.

#### Kitchen

The kitchen supporting the cafe should double as a plating and re-heating kitchen for community club events at the centre.



Precedent Imagery



Precedent Imagery





### 7.1.11 Sports Courts & Player Amenities

#### Sports Hall

Main Sports Hall to have 3 new indoor sports courts, designed to competition standards, with appropriate run-offs & spectator zones, and overhead clearance heights. Each court to be line-marked for:

- Netball
- Basketball
- Volleyball
- Badminton

One court to be designated show court - refer following pages for details.

The existing stadium will be adapted into a separate court for training and Junior competitions for Basketball, Volleyball and Badminton.

Further detail on individual sports in following pages.

#### Table Tennis

Table Tennis requires 12 table capacity at 9m x 5m run-off for training and say 4-6 tables for competition at 14m x 7m run-off. Ample adjacent storage is required for tables to be wheeled away.

#### Squash Courts

Six Squash Courts with movable wall(s) between 2 or 3 courts to facilitate singles, doubles and racquetball.

Glazed frontage to courts with space for spectators. Ability to set-up portable tiered seating for competition matches is required.

The courts with movable walls can also be used for other activities such as Kiddie Gymnastics, Indoor Futsal, Program Room activities such as yoga, group fitness.

#### Outdoor Courts

Five new outdoor netball courts to be accessed directly from the sport hall. Overview from the indoor sports hall to the outdoor courts is required for Netball competitions.

Circulation space between and around courts, spectator shelters fencing and outdoor lighting to Netball Victoria requirements.

#### Amenities

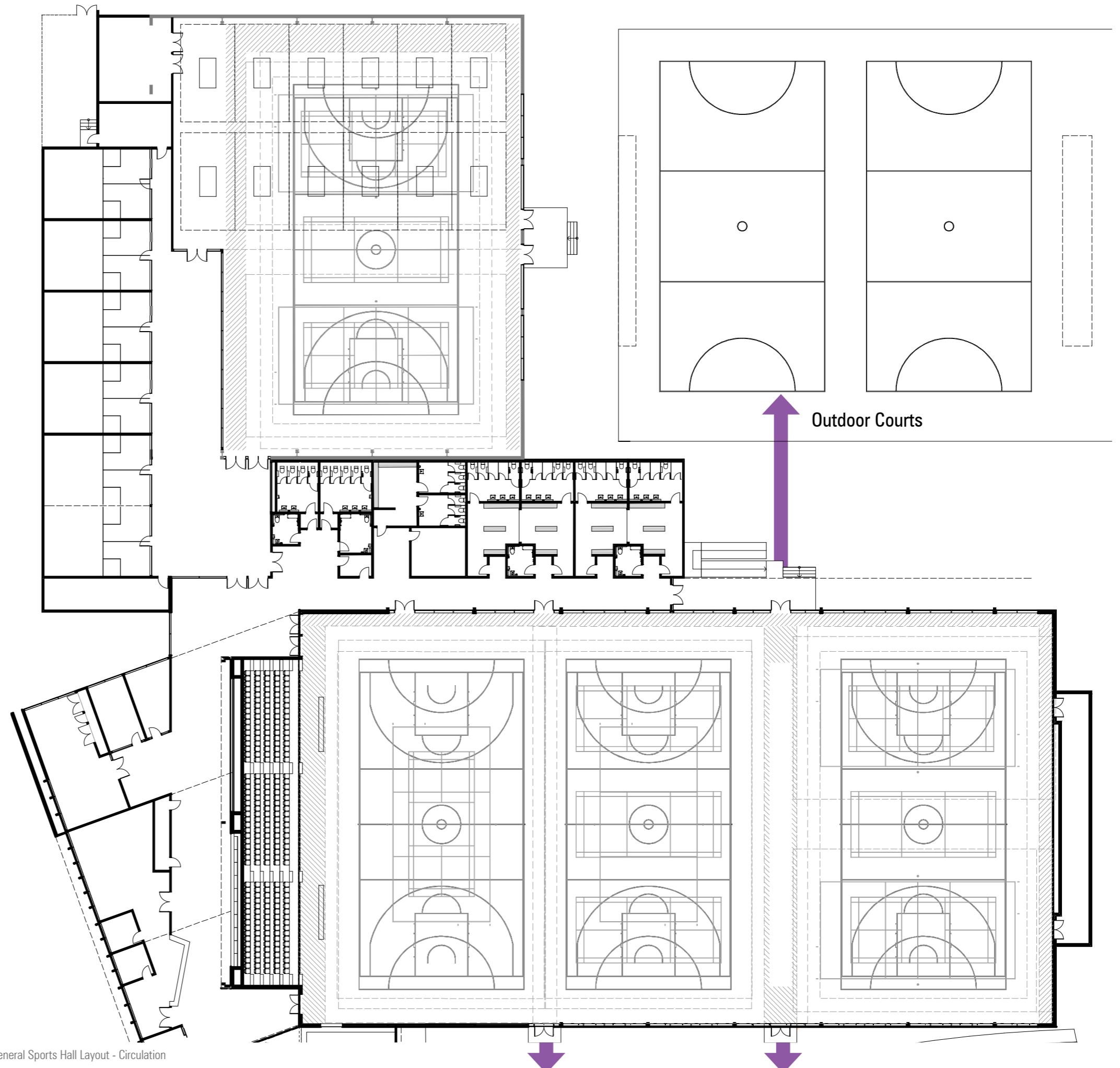
Separate amenities for players and spectators.

Accessible change rooms and ambulant facilities.

First Aid room, accessible from the sports hall

#### Temporary Spectator Seating

A separate system of temporary tiered seating should be allowed for and stored at the centre. This will provide spectator seating for Squash and Table Tennis events, and could be used for other events.



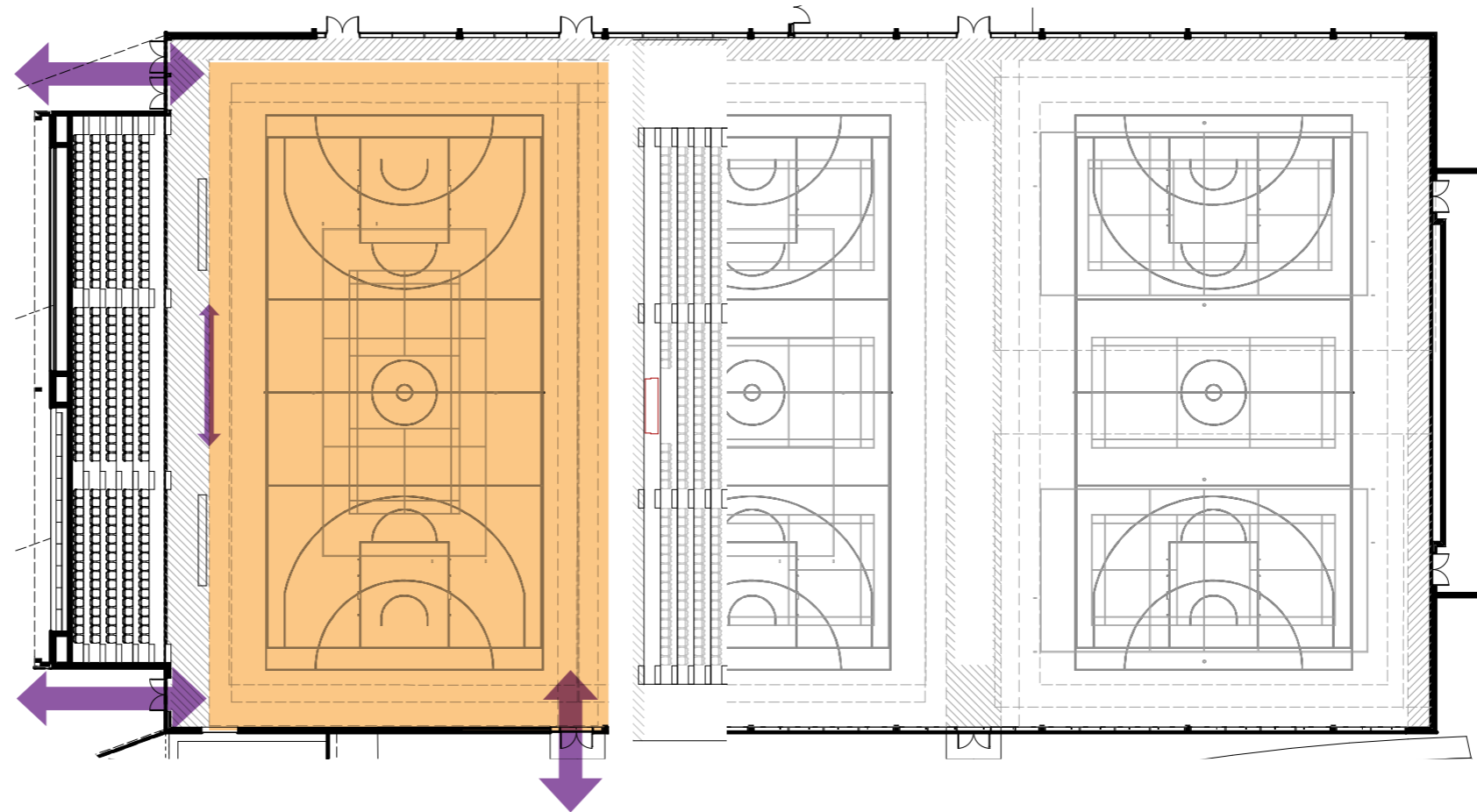
General Sports Hall Layout - Circulation

## 7.2 Show Court

One court should be designed to have the ability to be a show court for competitions and regional events.

Fixed tiered seating for 400 spectators would be provided to one side, with the ability for an additional say 200 seats to be installed on removable tiers on the other side.

The roof height and perimeter run-offs should be designed to facilitate regional and state competitions for all sports in the centre.

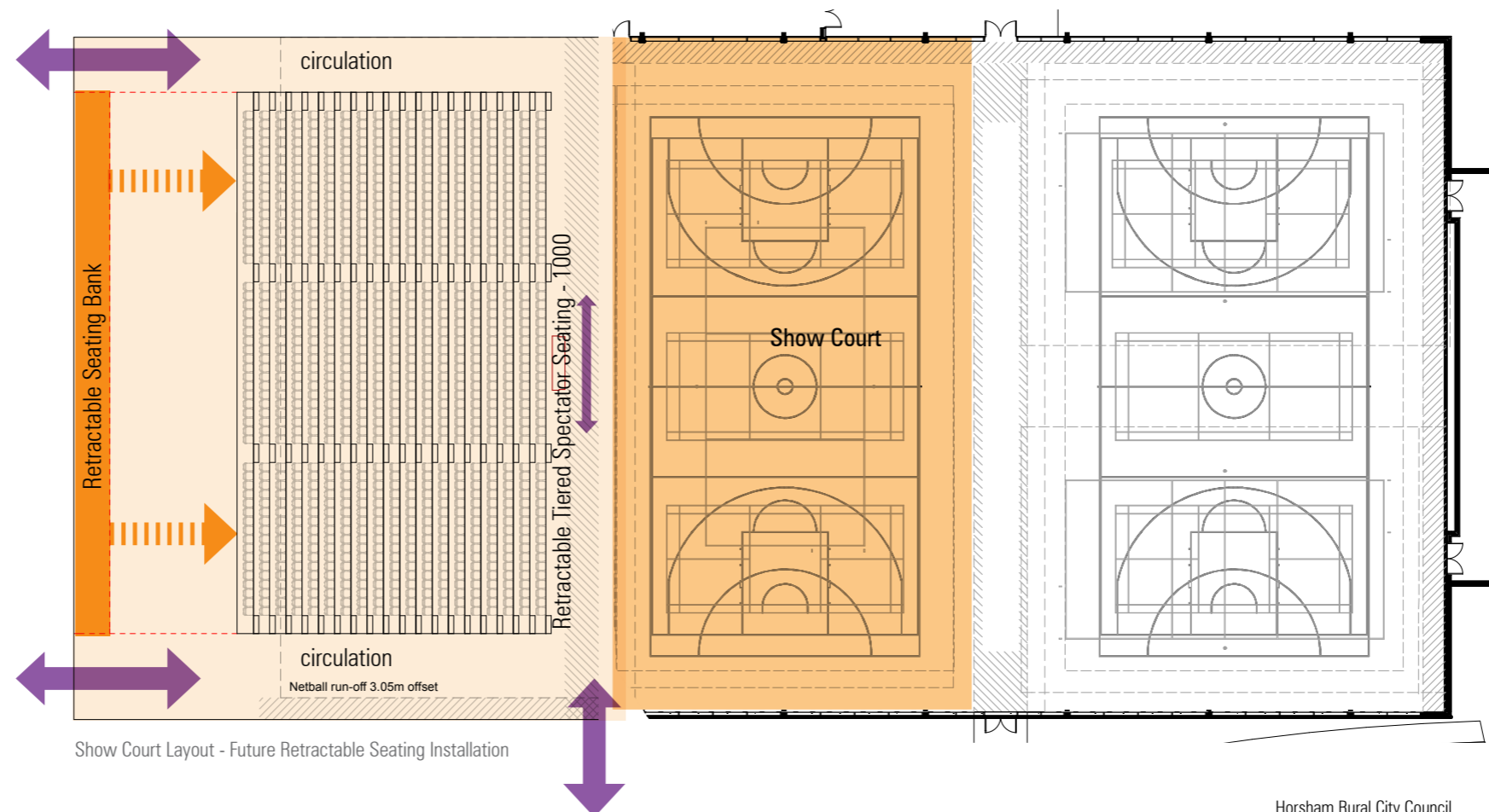


Show Court Layout

In the future the fixed tiered seats could be removed and a 1,000 seat retractable unit could be installed to dramatically increase spectator seating.

In this scenario the show court would shift to the right.

To allow for this future change, the floor should be constructed to accommodate the extra weight of the retractable seating unit, and both the left-hand side courts should be designed with the roof height and perimeter run-offs to be show courts.



Show Court Layout - Future Retractable Seating Installation

## 7.3 Functional Requirements

### 7.3.1 Sports Regulations - Court Dimensions & Clearances

Playing court layouts for 'mixed court facilities' (all sports) are determined by the largest single court in this instance being netball. Generally all other nominated sports are well accommodated within the netball footprint.

#### Reference Documents - Sporting Association Guidelines and Regulations:

- Netball Victoria Facilities Manual, 2017
- Netball Australia National Facilities Policy, 2016
- Basketball Victoria, Facilities Master Plan, 2013
- Basketball Victoria, Indicative Court Layouts
- Badminton Victoria - Reference: World Federation –Handbook 2 – 2011/2012 – August 2011, www.bwfbadminton.org
- Volleyball Victoria - Reference: Volleyball Australia
- Table Tennis - Australian Table Tennis Organisation – Reference: www.tabletennis.org.au
- Squash - Reference: Courttech Australia

Sport	Area per Court	Dimensions per Court	Height	Notes	Storage Requirements
<b>Netball</b> Netball Victoria	781m <sup>2</sup>	15.25m W x 30.51 D  <i>3.05m run off all round (umpire movement)</i> <i>3.65m between adj courts</i> <i>Refer diagram</i>	8m	Concept shows spectator seating, team benches and circulation is provided in addition to run-off areas to each court	Balls, training kits Allow large double doors to store rooms typically
<b>Basketball</b> Basketball Victoria	608m <sup>2</sup>	15m w x 28m l  <i>2m run off all round (players), and minimum 4m between adjacent courts for referees</i>	7m	Retractable overhead backboards and rings. Spectator seating to be provided in addition to run-off areas to each court  <i>Additional backboards across court for training to be determined in consultation with Council / Users</i>	Balls, training kits
<b>Volleyball</b> Volleyball Australia FIVB (for facilities)	360m <sup>2</sup>	9m W x 18m L court 19m W x 34m L incld run-off for competition <i>min 2-3m run off all round for training</i>	7m	<b>Run off standards:</b> Local - 2m Club -3m National – 3m + 2m one side for officials	Posts for net @2.5m high Nets, balls Referee stands and antenna
<b>Badminton</b> Badminton Victoria	175m <sup>2</sup>	6.1m w x 13.4m l  <i>2m run off all round</i>	Club standard – 9.14m National standard – 12m		Posts for net @1.55m high Racquets, nets Umpire stands
<b>Table Tennis</b> Table Tennis Victoria International Table Tennis Federation	Local: 45m <sup>2</sup> National: 72m <sup>2</sup> International: 98m <sup>2</sup>	Table: 1.525m W x 2.74m D  <b>Dimensions including run-off</b> Local: 9m x 5m National: 12m x 6m International: 14m x 7m	Local: 3m National: 4m International: 5m	Non-slip flooring, eg timber semi-sprung, with colour contrast to table	Table storage - 12 Bats and ball storage
<b>Squash</b> Squash and Racquetball Victoria	62.4m <sup>2</sup>	6.4m W x 9.75m D	5.64m	Moveable walls between courts to expand for doubles and facilitate other activities	Racquets, training equipment



### 7.3.2 Netball

Netball court layouts and requirements should be as required in the *Netball Australia National Facilities Policy* document, dated March 2016.

A Regional Netball Victoria facility requires access to a minimum 8 compliant netball courts (refer *Netball Victoria Facilities Manual* April 2017).

#### Standard requirements include:

- 8 + compliant courts - acrylic, asphalt (outdoor), sprung timber (indoor)
- Goal posts and padding
- Lighting - indoor - 300 lux training; 500 lux competition; outdoor - 100 lux training; 200 lux competition
- Team bench - 2 x team benches per court to accommodate minimum 10 people each
- Team shelters for outdoor courts - 2 x shelters per court with undercover wheelchair space
- Officials bench - 1 x bench per court to accommodate minimum 2 people
- Officials shelter for outdoor courts - 1 x shelter per court
- Player amenities - minimum 2 areas, minimum 20m<sup>2</sup> each area. Unisex facility - minimum 1 shower, 3 x WCs and 3 x hand basins in each area

#### Supporting infrastructure and amenities include:

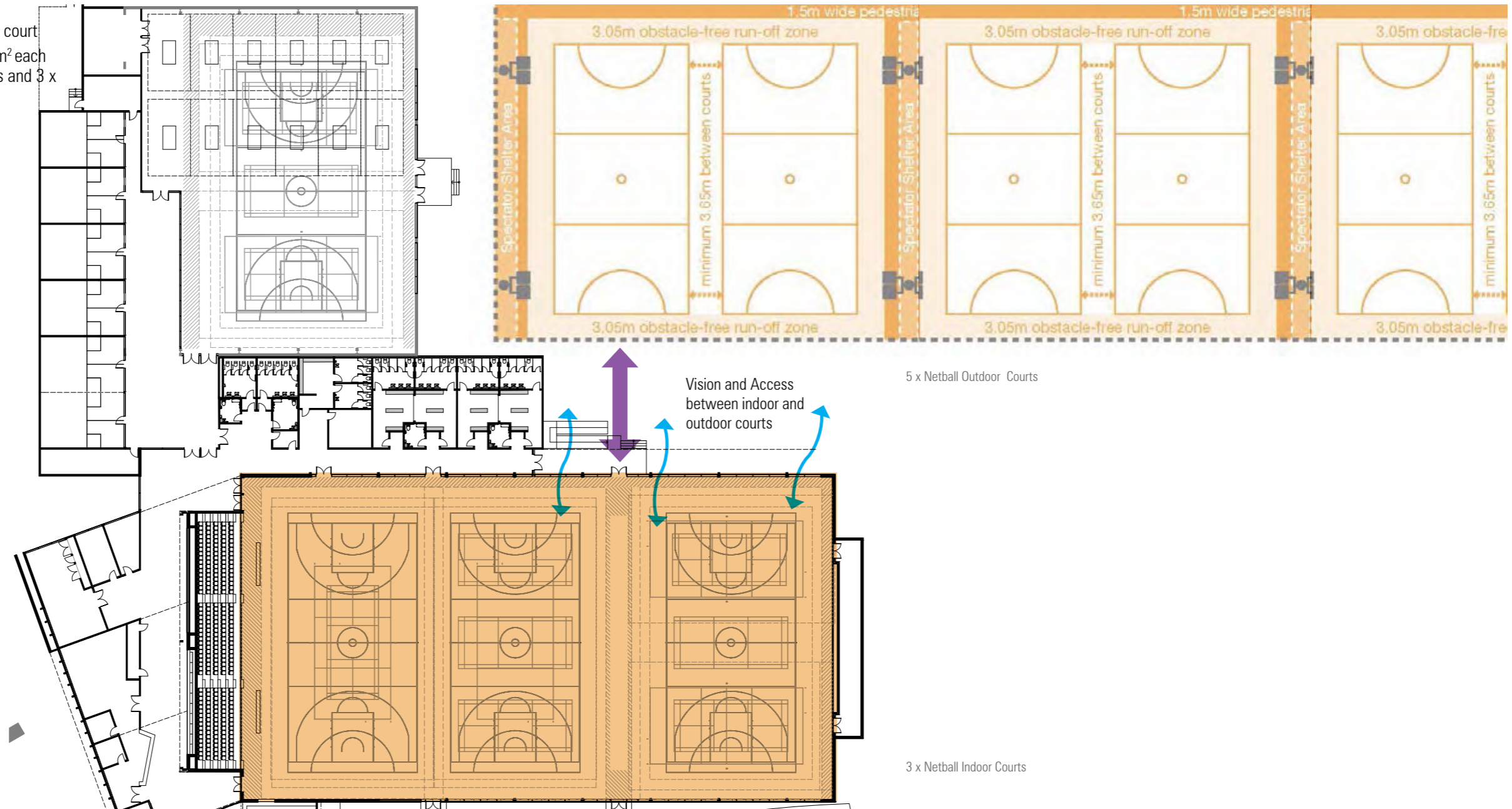
- Spectator seating - bench seating for 30 - 50 people per court
- Spectator shelter (outdoor courts) 20m<sup>2</sup> per court
- Player changerooms - minimum 2 x rooms, minimum 25m<sup>2</sup> each room
- First aid room - 1 x room minimum 20m<sup>2</sup>
- Umpires changerooms and amenities - minimum 2 rooms, minimum 12m<sup>2</sup> each room. Unisex facility - minimum 1 x shower, 2 WCs and 1 hand basin in each room
- Umpire duty room - 1 x room minimum 25m<sup>2</sup>
- Administrative office - minimum 25m<sup>2</sup>
- Tournament office - minimum 20m<sup>2</sup>
- Canteen / kitchen / kiosk - minimum 30m<sup>2</sup>
- Multi-purpose Room - minimum 100m<sup>2</sup> with kitchenette
- Storage - indoor and outdoor minimum 40m<sup>2</sup>
- Car parking including pick up / drop up, bus facilities, accessible parking

#### Outdoor Courts

Five new outdoor netball courts to be accessed directly from the Sport Hall. Overview from the Indoor Sports Hall to the outdoor courts is required for Netball competitions.

Circulation space between and around courts, shelters fencing and outdoor lighting to Netball Victoria requirements.

Shelters shown are for players and scorers. Spectator shelters could be constructed on the northern side of the courts in the future.



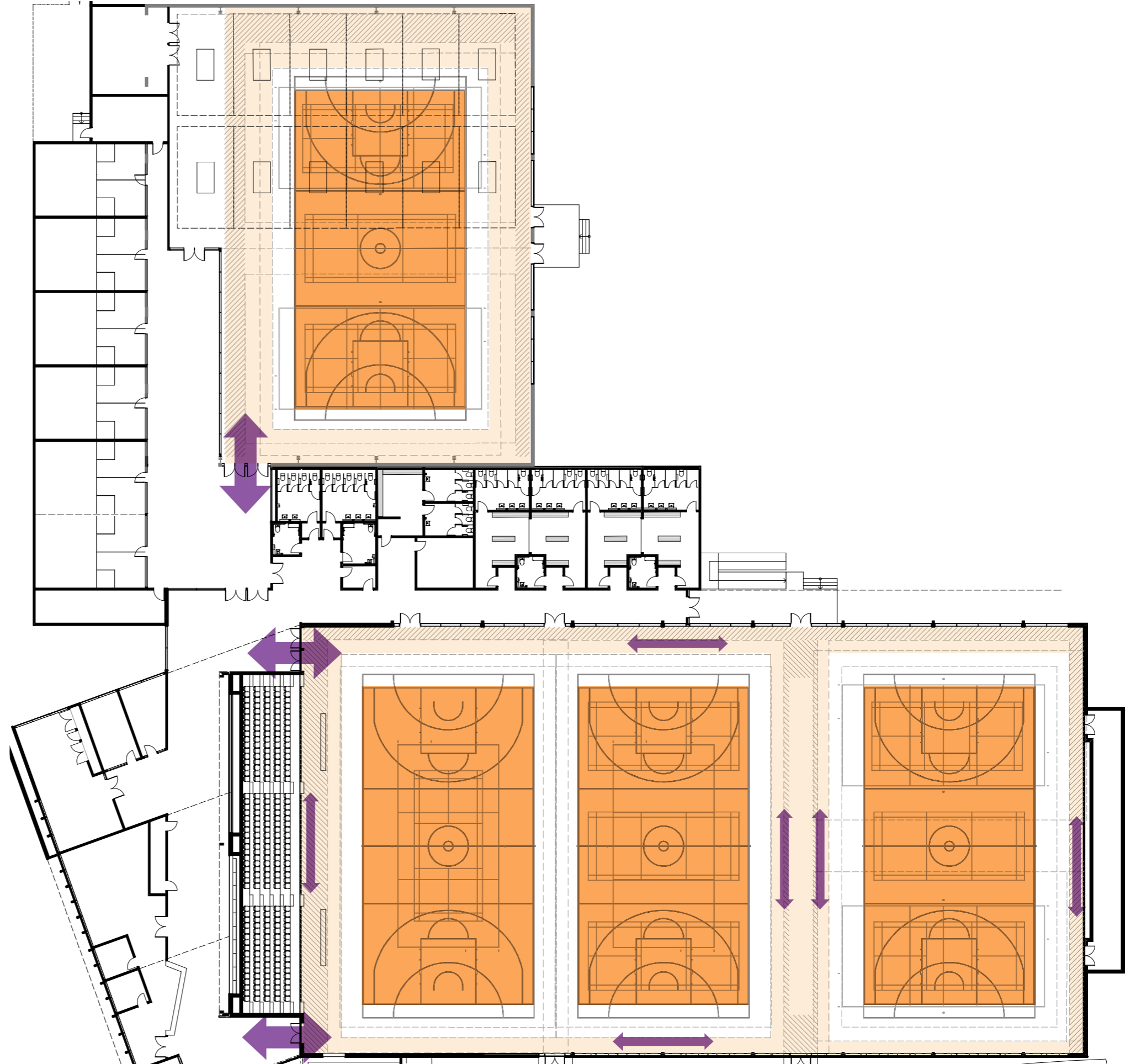
### 7.3.3 Basketball

Basketball court layouts and requirements should be as required in the *Basketball Victoria Facilities Master Plan* document, dated November 2012.

Based on the municipal population and demand documented in the *Horsham Multi-Use Indoor Sports Stadium Plan - Phase 1 Final Report* the new basketball facilities would be classified as a Sub-Regional Basketball Victoria facility with 4 compliant indoor basketball courts.

#### Standard requirements include:

- 4 compliant courts - sprung timber floor
- Retractable backboards and goals
- Team benches - 14 seats each
- Scorer's table (mobile or fixed)
- Scoreboard, Game Clock, Shot Clock
- Lighting - 500 lux for competition
- Spectator capacity for 200 - 400
- Storage - for balls and training kits
- Support amenity including 2 x unisex change rooms with showers,
- Officials and control room
- Function space
- Car Parking for 200 cars, including drop-off areas



Basketball Layout



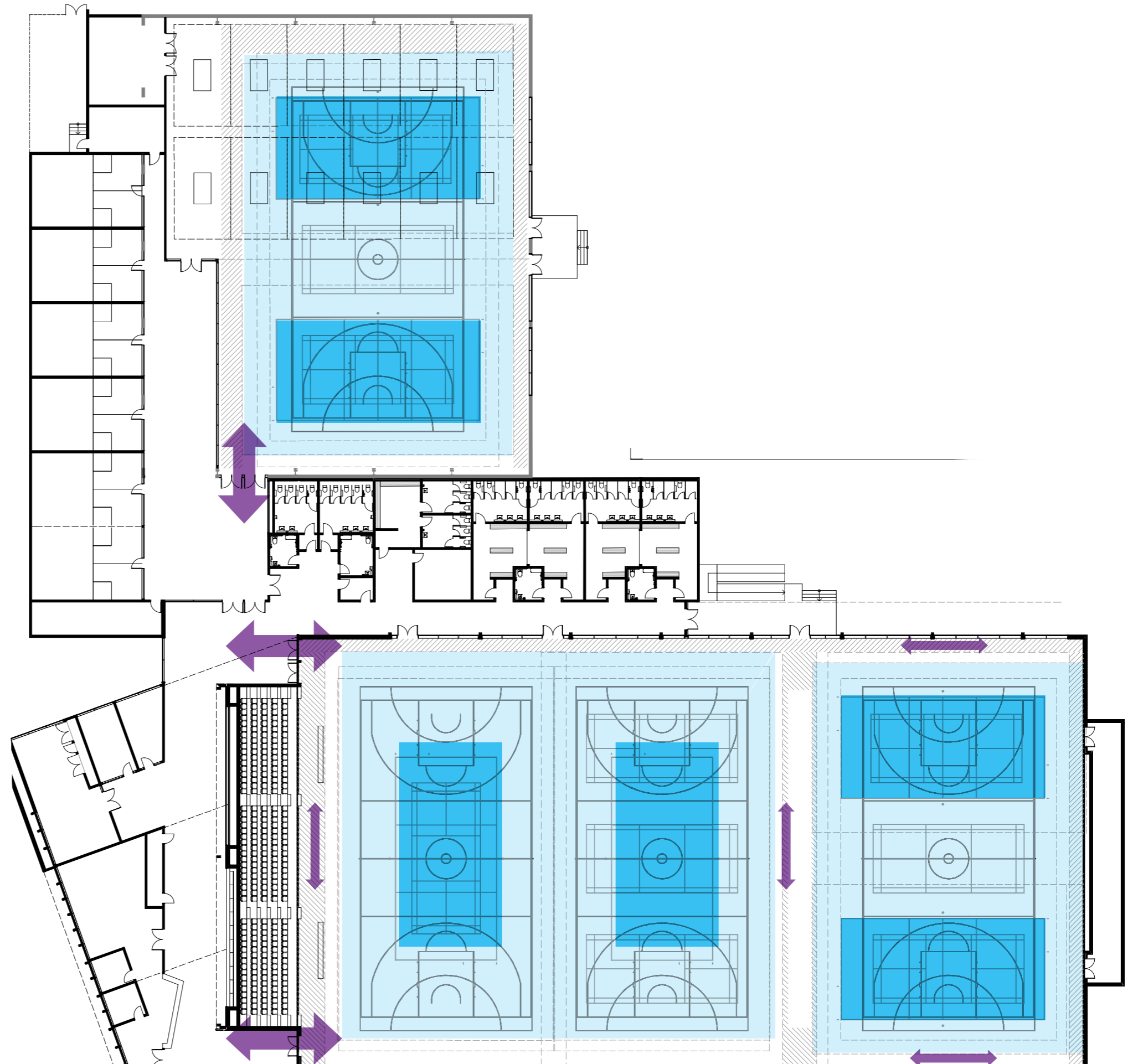
### 7.3.4 Volleyball

Volleyball court layouts and requirements should be as required by the *Federation International Volleyball*.

Based on a four indoor court plan, it is desirable to have 2 x fully compliant Volleyball courts with full run-off and 4 x Volleyball courts with minimum 3m run-off for training and local competition.

#### Standard requirements include:

- Compliant courts - sprung timber floor, 7m clear height over court
- Full run-off for Show Court / competition
- 2-3m minimum run-off for training and local competition
- Floor sockets for net posts
- Team benches
- Score's table (mobile or fixed)
- Spectator seating
- Storage - for nets, posts, balls and training kits
- Support amenity including 2 x unisex change rooms with showers
- Lighting - 1,000 lux for competition



Volleyball Layout

### 7.3.5 Badminton

Badminton court layouts and requirements should be as required by the *Badminton World Federation*.

Based on a four indoor court plan, it is desirable to have 1 - 2 Badminton courts with 6-9 courts laid cross-ways for training and local competition.

#### Standard requirements include:

- Compliant courts - sprung timber floor, 9m clear height over Show Court for competition
- 2m minimum run-off for training and local competition
- Floor sockets for net posts
- Space for elevated umpire chair for competition (height 1.55m)
- Spectator seating
- Storage - for nets, posts, shuttles and training kits
- Support amenity including 2 x unisex change rooms with showers
- Lighting - 1,000 lux for competition





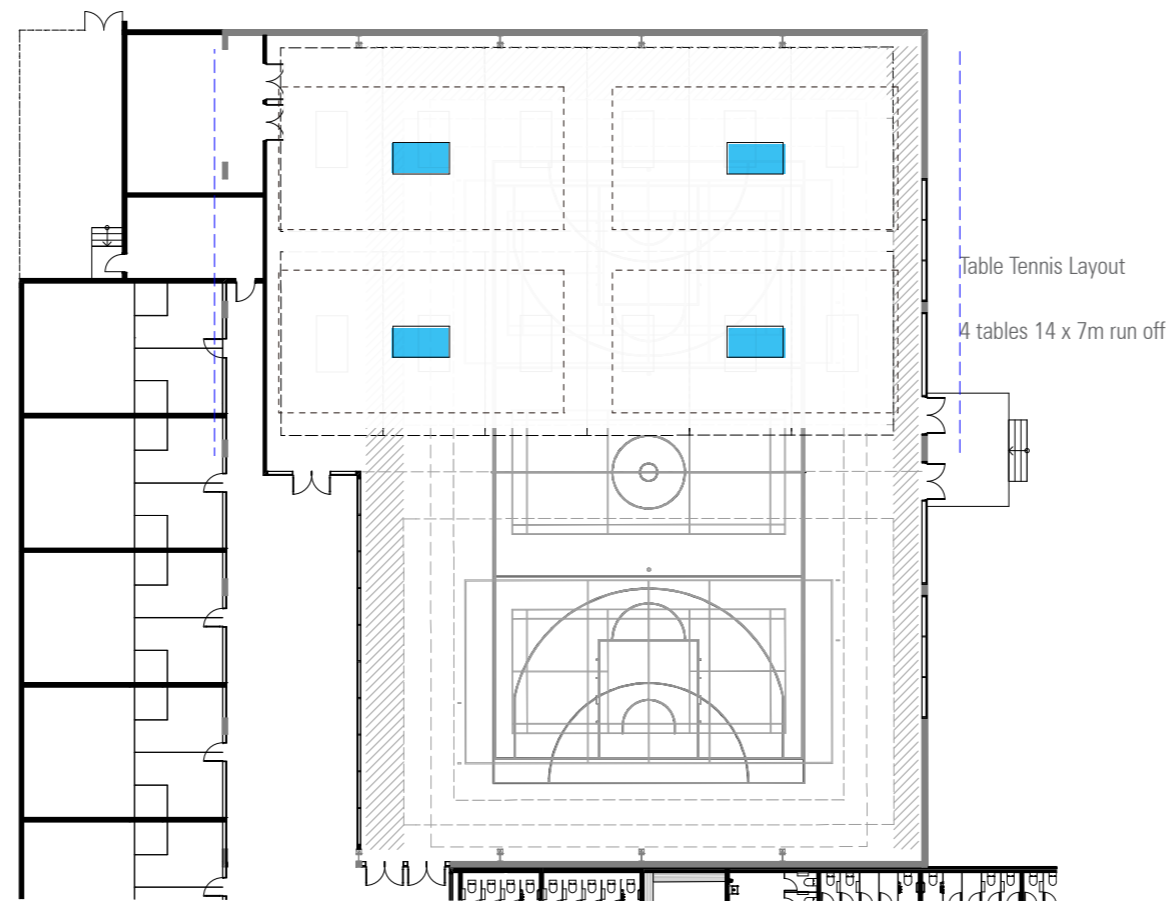
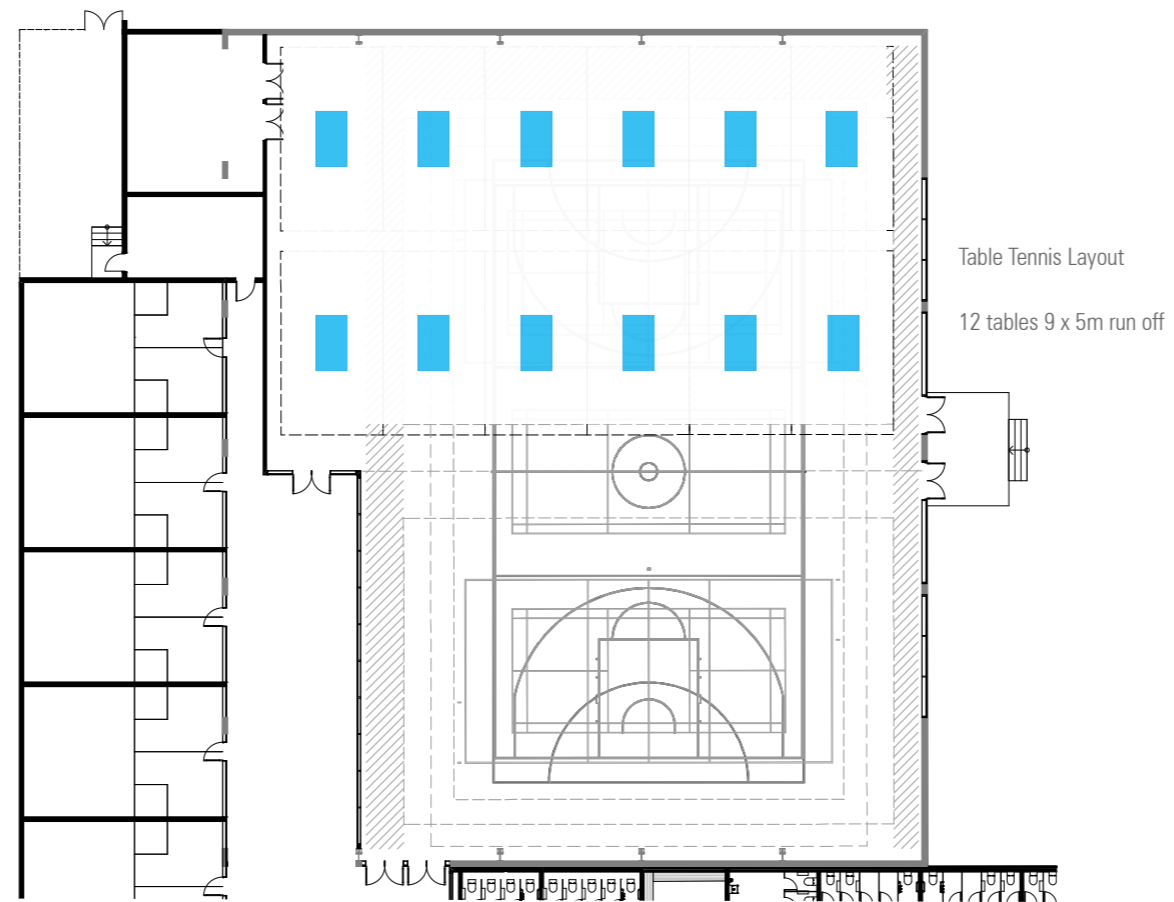
### 7.3.6 Table Tennis

The layout of Table Tennis tables should suit the requirements of the *International Table Tennis Federation*.

A minimum 12 courts are required for local competition. Further tables could be set up if demand requires.

#### Standard requirements include:

- Tables within a 14m x 7m run-off area for competition and a 9m x 5m run-off area for training, 8m x 6m minimum for wheelchair events
- 5m clear height over tables
- Contrast floor colour to table colour
- Spectator seating
- Storage - for 12 tables
- Support amenity including 2 x unisex change rooms with showers
- Lighting - 600 lux for competition over the table, 400 lux elsewhere



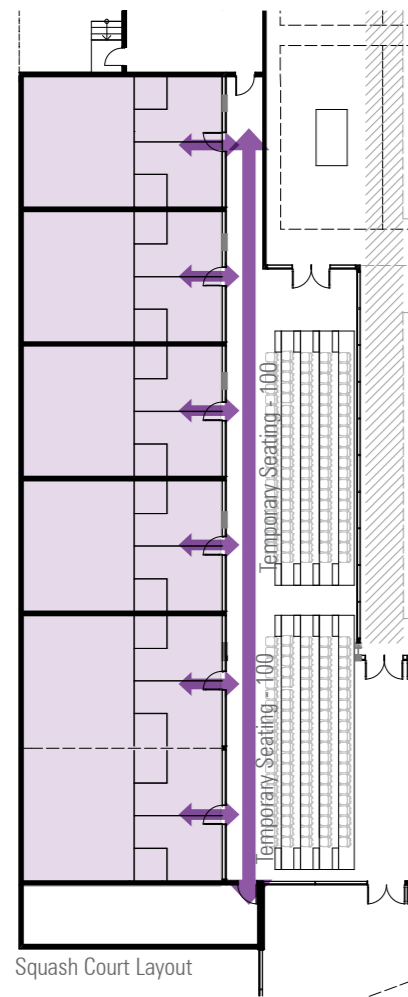
### 7.3.7 Squash

The layout of Squash courts should suit the requirements of the *World Squash Federation*.

A minimum 4 courts are required for training and 6 courts to run events and competitions.

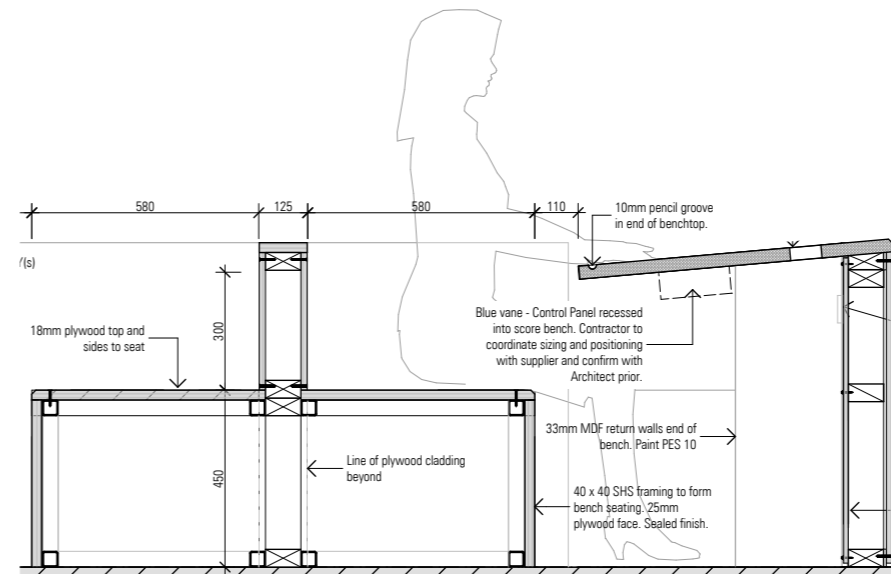
#### Standard requirements include:

- Courts each 9.75 x 6.4m
- 5.64m clear height over courts
- Glazed frontage, and movable wall to at least two courts to facilitate doubles and other activities
- Temporary spectator seating for events, and ample circulation to allow spectators to watch games
- Storage - for equipment and kits
- Support amenity including 2 x unisex change rooms with showers
- Lighting - 300 lux minimum



### 7.4 Sports Courts – Spectator Zones

Sports courts are paired together with a central circulation and spectator zone of 4m between the outer edges of each court's netball runoff of 3.05m. Two tiered, back to back spectator seating is proposed for this zone to maximise the spectator potential. A retractable sports net or divider sits centrally on the top tier to separate the courts and provide an additional barrier to limit ball interference. Scoring tables are centrally located along the benches. Wheelchair seating spaces are to be provided within the constructed benches, with the ability for wheelchair bound spectators to sit with able bodied companions.





## 7.5 Functional Operation & Division

Functional operation to facilitate multiple users in the facility at one time is important to the viability of the centre. Analysis of event and user timetabling has been undertaken and will inform the following discussion and building layouts.

In general facility planning should enable:

- Patrons to move about without intruding upon the court run-off zones.
- The Show Court to operate independently of the 3 other courts.
- Viewing and waiting areas off court to partially separate courts to avoid ball interruption between sports.
- Access to amenities and administration functions without interruption to other activities.
- Access to user storage without interruption to other activities

## 7.6 Design Life of Elements

The desirable design life of building elements, subject to reasonable wear and tear and weathering, are as follows:

- Building structure – 50 years minimum
- External finishes – Applied finishes: 5 – 10 years (e.g. paint) - 15 years (e.g. acrylic render); Integral materials – 20 – 25 years
- Roof cladding – 15 – 25 years as per manufacturer’s warranty
- Building services – design life of plant & infrastructure:
  - mechanical plant 15 – 25 years
  - electrical equipment 25 years
- Hydraulic pipe work – 50 years
- Floor surfaces:
  - Public areas – 20 years (e.g. stone, ceramic tile, polished concrete, carpet excluded).
  - Sports Courts – 20+ years (e.g. composite timber). Note: surfacing of courts is subject to user wear and tear – similar venues in Melbourne provide re-surfacing on a 3-5 year schedule.
  - Program or Community Room – 5 – 8 years (eg. carpet)
  - Office / Meeting Rooms – 5 - 8 years (e.g. carpet)
  - Toilet amenities – 20+ years (e.g. ceramic tile, marmoleum)
- Internal fit out (walls, partitions, joinery) – 20 years
- Kitchen / servery joinery – 20+ years (stainless steel)

### Marketing, Promotions – Building Imagery, Signage

The building design should be striking and integrate opportunities for high quality, interactive signage (changing with promotions) in order to heighten the profile of the centre and attract visitors.

### Materials, Finishes, Maintenance

The design should adopt wherever possible, affordable materials with the greatest durability and lowest practical maintenance demand, as well as take environmental sustainability into account.

### Maintenance – Access, Repairs

The facility design must take into account means of efficient and safe access to building elements for maintenance and repair purposes (e.g. changing globes, accessing plant areas, conducting routine maintenance).

### Seating, Furniture & Equipment

Supplementary furniture and equipment is to be provided within budget means, as agreed with Council. Fixed or loose bench seating to be provided for all sports courts. Loose furniture for the cafe, administration and function areas.

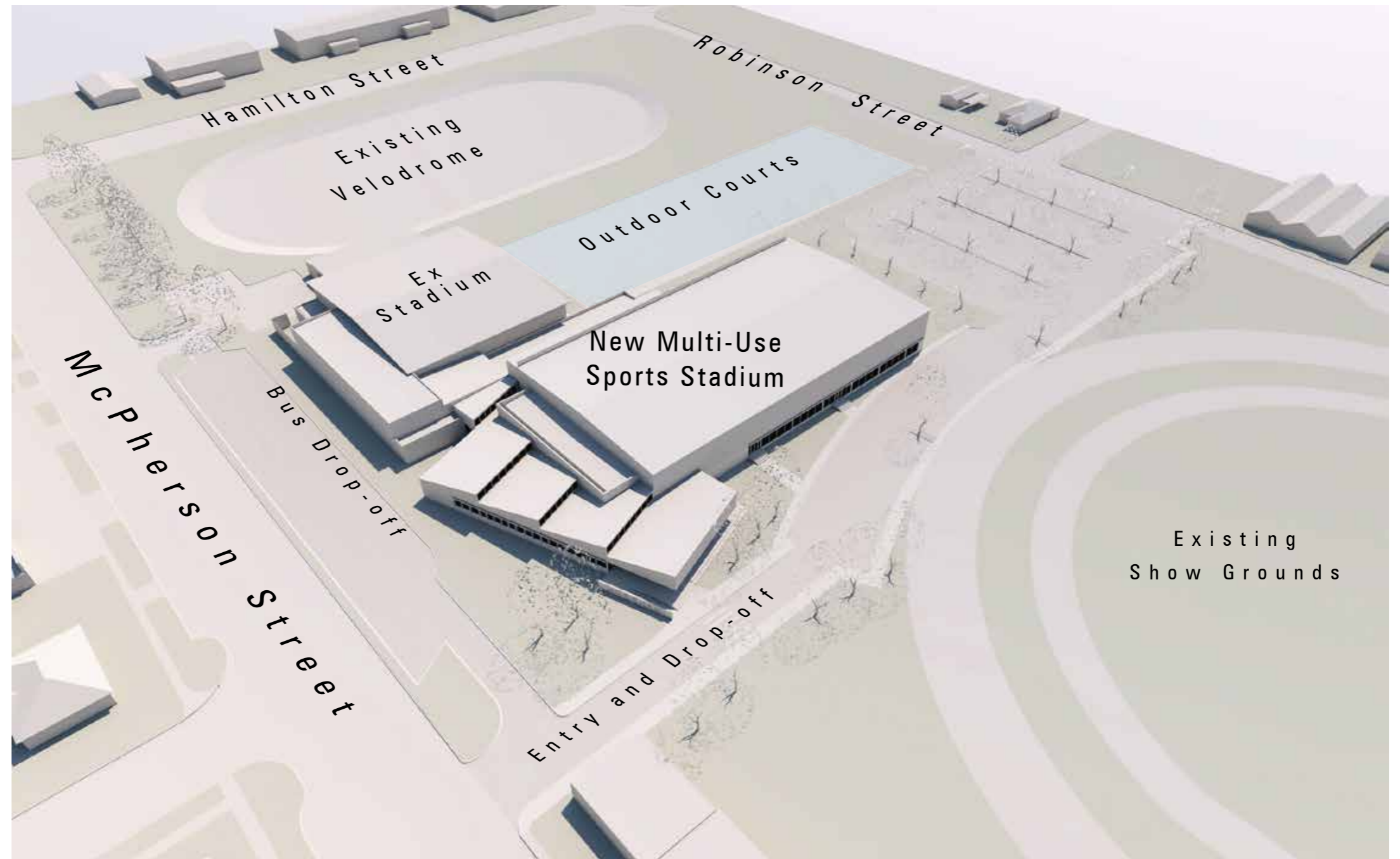
### Future-proofing – Services, Access, Expansion

Continuous, accessible pathways for building and technical infrastructure are desirable throughout the facility to easily enable future services upgrades and expansion of services capacity.

Switchboards / sub-boards will be designed with 30% spare capacity both in physical space and in the cable capacity feeding to each board, for future provision.

## 7.7 Concept Design

The adjacent diagram shows the potential development in the context of existing facilities.



Aerial view of proposed development area







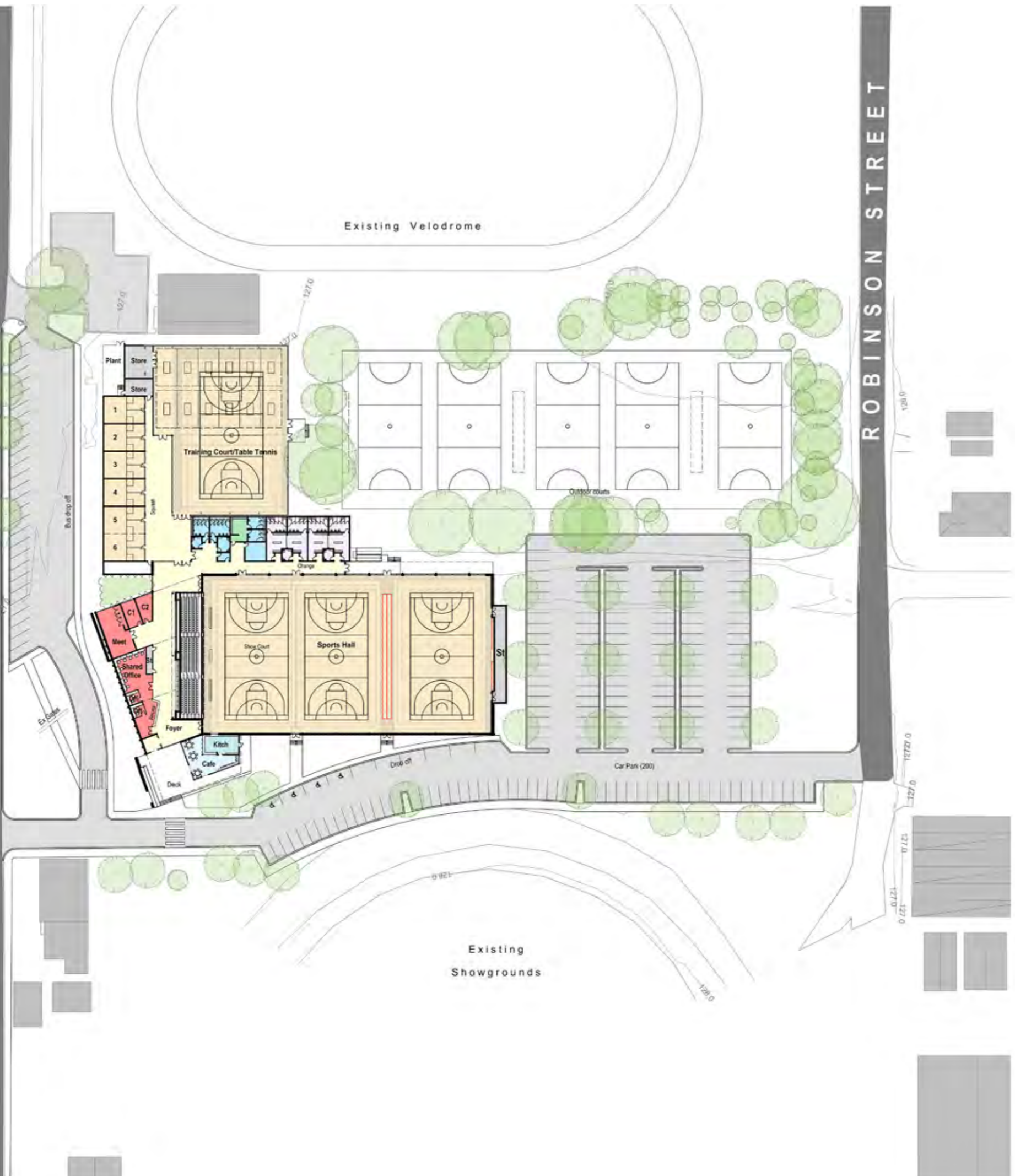


MCPHERSON STREET

ROBINSON STREET

Existing Velodrome

Existing Showgrounds







Wimmera Sports Stadium  
Floor Plan

00/00/0000 1:200 @ A1 1703

williams ross architects



SCHWAB DESIGN



## 8 Governance

### 8.1 Management and Operations

Effective management is one of the most critical components to ensure the success of the new Wimmera Sports Stadium. Phase One of the Feasibility Study identified the following governance principles to guide any decisions regarding future management arrangements:

- Maximise use of facilities.
- Encourage multi-use of facilities.
- Promote and support physical activity participation through programming, scheduling and service delivery.
- Maximise operational sustainability of the venue.
- Capacity to support a high level of asset maintenance and periodic renewal.
- Capacity to deliver effective customer service and respond to community needs.
- Support sustainable sports clubs and associations, including impact on volunteers.

Multiple different models were explored, including:

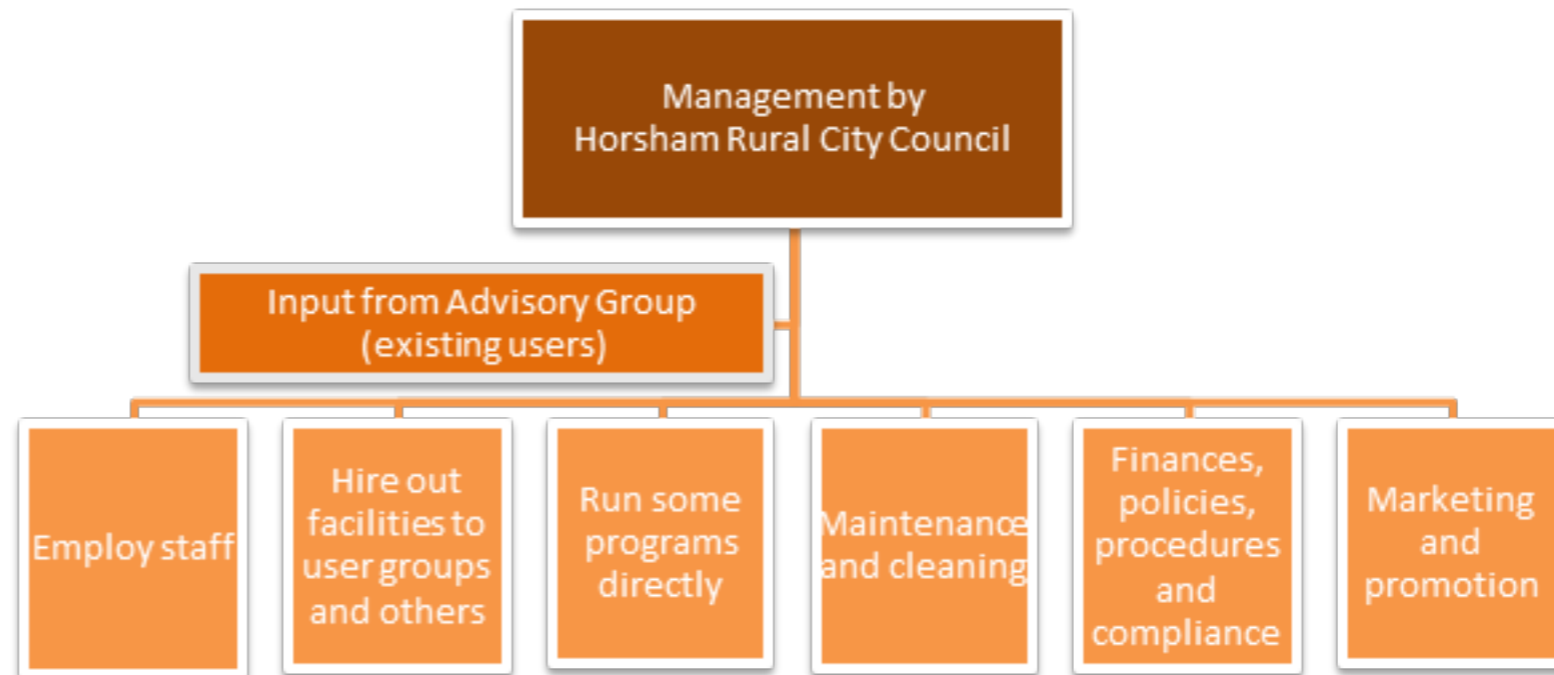
- Council manages the facility in-house
- Council contracts management to a third party
- An independent incorporated 'sports club' or committee of users manage the facility
- An existing sports club / association manages the facility

Please refer to Appendix F for detailed discussion, including examples and advantages / disadvantages of each model.

### 8.2 Preferred Management Model

Following a review of various management models and their advantages and disadvantages, the Project Control Group indicated an initial preference for a Council managed facility, with input from existing user groups via an advisory group. There should be an opportunity to review this management arrangement after several years to determine whether or not one of the other models may be better in the future, e.g. contracted out to a third party.

The rationale behind this decision is that by enabling Council to manage the facility initially at least, there will be an opportunity to establish what the actual operating costs for this specific facility will be. If a decision is made in the future to contract out the facility, then it will be done in a much more informed way for all parties. Also by enabling Council to manage the facility, at least initially, the facility is more likely to be viewed as a whole of community facility that focuses on health and wellbeing, as opposed to a facility that may be viewed as catering for specific sports only.



## 9 Schedule of Use

### 9.1 Indicative Schedule of Use

An annual indicative schedule of use has been developed to show how the facility is likely to be used on a daily basis throughout the year. The activities included have been identified by the current indoor users and through the consultation process.

- Badminton
- Basketball
- Netball
- Volleyball
- Table Tennis
- Squash
- Schools
- Emerging activities

Confirmed events such as tournaments and CBL games have been shown separately.

The following table summarises anticipated programs and helps to inform the proposed schedule.

Activity	Anticipated Usage of the New Facility
Badminton	It is anticipated that badminton will run junior, senior and mid-day competitions.
Basketball	It is anticipated that basketball will run junior & senior competitions, training and squad training throughout the year. Country Basketball League will use the stadium for home and away games and training during summer. An annual junior tournament will be hosted in November.
Netball	It is anticipated the current netball competition could relocate to the new stadium and use both indoor and outdoor compliant courts.
Squash	It is anticipated that squash will use the facility for junior and senior competition and casual usage by members and public.
Table Tennis	It is anticipated that table tennis will use court 4 A for junior, senior, keenagers and all abilities competition and training as well as casual use by members and public. To reduce the burden on volunteers it is recommended that the centre management be responsible for set up and pack up
Volleyball	It is anticipated that volleyball will use the stadium for junior & senior competitions and training. They will also host an annual tournament.
State and Regional Sports Association Usage	A number of State Sporting Associations would consider using facilities at the stadium to run events such as tournaments, training sessions, coaching accreditation, meetings, etc.
Current and emerging programs	Opportunity to run a variety of health and wellbeing programs and classes during the day from 9am-3pm, which could be run by the centre or private organisations.
School use	Opportunity for schools to regularly utilise the facility from 9am-3pm.
Private events	Opportunity for events to be held at the facility from 9am-3pm.
Showgrounds Related Events	It is anticipated that the facility will be used for the annual agricultural show each year and potentially for greyhound events and other events using the adjoining showground area.

### 9.2 Court Arrangements and Game Durations

Based on standard compliance requirements for each sport the following table shows the courts available for each sport. The second table shows the allocated time allowed for each game/match. These pieces of information have been used when developing the draft schedule of use.

Table A - Court Arrangements

Sport	Court 1	Court 2	Court 3	Court 4A	Court 4B
Badminton	1	1	3	1	1
Basketball	1	1	1	1/2	1/2
Volleyball	1	1	2	1	1
Netball	1	1	1	0	0
Table Tennis	-	-	-	12	-

Table B - Game Duration (measured in hours)





Sport	Junior	Senior	Training
Badminton	2	3	2
Basketball	1	1	2
Volleyball	1	1	2
Netball	1	1	2
Table Tennis	2	2	2
Squash	2	4	2



Court 1- Indicative Annual Schedule of Use

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM						Squad	Squad
10:00 AM						Squad	Squad
11:00 AM						Squad	Squad
12:00 PM						Squad	Squad
1:00 PM						Squad	Squad
2:00 PM							Squad
3:00 PM							Squad
4:00 PM	Junior Training	Junior Training	Junior Training	Emerging Activities	Junior Training		Squad
5:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		Squad
6:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		
7:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		
8:00 PM	Seniors	Seniors	Senior Training	Emerging Activities	Seniors		
9:00 PM	Seniors	Seniors	Senior Training	Emerging Activities	Seniors		
10:00 PM							

Legend

-  Basketball
-  Netball
-  Badminton
-  Volleyball
-  Squash
-  Table Tennis
-  Emerging Activities
-  School Activities






Court 2- Indicative Annual Schedule of Use

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM	Emerging	School	Emerging	School	School	Squad	Squad
10:00 AM	Emerging	School	Emerging	School	School	Squad	Squad
11:00 AM	Emerging	School	Emerging	School	School	Squad	Squad
12:00 PM	Emerging	School	Emerging	School	School	Squad	Squad
1:00 PM	Emerging	School	Emerging	School	School	Squad	Squad
2:00 PM	Emerging	School	Emerging	School	School		Squad
3:00 PM							Squad
4:00 PM	Junior Training	Junior Training	Junior Training	Emerging Activities	Junior Training		Squad
5:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		Squad
6:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		
7:00 PM	Juniors	Juniors	Juniors	Emerging Activities	Juniors		
8:00 PM	Seniors	Seniors	Senior Training	Emerging Activities	Seniors		
9:00 PM	Seniors	Seniors	Senior Training	Emerging Activities	Seniors		
10:00 PM							

Court 3- Indicative Annual Schedule of Use

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM	Emerging	School	Seniors	School	School	Juniors	Squad
10:00 AM	Emerging	School	Seniors	School	School	Juniors	Squad
11:00 AM	Emerging	School	Seniors	School	School	Juniors	Squad
12:00 PM	Emerging	School	Seniors	School	School	Juniors	Squad
1:00 PM	Emerging	School		School	School	Juniors	
2:00 PM	Emerging	School		School	School		
3:00 PM							
4:00 PM	Training	Juniors	Juniors	Juniors	Juniors		Training
5:00 PM	Training	Juniors	Juniors	Juniors	Juniors		Training
6:00 PM	Training	A & B Grade	C Grade	Seniors	Emerging		
7:00 PM	Training	A & B Grade	C Grade	Seniors	Emerging		
8:00 PM	Training	A & B Grade	C Grade	Seniors	Emerging		
9:00 PM	Training	A & B Grade	C Grade	Seniors	Emerging		
10:00 PM							

Legend

-  Basketball
-  Netball
-  Badminton
-  Volleyball
-  Squash
-  Table Tennis
-  Emerging Activities
-  School Activities

Court 4a- Indicative Annual Schedule of Use



	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM	Keenagers		Keenagers		Keenagers		
10:00 AM	Keenagers		Keenagers		Keenagers		
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM	Juniors				Juniors		
5:00 PM	Juniors				Juniors		
6:00 PM	Juniors				Juniors		
7:00 PM		Seniors	All abilities	Training			
8:00 PM		Seniors	All abilities	Training			
9:00 PM		Seniors	All abilities	Training			
10:00 PM		Seniors					



Court 4b- Indicative Annual Schedule of Use

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM							
10:00 AM							
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM	Training	Training	C Grade	Juniors	Training		
5:00 PM	Training	Training	C Grade	Juniors	Training		
6:00 PM	Training	Training	C Grade	Seniors	Training		
7:00 PM	Training	Training	C Grade	Seniors	Training		
8:00 PM	Training			Seniors	Training		
9:00 PM							
10:00 PM							

Legend

-  Basketball
-  Netball
-  Badminton
-  Volleyball
-  Squash
-  Table Tennis
-  Emerging Activities
-  School Activities

Squash Courts - Indicative Annual Schedule of Use

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
9:00 AM							
10:00 AM							
11:00 AM							
12:00 PM							
1:00 PM							
2:00 PM							
3:00 PM							
4:00 PM		Juniors					
5:00 PM		Juniors					
6:00 PM	Practice	Juniors	Seniors	Seniors			
7:00 PM	Practice	Juniors	Seniors	Seniors			
8:00 PM	Practice	Practice	Seniors	Seniors			
9:00 PM	Practice	Practice	Seniors	Seniors			
10:00 PM			Seniors	Seniors			

Annual Tournaments / Events

Sport	No Courts	Day	Time	Proposed Dates
Country Basketball League	1	Saturday	4pm - 10pm	8 days Oct- April
Junior Basketball Tournament	4	Fri/Sat/Sun	7am-10pm	November
Volleyball Tournament	4 (6 volleyball)	Fri/sat/Sun	7am-10pm	November
Table Tennis Tournament	1 (12 tables)	Fri/Sat/Sun	7am-10pm	August

## 10 Operational Costs

### 10.1 Indicative Operational Costs

The following table shows the estimated income and expenditure for the stadium over a ten year period. Council's annual investment into the community's health and wellbeing through the stadium and its various programs is projected to be between \$230,000-\$260,000 annually. This is based on income increasing at a rate of 5% per annum and expenses increasing at a rate of 3% per annum. Note that clubs / organisations are able to generate income by charging players game fees, training fees, affiliation fees, etc.

The initial operational costs are based on information received from many similar facilities in Victoria. Until such time as the Wimmera Sports Stadium is constructed and operational, it will be difficult to predict with high accuracy the actual figures, as facility design, usage, climate, quality / type of lighting / air conditioning, etc will all have an impact on costings.

It is assumed that when the facility is first constructed, that it will essentially be catering for the current amount of usage by the various user groups. As time goes on, the new facilities should enable each of these sports to grow and increase their usage. Increased usage will result in additional income for the stadium, but may also result in marginal increased costs. Once schools and other organisations such as State Sporting Associations, event managers and others become aware of the stadium, it is anticipated that there will be greater demand for usage and therefore additional income. There are time slots available in the nominal roster for sports to grow.

After several years time, a renewal fund will need to be established to ensure that funds are set aside for facility upgrades and the ultimate replacement of the facility at the end of its life-span.

<b>Estimated Expenditure</b>										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Staff	160,000	164,800	169,744	174,836	180,081	185,484	191,048	196,780	202,683	208,764
Cleaning	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Maintenance	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239
Electricity	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Water	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Gas	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
Insurance	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
Office costs	20,000	20,240	20,847	21,473	22,117	22,780	23,464	24,168	24,893	25,639
Fire services	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438
Security	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
Grounds maintenance	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
General rates	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
Facility management	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
Sub-total	<b>395,000</b>	<b>406,850</b>	<b>419,056</b>	<b>431,627</b>	<b>444,576</b>	<b>457,913</b>	<b>471,651</b>	<b>485,800</b>	<b>500,374</b>	<b>515,385</b>
<b>Estimated Income (\$)</b>										
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	166,220	174,531	183,258	192,420	202,041	212,144	222,751	233,888	245,583	257,862
<b>Estimated Profit / Loss</b>										
Income (\$)	166,220	174,531	183,258	192,420	202,041	212,144	222,751	233,888	245,583	257,862
Expenditure(\$)	395,000	406,850	419,056	431,627	444,576	457,913	471,651	485,800	500,374	515,385
Loss (\$)	<b>-228,780</b>	<b>-232,319</b>	<b>-235,798</b>	<b>-239,207</b>	<b>-242,535</b>	<b>-245,770</b>	<b>-248,900</b>	<b>-251,912</b>	<b>-254,792</b>	<b>-257,524</b>



## 10.2 Proposed User Fees

A benchmarking activity was undertaken in order to determine fees charged at other stadiums. Stadiums benchmarked against include those located in:

- Shepparton
- Warrnambool
- Mildura
- Wodonga
- Geelong
- Frankston
- Dandenong
- Doncaster
- Blackburn
- Oakleigh
- Preston
- Albury (NSW)
- Parramatta (NSW)
- Sydney (NSW)
- Gladstone (QLD)
- Joondalup (WA)
- Kalgoorlie (WA)

Item	Benchmarked Fee	Proposed Fees
Basketball / netball court hire (indoor)	Fees ranged from \$19 to \$77	\$30 per court per hour for commercial hire \$25 per court per hour for senior domestic competition \$20 per court per hour for senior training \$20 per court per hour for junior / pathway competition \$15 per court per hour for junior / pathway training \$30 per court per hour for event (tournament hire) Half court (50% of the court hire rate)
Badminton	Fees ranged from \$12-\$20	\$12 per court per hour (assumes 3 badminton courts on a basketball sized court) for juniors \$15 per hour for adults
Volleyball / Futsal / handball	Fees ranged from \$33-\$65	\$25 per court per hour (assumes 1 volleyball court on a basketball court) for seniors \$20 senior training \$20 for junior games \$15 junior training
Table tennis	Fees ranged from \$10-\$21	\$3 per table per hour (assumes 12 table tennis tables on a basketball sized court)
Squash / racquetball	Fees ranged from \$10-\$30	\$12 per court per hour (\$72 for all 6 courts)
Outdoor netball courts	Fee benchmarked was \$8	\$6 per court per hour
Meeting rooms	Fees ranged from \$23 to \$38 per hour	Community group \$25 per hour Commercial group \$35 per hour
Schools		\$20 per court per hour
Casual use of courts by external hirer		\$30 per court
Squash court programs		\$12 per court
Events		\$2,000 per event
Office rental		\$100 per week – 4 offices

\*Potential annual membership option will be investigated in the future.

# 11 Capital Cost and Funding Opportunities

## 11.1 Capital Cost

A Quantity Surveyor was commissioned to provide a cost estimate of the planned works, based on the preferred design outlined in this report. The estimate was for \$25.9 M (ex GST).

This estimate was well beyond the preliminary advice provided in the Phase 1 report, and greater than the PCG's expectations for the project. Comparisons had been made with a range of other facilities across the country, with an indicative price of \$3.5 M per new court. In addition to the three new courts, the Indoor Sports Stadium proposal includes:

- 5 outdoor courts
- squash courts
- a moderate office / kiosk area
- car parking area
- deeper foundations to cater to Horsham's more poorer soils.

Hence these features would add to the cost, but not to the extent of the estimate. As a result, the PCG sought a second estimate.

The estimate of the second Quantity Surveyor was \$17.0 M. This second estimate was assessed as being low in some areas, in particular the provision for contingency which was cited as only 4% of the build cost.

It was assessed that:

- These costs are certainly large, but comparable to other similar projects co-funded by Governments.
- It would not be advisable to delete elements from the project scope. For example, arguably the external netball courts could be constructed later, but the justification for these courts on a standalone basis would not be strong, and it may only be practical to get these courts funded as part of an overall proposal.

An assessment of the two Quantity Surveyor's estimates, and comparison with the recent Ballarat Sports and Events Centre costing, suggests that the project is most likely to have a \$20m build cost. The range of estimates and the uncertainties in them should be outlined in subsequent information presented to Governments so that they can understand the rigour in the cost assessment process

## 11.2 Funding Sources

Given the estimated cost of the proposed facility, i.e. \$20m, the attraction of external funding will be highly desirable to help fund the construction of the facility. Likely sources of external funds include State and Federal Government grants. Less likely sources include philanthropic grants, grants from businesses / the private sector, community fund raising efforts and donations from individuals.

### 11.2.1 Federal Government

The most likely source of funding from the Federal Government is the Building Better Regions Fund (BBRF). Under the Infrastructure Projects Stream, funding of between \$20,000 and \$10 million is available on a 1:1 ratio for projects that involve the construction of new infrastructure, or the upgrade or extension of existing infrastructure in regional or remote Australian towns and cities. The primary purpose of the grant is to create jobs, drive economic growth and build stronger regional communities into the future.

Funding is not available for purchase of land or repair / replacement of existing infrastructure.

### 11.2.2 State Government

The most relevant State Government grant is Sport and Recreation Victoria's Better Indoor Stadiums Fund. The purpose of this funding program is to help fund purpose-built, indoor multi-sport stadiums, to improve participation outcomes and to demonstrate gender equity of programming. Priority will be given to projects that can demonstrate collaboration with schools, multiple sporting organisations and are of regional significance.

Specifically, proposals should demonstrate how the project:

- will increase or maintain participation
- encourages participation by females, juniors, people living in growth areas and communities experiencing disadvantage
- improves health and wellbeing of the community
- encourages development of multi-use, shared and co-located facilities
- collaborates with schools and community groups
- collaborates with state sporting associations or relevant peak bodies
- improves or implements environmental sustainable design
- applies or demonstrates principles of Universal Design
- applies the Healthy Choices Guidelines.

A maximum of \$3 million is available on a \$1:\$1 basis.

Consideration will be given to claiming in-kind expenses to a maximum of 25 per cent of the total project cost. Proposals may include project management fees of up to 5 per cent of the total project cost.

25 per cent of the requested grant amount must be allocated to components that will improve energy or water efficiency and environmental sustainability. This must be demonstrated with a specific Environmental Sustainable Design budget in the Full

Application.

Projects may utilise other state government funding sources as their local contribution. However, a minimum of 25 per cent of the total project cost must be made up of non-state government funding sources.

### 11.2.3 Potential Funding Contribution Mix

At \$20 M the project is larger than was anticipated in the Phase 1 report. The project is too large for the State Government's Better Indoor Stadiums fund, which is limited to a \$3 M grant – and the timing for application to this fund has expired. Hence the project falls outside the normal annual grant allocations for the Victorian Government, and requires a one-off type allocation to be funded – e.g. potentially election commitments may need to be considered.

The project would be eligible for funding under the Federal Government's Building Better Regions Fund, which is limited to \$10 M per project.

The funding mix proposed is as follows:

- Council \$4 M
- State \$7 M
- Federal \$9 M.

These ratios have the following merit:

- The State grant would be less than double the Council contribution.
- The Federal grant is less than 50% of the total and less than the \$10 M limit.

### 11.2.4 Club / Association Contributions

Rather than clubs contributing financially to the construction of the stadium, it has been suggested that they agree to contribute a set amount of funds each year to grow participation in their sport and to attract regional tournaments.



# A Facility Area Analysis

prepared by WRA



## Horsham Multi-Use Sports Stadium Concept Design

### Facility Area Analysis

Issue: FINAL  
Date: 19/09/17  
WRA Ref: 1703

#### Area Analysis Summary:

Area analysis is a non site-specific pre-design tool to assist in projecting the approximate area requirements of a facility.

As it does not take into account specific site constraints it indicates the most efficient, lowest theoretically possible area facility, which may not be achievable in particular site situations.

Site constraints often result in less efficient facility planning leading to increased floor area.

An area "contingency" allowance is added to provide for further circulation and site related facility planning constraints.

Occupancy numbers as based on i) probable usage, or ii) Building Code area calculations.

Occupancy numbers are used to determine toilet amenity requirements.

#### Issues / Revision Record:

Issue Date

Description	Number of Participants	Number of Public'	Number of Staff	Recommended Area (m2)	External Area (m2)
Public Spaces	0	0	4	472.8	0.0
Administration	0	0	14	216.0	0.0
Sports Courts	112	480	0	5,179.7	0.0
Support Facilities and Amenities	0	0	10	363.6	0.0
Building Services & Ancillary	0	0	0	120.0	360.0
External Areas	0	0	0	0.0	9,240.0
<b>Sub-total</b>	<b>112</b>	<b>480</b>	<b>28</b>	<b>6,352.1</b>	<b>9,600</b>
Area contingency (circulation, site planning) @ 10%					960.0
<b>Total Projected Persons / Area</b>	<b>112</b>	<b>480</b>	<b>28</b>	<b>6,352.1</b>	<b>10,560</b>

**Total Site Area Required 16,912**

Note, actual new building area is likely to be greater than projected.



Room / Space	Description	Number of Participants	Number of Public	Number of Staff	Recommended Area (m2)	External Area (m2)
<b>Public Spaces</b>						
Airlock					12.0	
Entry	Waiting and information area; Display and merchandising				50.0	
Reception	ticketing??, information desk, workstation			1	20.0	
Foyer	Foyer and circulation space to suit Show Court events. Extensive pinboards / display areas, memorabilia, gallery, ATM.				100.0	
Meeting Room	Function space, meeting room, program room (yoga etc) - shared with sports spaces				70.0	
Furniture Store	Tables and chairs for events. Temporary seating tiers				20.0	
Merchandise / retail	display, merchandise shelves & cabinets, point of sale				12.0	
Café	Part of foyer and circulation space				70.0	
Café Kitchen	Kitchen to serve café and events			3	30.0	
Café Kitchen Store					10.0	
<b>Public Spaces</b>		<b>0</b>	<b>0</b>	<b>4</b>	<b>394.0</b>	<b>0</b>
Structure & Circulation @ 20%					78.8	
<b>Public Spaces</b>		<b>0</b>	<b>0</b>	<b>4</b>	<b>472.8</b>	<b>0</b>
<b>Administration</b>						
Treatment / Consultation 1	Treatment table, desk, hand basin				24.0	
Treatment / Consultation 2	Treatment table, desk, hand basin				24.0	
Centre Manager	Dedicated office with small meeting table			1	12.0	
General Administration	Shared workspace, reception support			1	20.0	
Sports Development Office	Shared workspace			6	40.0	
Sports Associations Office	Shared workspace			6	40.0	
Admin Store					10.0	
Staff Kitchenette	In general admin area				5.0	
Staff Lockers	In general admin area				5.0	
<b>Administration</b>		<b>0</b>	<b>0</b>	<b>14</b>	<b>180.0</b>	<b>0</b>
Structure & Circulation @ 20%					36.0	
<b>Administration</b>		<b>0</b>	<b>0</b>	<b>14</b>	<b>216.0</b>	<b>0</b>

Room / Space	Description	Number of Participants	Number of Public	Number of Staff	Recommended Area (m2)	External Area (m2)
<b>Sports Courts</b>						
Indoor Courts - including Show Court	3 x courts - Basketball, netball, volleyball, badminton. (netball at 30.5x15.25 plus 3.0m all round = 36.5x21.25 (775), assume 2.0m overlap between courts), sprung timber sports floor, min. 8.0m clearance	60			2,800.0	
Court Spectators	Assume 1 per player (space allocated above)		80		0.0	
Stadium Equipment Store					60.0	
Show Court spectator seating	Fixed (8.0m depth to full court length - 400 seats)		400		300.0	
Training Court	Adapt existing Stadium for training court for table tennis, basketball, netball, volleyball and badminton	40			1,210.0	
Table Tennis Store	For 12 tables				52.0	
TV camera placement	fixed camera platform, commentary position				12.0	
Squash Courts	6 courts with moveable walls to create shared use for table tennis, Junior Gymnastics	12			372.0	
Squash Court Spectators	Space for temporary tiered seating to be set-up (100)				100.0	
Additional Sports Store					27.0	
<b>Sports Courts</b>		<b>112</b>	<b>480</b>	<b>0</b>	<b>4,933.0</b>	<b>0</b>
Structure @ 5% (circ included above)					246.7	
<b>Sports Courts</b>		<b>112</b>	<b>480</b>	<b>0</b>	<b>5,179.7</b>	<b>0</b>



Room / Space	Description	Number of Participants	Number of Public	Number of Staff	Recommended Area (m2)	External Area (m2)
	<b>Support Facilities and Amenities</b>					
Umpires Change and Amenities 1	As per Netball Vic requirements			5	12.0	
Umpires Change and Amenities 2	As per Netball Vic requirements			5	12.0	
Umpires Duty Room	As per Netball Vic requirements				25.0	
First Aid	As per Netball Vic requirements				20.0	
Public Male Toilets	Based on spectators and meeting room capacity - 270 people: 1 pan; 2 urinals 2 hand basin				20.0	
Public Female Toilets	Based on spectators and meeting room capacity - 270 people: 4 pan; 2 hand basin				20.0	
Public Accessible Toilet	1xWC, 1xWHB, accessible grab rails, mirror, TRH, hand dryer,				7.0	
Public Accessible Toilet and Change	1xWC, 1xWHB, 1 x shower, accessible grab rails, mirror, TRH, hand dryer,				9.0	
Player Change and Amenities 1	Not necessarily separate from Public Amenities (just for purposes of calculation) Based on Netball Victoria Facilities Guide: 3 pan; 3 hand basin; 2 shower. Change space and lockers				40.0	
Player Change and Amenities 2	Not necessarily separate from Public Amenities (just for purposes of calculation) Based on Netball Victoria Facilities Guide: 3 pan; 3 hand basin; 2 shower. Change space and lockers				40.0	
Player Change and Amenities 3	Not necessarily separate from Public Amenities (just for purposes of calculation) Based on Netball Victoria Facilities Guide: 3 pan; 3 hand basin; 2 shower. Change space and lockers				40.0	
Player Change and Amenities 4	Not necessarily separate from Public Amenities (just for purposes of calculation) Based on Netball Victoria Facilities Guide: 3 pan; 3 hand basin; 2 shower. Change space and lockers				40.0	
Accessible Amenities and Change	1xWC, 1xWHB, 1xshwr accessible grab rails, mirror, TRH, hand dryer				9.0	
Accessible Amenities and Change	1xWC, 1xWHB, 1xshwr accessible grab rails, mirror, TRH, hand dryer				9.0	
	<b>Support Facilities and Amenities</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>303.0</b>	<b>0</b>
	Structure & Circulation @ 20%				60.6	
	<b>Support Facilities and Amenities</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>363.6</b>	<b>0</b>

Room / Space	Description	Number of Participants	Number of Public	Number of Staff	Recommended Area (m2)	External Area (m2)
	<b>Building Services &amp; Ancillary</b>					
Substation	If required?					35
Loading Dock	receipt & handling of equipment, FF&E, food and drink					25
Cleaners Room	Sink, resource & equipment storage.				10.0	
Switchboard	Say				30.0	
Pumps & Meters	Say				20.0	
Plant	Say				20.0	300
General Storage	Say				20.0	
	<b>Building Services &amp; Ancillary</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100.0</b>	<b>360</b>
	Structure & Circulation @ 20%				20.0	
	<b>Building Services &amp; Ancillary</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>120.0</b>	<b>360</b>
	<b>External Areas</b>					
Public Forecourt	Landscaped and paved circulation space					800
Car spaces	BV sub-regional basketball centre with 4 courts = 200 car spaces @ 22sq.m each Incl 2 accessible					4,400
Playing Courts	5 courts (netball at 30.5x15.25 plus 3.0m all round = 36.5x21.25 (775), assume 2.0m overlap between courts). Player and umpire shelters. Goos access to amenities and sightlines to indoor courts					3,800
Drop off / Pick up	Buses, taxis, private cars, ambulance					180
TV broadcast vehicle bay	8.0l x 3.0w x 4.2h					60
	<b>External Areas</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.0</b>	<b>9,240</b>

# HORSHAM MULTIPURPOSE FACILITY

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## BUILDING SERVICES

### PRELIMINARY SERVICES REPORT

**Job No.** 9959  
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## 1.0 INTRODUCTION

This is a preliminary services report on the proposed building services for the new Sports Stadium for Horsham Rural City Council.

The purpose of this report is to communicate to the stake holders (client, architect, etc) the state of existing building services and how they impact on the SD design and to provide an overview of the proposed design reflected in the SD cost estimates. The SD Cost Estimate report should be read in conjunction with this report.

## 2.0 SITE SERVICES

### 2.1 Electrical

The power to the existing sports facility is an overhead aerial supply from McPherson Street.



The supply will need to be upgraded. Preliminary estimates indicate that the supply required will be in the order of 250A per phase. The current supply will most likely be around 100A per phase.

A new supply will be available from the high voltage cables in McPherson street. There will either be a need for a sub-station on site or a pole mounted sub-station on the street. This will depend on Powercor.

An application for a cost estimate to upgrade the power supply has been sent to Powercor. Unfortunately, due to a change in process, these applications can take up to 6 months just to receive a cost estimate.

The preferred option building of McBryde Street.

This will mean that the current overhead power poles in McBryde street will need to be removed or relocated to make way for the building.



There two possible options:

1. Relocate to two western poles to the south and re-route the high voltage cables. Off the record discussion with Powercor indicate that this could cost in the order of \$250K. BR have submitted an application for a quote to relocate the poles. Council will need to pay around \$5,000 for Powercor to prepare the quote. The quote may take up to 6 months to receive.
2. The second option is possibly available due to the development that is occurring to the north east. The new development requires a new high voltage supply. There could be a possibly that this high voltage supply be extended to the south along Robinsons Street from Hamilton Street. This would mean that the pole in McBryde Street can be removed all together. Council are in contact with Powercor in relation to this option. It would possibly be cheaper and less disruptive than relocating the power poles.

## 2.2 Cold Water and Fire

There is a cold water main that runs along McBryde Street. Preliminary advice from GWM water is that the main can be made redundant. BRT is currently waiting on an estimate to have the pipe made redundant.

BRT have been in discussion regarding the pressure and flow conditions of the water mains in McPherson Street to the west and Robinson Street to the east. Both have major truck mains.

The pressure and flow conditions of the main dictates whether the building requires supplementary equipment, tanks and pumps, to enable the building to be adequately protected from Hydrant's in a fire scenario.

Generally, the pressure is low in the Horsham Area. GWM water have indicated that they are looking at the over conditions of the water mains in the area. It is understood that there may be a solution to increasing the pressure in the main over the next 12 months.

If this is done it is assume that the development will not require supplementary pumps and tanks. Even if this was not achieved there are avenues to negotiate with the CFA to allow reduced pressure to the water protecting the building.

At a worst case, the building may only need a small tanks and a pump at a cost in the order of \$80K.

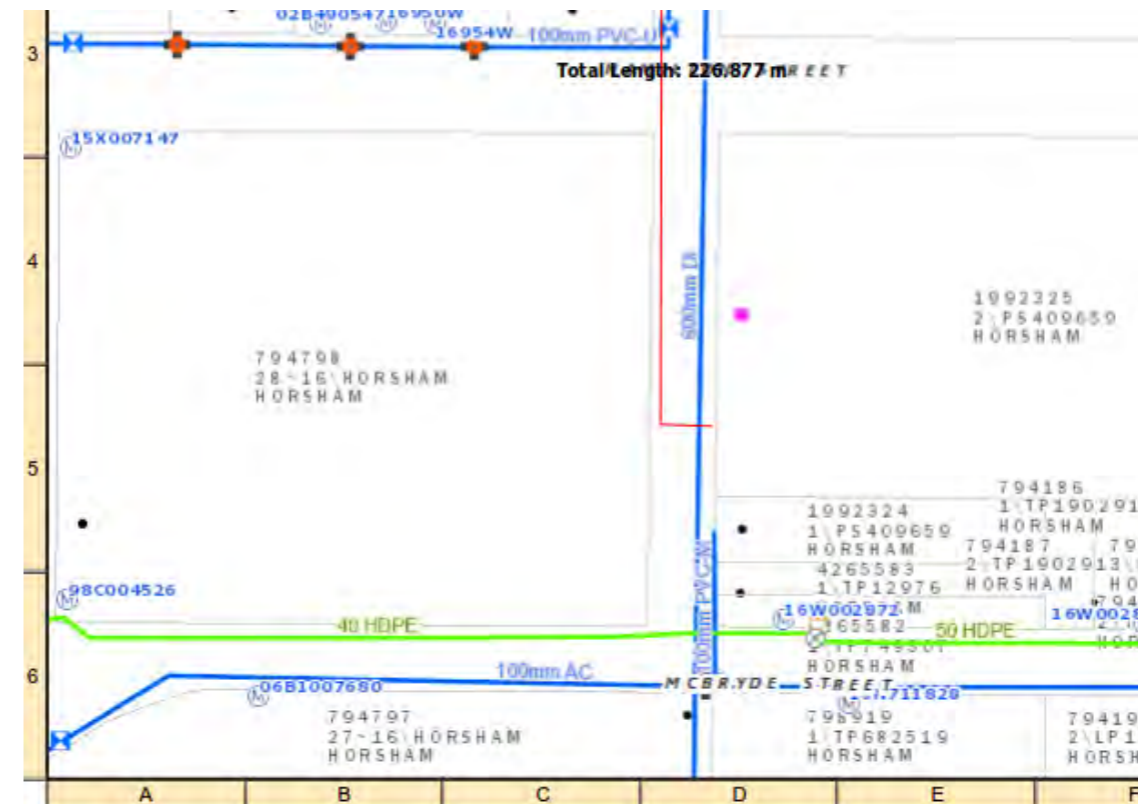
At this stage however we are fairly confident that pumps and tanks will not be required. This can only be confirmed once we know the actual condition of pressure and flow in the main.



## 2.3 Sewer

McBryde Street has a 40mm Rising main the connects into McPherson Street that comes from a pump that services the properties to the east.

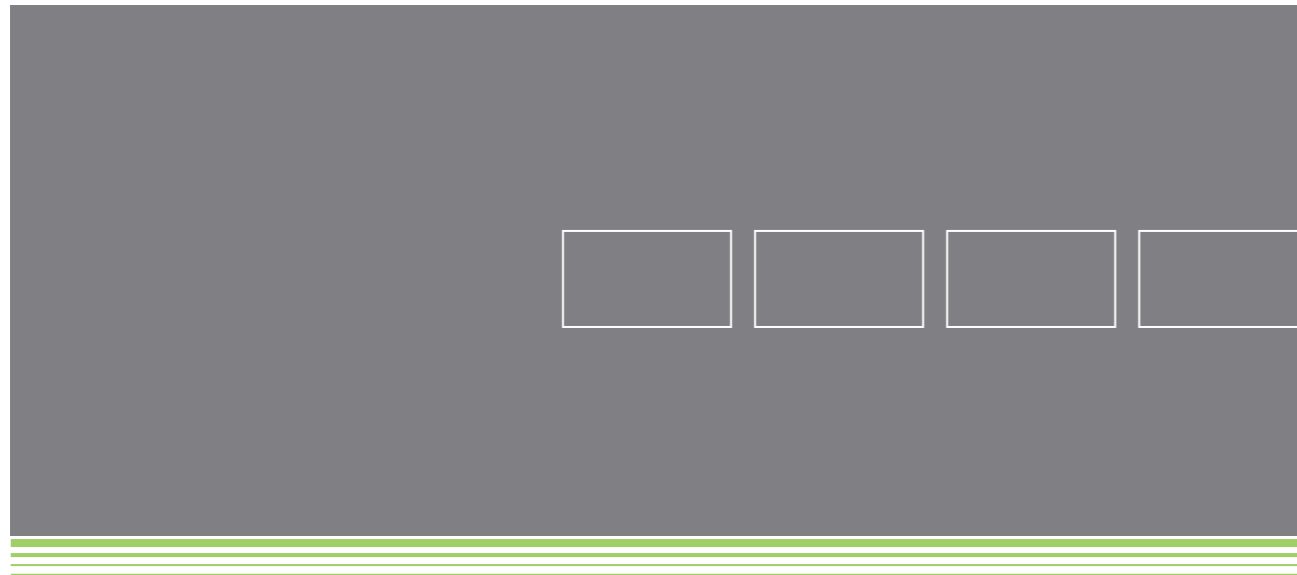
This pipe will need to be relocated. There is however a possibility that it could be removed all together if this pump main was redirected to the north along Robinson Street and connects into the new rising main that is being installed as part of the development, mentioned above, to the NE of the property.











# Horsham Multi-Use Indoor Sports Pavilion Environmentally Sustainable Design Report

11/09/2017  
revision 1  
job no: 17ME0008

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## 1 Introduction – Environmentally Sustainable Design (ESD)

### 1.1 Definition

Conventional design and construction methods often produce buildings and spaces that negatively impact on the environment as well as building user health and wellbeing. These buildings are expensive to operate and contribute to excessive resource consumption, waste generation and emissions. Environmentally Sustainable Design endeavours to reduce the impacts of the construction and use of buildings on the natural environment, in addition to improving the wellbeing, productivity and comfort of inhabitants by providing a high level of indoor environment quality (IEQ).

### 1.2 ESD Objectives

The ESD objectives for this development are to:

- Reduce energy use, CO2 emissions and associated costs.
- Provide a high standard of indoor environment quality (IEQ) that promotes building user comfort, productivity, health and wellbeing;
- Reduce potable water consumption; and
- Reduce the overall impact of the development on the immediate and global environment.

### 1.3 Performance Targets

No performance targets have been set to date. However, the project is an opportunity to establish a “state of art” environmental facility that can be used as a standard for future projects. The Green Star *Design & As-Built* tool should be used to guide the design process and set individual performance targets where appropriate. However, no minimum point score or star rating should be mandated to avoid costly “points chasing”.

The following performance targets are recommended:

- Insulation: BCA compliance +25%
- Glazing: BCA compliance + 10%, i.e. glazing calculator pass by an average of 10%.
- 35% reduction of potable water use against the standard practice building, calculated in accordance with Green Star Design and As Built methodology.
- The indoor environment quality to be of sufficient standard equivalent to a 5 Star NABERS IEQ rating (note that the building cannot be certified under the current NABERS scheme).

### 1.4 Reference Standards

This strategy is guided by several relevant performance standards:

- Green Star Design and As Built v1.2
- NABERS IEQ
- NSW Environmental Management System Guidelines (2009)
- National Construction Code (NCC) 2016

### 1.5 Hierarchy of ESD Principles

During the design process, ESD initiatives are to be considered for their environmental impact, value for money, effect on on-going costs, capital cost etc.

The proposed ESD hierarchy is:



In compliance with that hierarchy, the following principles are proposed for the design process:

#### **First: Passive Design**

Passive solar design principles should be adopted under considerations of site constraints. This crucial first step ensures an optimised building before the building services strategy is considered.

#### **Second: Indoor Environment Quality (IEQ)**

A high level of indoor environment quality is paramount to the project, ensuring the building promotes health and wellbeing for occupants, which in turn will make each visit a pleasurable and productive experience.

#### **Third: Equipment Efficiencies**

Only when a reasonable balance between building energy demand (heating, cooling and artificial lighting), water consumption and IEQ is achieved, consideration should be given to the efficiency of equipment. The approach should be based on Greenhouse Gas emissions rather than energy consumption.

#### **Fourth: Environmental Impact**

The environmental impact, although often difficult to measure, should be considered for every material and technology assessed. A lifecycle approach should be adopted when choosing materials, considering resource extraction, manufacture, installation, operation and end-of-life treatment.

#### **Fifth: Financial Viability**

Initiative should be implemented after consideration of capital expenditure, operational costs including maintenance and end-of-life treatment cost.



## 2 ESD Opportunities

The following section outlines ESD initiatives that we recommend for consideration within the development. The initiatives are organised into the 8 industry standard categories for assessing sustainable design in line with the *Green Star Design & As-Built* tool:

- Management
- Indoor Environment Quality
- Energy
- Transport
- Water
- Materials
- Land Use and Ecology
- Emissions



## 2.1 Management

### OBJECTIVE

To enable sustainable building development through the project concept, design, construction, commissioning, tuning and operation phases.

#### 2.1.1 Construction Waste Management

<b>Description</b>	Large volumes of waste materials are often generated from building demolition and construction activities. Most of these waste materials have the potential to be reused or recycled, including common materials such as timber, concrete, steel, bricks and plasterboard.					
<b>Performance Target</b>	Construction and demolition waste to landfill does not exceed 10 kg/m <sup>2</sup> GFA, or at least 90% of all construction and demolition waste generated is diverted from landfill.					
<b>Reference Standard</b>	Green Star Design and As-Built – Credit 22 “Construction and Demolition Waste”					
<b>Project Comment</b>	The contractor should be contractually required to ensure that (and prove through records) <ul style="list-style-type: none"> <li>- Construction waste is minimised to ≤10 kg/m<sup>2</sup> GFA; or</li> <li>- At least 90% of the project’s demolition and construction waste is diverted from landfill through recycling or reuse.</li> </ul>					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium-High	<b>Cost Impact</b>	Low	<b>Priority</b>	High



2.1.2 Construction Environmental Management						
<b>Description</b>	Environmental Management Plans (EMPs) are an important tool for minimisation of adverse environmental impacts during any construction project. Prior to construction commencing, the contractor should develop a project and site-specific EMP, covering items such as environmental risks, air quality, noise, soil contamination, water quality, impacts to flora and fauna and waste management.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	NSW Environmental Management System Guidelines (2009)					
<b>Project Comment</b>	The contractor should be contractually required to develop a site-specific EMP in accordance with the NSW Environmental Management System Guidelines (2009).					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium-High	<b>Cost</b>	Low	<b>Priority</b>	High



2.1.3 Building Tuning						
<b>Description</b>	Building tuning over the first 12 months of a building's occupancy can provide significant improvements in a building's energy and water efficiency, and help to identify any issues or problems with the building systems that were not captured during commissioning					
<b>Performance Target</b>	For the first 12 months of operation, the building undergoes quarterly monitoring and tuning of all building systems by a nominated party in accordance with an approved building tuning manual or plan.					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 2.3 "Building Systems Tuning".					
<b>Project Comment</b>	The building owner should appoint an independent specialist to undertake building tuning of all of the building's systems in accordance with the requirements of the Green Star <i>Design &amp; As-Built</i> , Credit 2.3 "Building Systems Tuning".					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium





## 2.2 Indoor Environment Quality

<b>OBJECTIVE</b>
To create a healthy, comfortable and productive indoor space for the building occupants.

2.2.1 Design for Natural Daylight						
<b>Description</b>	Providing building occupants, and in particular staff, with good exposure to natural daylight has been shown to improve productivity and visual comfort, and aids the body's circadian rhythms.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	BCA Volumes 1 and 2, "Provision of natural light".					
<b>Project Comment</b>	All glazing to have a high visible light transmittance. Internal finished to have a relative high reflectance to ensure daylight penetration deep into the building.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low-Medium	<b>Priority</b>	High



2.2.2 Natural Ventilation						
<b>Description</b>	Natural ventilation, also called passive ventilation, uses natural outside air movement and pressure differences to both passively cool and ventilate a building. Natural ventilation is important because it can provide and move fresh air without fans. During mid-season and summer it can help meet a building's cooling loads without using mechanical air conditioning systems which can be a large fraction of a building's total energy use.					
<b>Performance Target</b>	All internal spaces to be naturally ventilated, additional mechanical ventilation to selected spaces only. Single sided ventilation for smaller spaces up to 5.0m deep, cross ventilation for larger spaces.					
<b>Reference Standard</b>	NCC/BCA Section F4.6					
<b>Project Comment</b>	Openable windows to all internal spaces should provide sufficient opportunities for single sided ventilation and cross ventilation.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b>	High



Natural Ventilation Paths



2.2.3 Low-VOC Materials					
<b>Description</b>	VOCs are organic compounds that readily evaporate into harmful gasses at room temperature. They are very common in many construction materials such as carpets, paints, adhesives, vinyl flooring and other synthetic materials. Products containing VOCs will “off-gas” significantly within the first few weeks after installation but will then continue to emit harmful gases throughout their life. Ongoing exposure to VOCs can cause headaches and nausea, and some VOCs are considered carcinogens. Where possible, buildings should substitute materials or construction methods such that VOCs are avoided or low-VOC materials are specified.				
<b>Performance Target</b>	At least 95% of all internally applied paints, adhesives, sealants and carpets should be “low-VOC” products.				
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 13.1: “Paints, adhesives, sealants and carpets”.				
<b>Project Comment</b>	The project should include requirements for low VOC paints, adhesives, sealants and carpets.				
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b> High



2.2.4 Low Formaldehyde Wood Products					
<b>Description</b>	Many engineered wood products are traditionally manufactured using formaldehyde resins as a bonding agent. The formaldehyde contained within these materials can leach out over time, with exposure to formaldehyde potentially causing skin and eye irritation, damage to the respiratory system and carcinogenic effects. Low or zero-formaldehyde engineered wood products are now widely available on the market, removing the potential health hazard.				
<b>Performance Target</b>	At least 95% of all engineered wood products should be low-formaldehyde materials in accordance with the Green Star credit criteria.				
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 13.2: “Engineered wood products”.				
<b>Project Comment</b>	The project should include requirements within the specification of all engineered wood products to be Super E0, E0 or equivalent low-formaldehyde products.				
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b> High



## 2.3 Energy – Passive

### OBJECTIVE

To reduce the operational energy use of a building; benefiting both the building owner and the environment through reduced energy bills and greenhouse gas emissions.

#### 2.3.1 Thermal Mass

<b>Description</b>	The appropriate use of exposed internal thermal mass construction materials can significantly improve the energy efficiency and thermal comfort of a building. Thermal mass should be used such that it is insulated from the ambient conditions and located within the building to moderate the internal air temperature fluctuations over the course of a day. During cooler weather thermal mass can be used to absorb and retain beneficial solar heat gains, in warm weather thermal mass can absorb excess energy from the air to keep it cooler.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	Exposed thermal mass could be achieved by selective use of exposed concrete floors or brickwork/concrete walls.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low-Medium	<b>Priority</b>	Medium



#### 2.3.2 Energy Sub-Metering

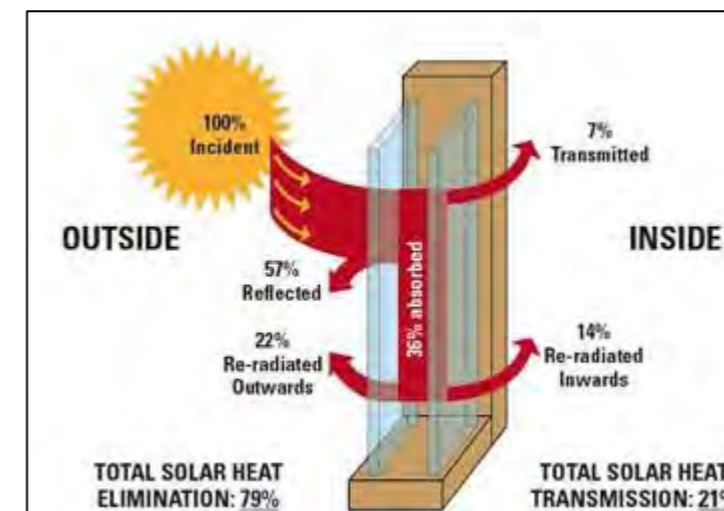
<b>Description</b>	For medium or large buildings, a comprehensive energy sub-metering system can provide valuable data for a building owner or manager to be able to constantly assess the performance of the building and potentially identify any errors or areas where energy savings can be made. The sub-metering network should be broken up into the major building systems (lighting, mechanical systems, lifts etc.) and also be broken down into zones, floors or different functional areas within the building.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	The building's mechanical and electrical design should incorporate a number of electrical sub-meters to allow the building's facility manager to monitor the energy usage across specific systems and zones of the building.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium



2.3.3 Insulation						
<b>Description</b>	Insulation is an important factor in determining the energy performance of the building. The new building, and any redevelopment works should include insulation in excess of the current BCA Section J minimum requirements.					
<b>Performance Target</b>	NCC DTS minimum + 25%					
<b>Reference Standard</b>	NCC 2016					
<b>Project Comment</b>	The following insulation levels are recommended:					
	<b>Construction</b>	<b>NCC minimum (system values)</b>	<b>Proposed (system values)</b>	<b>Improvement over minimum</b>		
	Externally exposed wall	R2.8 m <sup>2</sup> K/W	R3.5 m <sup>2</sup> K/W	25%		
	Roof	R3.2 m <sup>2</sup> K/W	R4.0 m <sup>2</sup> K/W	25%		
	Slabs, where externally exposed	R2.0 m <sup>2</sup> K/W	R2.5 m <sup>2</sup> K/W	25%		
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Medium	<b>Priority</b>	High



2.3.4 Glazing						
<b>Description</b>	Facade glazing has to fulfil a number of roles: <ul style="list-style-type: none"> <li>- Protect the interior from the elements,</li> <li>- Provide a thermal barrier,</li> <li>- Provide a radiant heat barrier, and</li> <li>- Allow sufficient daylight into the building.</li> </ul> Finding a balance between the last three roles is often a challenge. However, a recently introduced high performance product (Viridian PerformaTech) achieves a very high visible light transmittance (VLT) while providing outstanding thermal and radiant heat performance.					
<b>Performance Target</b>	NCC 2016 Section J compliance +10 % (average value)					
<b>Reference Standard</b>	NCC 2016					
<b>Project Comment</b>	Precise performance values for the glazing will be determined as design progresses.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	High	<b>Priority</b>	High



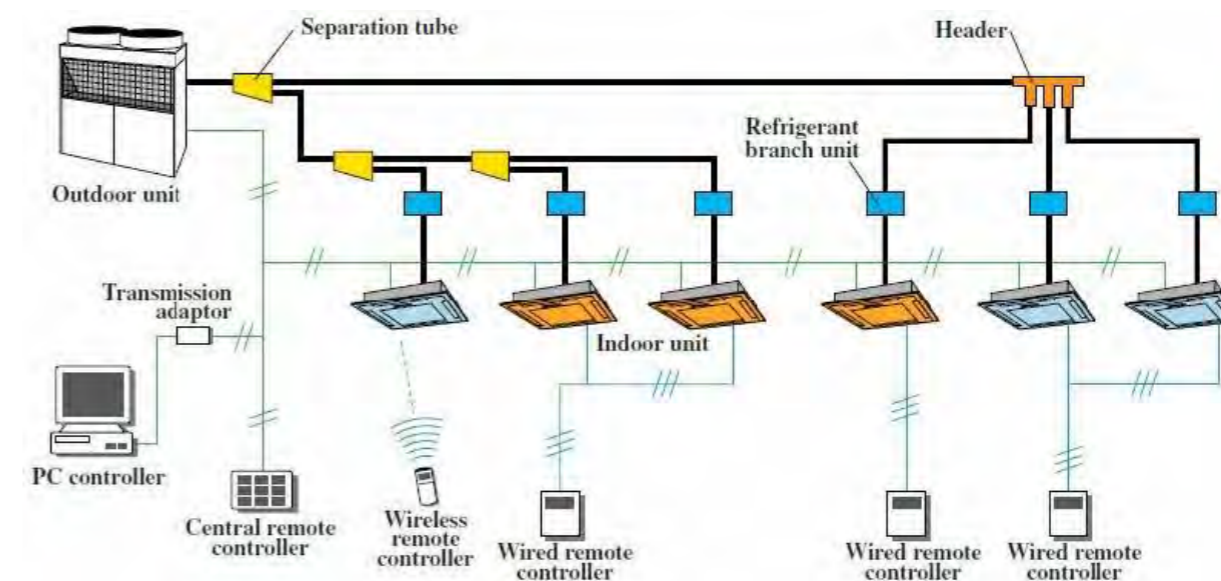


2.3.5 High Reflectance Internal Finishes						
<b>Description</b>	Internal finished with high daylight reflectance values ensure deep daylight penetration into the building, thus reducing the requirement for artificial lighting.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	Internal finished should be as lightly coloured as practicable. Walls in general should be of a light colour and new ceilings brilliant white. Medium coloured floor finishes are acceptable as lightly coloured floor finishes would show dirt and blemishes.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium



## 2.4 Energy – Active

2.4.1 Mechanical Systems						
<b>Description</b>	Heating and cooling of a sports hall is best achieved using local conditioning methods only in addition to natural ventilation. On hot days evaporative cooling will provide a reasonable reduction of the indoor air temperature.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	In the Horsham climate, simple mechanical cooling of the sports hall can be achieved through evaporative cooling or indirect evaporative cooling. Localised radiant heating can provide thermal comfort where required (spectator seating, meeting/coaching areas) at relative low operational costs. Administration areas can be served using simple reverse cycle split systems or VRV package units.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Medium	<b>Priority</b>	High





2.4.2 LED Light Fittings						
<b>Description</b>	The choice of light fittings and lighting strategy has a significant influence on the overall energy efficiency of the building. A well-designed lighting layout ensures quality and even lighting throughout the building without excessive energy requirements. LED light fittings are currently the best option for internal artificial lighting as they are amongst the most efficient while providing a very long lifespan that minimised maintenance requirements.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	LED light fittings should be installed throughout the development with possible exemption of specialist lighting where/if required.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b>	High



2.4.3 Solar Hot Water						
<b>Description</b>	Solar hot water heaters are widely used throughout Australia in domestic and commercial applications. For this technology to be effective the panels generally need to be orientated towards the north at a pitch of approximately 35° (for Horsham) to ensure maximum exposure to solar radiation. However, since solar hot water generation is largely dependent on ambient weather conditions year round supply cannot be guaranteed in Horsham. Depending on system size and technology the solar contribution for domestic hot water can be between 30% and 85%. The shortfall is usually made up by gas boosters (recommended) or electric heating elements in the tank.					
<b>Performance Target</b>	50% solar contribution					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	Solar hot water heaters are a valuable initiative when hot water demand is relatively high and constant. If demand is high but intermitted (i.e. two teams showering after a game on weekends but no significant demand during the week) instant gas may be the most economical and environmental solution.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Medium	<b>Priority</b>	Medium





## 2.5 Transport

### OBJECTIVE

To promote the building occupants and visitors to use more sustainable modes of transport when travelling to and from the building.

#### 2.5.1 Cyclist and End-of-Trip Facilities

<b>Description</b>	Providing secure and functional end-of-trip facilities for cyclists is the most effective way to promote cycling as a means for building users and staff to cycle.					
<b>Performance Target</b>	<ul style="list-style-type: none"> <li>- End-of-trip facilities and one bike rack per 7.5% of the building users.</li> <li>- Secure bike racks per 5% of peak building visitors (spectators).</li> </ul>					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 17.B.4: “Active transport facilities”.					
<b>Project Comment</b>	<p>For users (players, coaches etc.) of the facilities a secure storage area for bicycles and a clean and comfortable area containing showers, change facilities and lockers should be provided.</p> <p>Visitors (spectators) should be provided with bicycle racks that are in close proximity to a main building entrance and are highly visible.</p>					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	High



#### 2.5.2 Bicycle Repair Station

<b>Description</b>	A self-service bicycle repair station is equipped with an air pump and tools to for minor repairs and maintenance.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	A bicycle repair station is proposed for the project, close to the bicycle parking spaces. The exact location is yet to be determined.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium





## 2.6 Water

### OBJECTIVE

To reduce the consumption of mains potable water through water efficiency measures and use of reused or alternative water sources.

#### 2.6.1 Water Efficient Fittings and Fixtures

<b>Description</b>	Water fittings and fixtures including basin taps, shower heads, toilets dishwashers and washing machines in Australia are supplied with a WELS rating, which rates the water consumption of these devices and converts it into a star rating system. Higher WELS rated devices use less water (measured in litres per minute or litres per flush). Using higher efficiency devices (where the device is supplied by potable mains water) helps a building reduce its overall water use.					
<b>Performance Target</b>	Toilets: 4 Star WELS (3.5 Litre average per flush) Urinals: 6 Stars (0.8 Litre per flush) Basins: 5 Star WELS (< 6 L/min) Showers: 3 Star: (< 9 L/min)					
<b>Reference Standard</b>	Water Efficiency Labelling and Standards (WELS)					
<b>Project Comment</b>	The project's hydraulic design and fixtures and fitting specification should nominate performance requirements for water efficiency of all hand basins, showers and toilets as per the Performance Targets listed above.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b>	High



#### 2.6.2 Rainwater Harvesting and Reuse

<b>Description</b>	Rainwater harvesting and reuse involves diverting rainwater that is captured from a building's roof or other clean impervious surfaces into a rainwater storage tank for later reuse in the building. Captured rainwater can be used with minimal treatment for toilet flushing, landscape irrigation and equipment washdown. Further treatment of rainwater can bring it up to a potable standard for use throughout a building. Rainwater harvesting not only reduces a building's potable water consumption but it also benefits the local waterways by reducing the flows into the stormwater system.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	Rainwater tanks should be included in the design. The stored water should be used for toilet flushing and equipment wash-down.s					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Medium	<b>Priority</b>	High



## 2.7 Materials

2.6.3 Efficient Landscape Irrigation						
<b>Description</b>	Traditional irrigation methods such as hosepipes and sprinklers are subject to high evaporative losses. Subsurface irrigation offers a solution to this by delivering water directly to the plant roots.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	Subsurface irrigation should be provided where feasible. It is expected that irrigation will only be required for plant establishment and extreme drought periods.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b>	High



OBJECTIVE
To reduce consumption of natural resources and promote selection of sustainable materials in construction.

2.7.1 Material Selection						
<b>Description</b>	Select materials that address the following: <ul style="list-style-type: none"> <li>▪ Low environmental impact (LCA)</li> <li>▪ Recycled or Reused Materials</li> <li>▪ Environmental Product Declarations</li> <li>▪ Low embodied energy</li> <li>▪ Low emissions or off-gassing of toxic chemicals</li> <li>▪ Durability</li> <li>▪ Low maintenance</li> <li>▪ Fit for purpose</li> <li>▪ Product Stewardship</li> </ul>					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 19: “Life Cycle Impacts” Green Star <i>Design &amp; As-Built</i> – Credit 21: “Sustainable Products”.					
<b>Project Comment</b>	The project’s design and specification should factor in environmental impact when choosing the construction materials and specifying products and finishes. Materials selections should favour products with a lower environmental impact.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	High





2.7.2 Timber						
<b>Description</b>	Timber & wood products are potentially among the most sustainable products designers can specify. Trees are a fast renewing resource with the ability to store carbon in their wood fibres (known as carbon sequestration) until fire or decay releases it back into the atmosphere. Timber is also relatively easy to recycle, especially larger sections, and can last many hundred years if treated right.					
	However, wood as a building material can also be among the most environmentally destructive. Unsustainable harvest from old growth forests, mono-cultures and land clearing for timber plantations can harm the environment greatly. Responsibly-sourced timber has a low environmental impact because it ensures that old growth forests and important habitat areas are not damaged. Forestry certification schemes ensure that timber is sourced from responsible and sustainable plantations and mills.					
<b>Performance Target</b>	FSC / PEFC / AFS certification with relevant Chain of Custody					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 20.2: “Responsible Building Materials – Timber”.					
<b>Project Comment</b>	Specifications should nominate all timber to be sourced from FSC / PEFC / AFS certified timber suppliers, and for those suppliers to provide adequate chain-of-custody documentation.					
<b>Assessment</b>	<b>Enviro. Value</b>	High	<b>Cost</b>	Low	<b>Priority</b>	High



2.7.3 Steel						
<b>Description</b>	The manufacturing process for steel products is highly energy and resource intensive. Accredited sustainable steel suppliers have reduced energy consumption in their manufacturing processes and use some recycled steel to further reduce the environmental impact.					
<b>Performance Target</b>	Responsible Steel Maker: ISO 14001 EMS accreditation and WSA CAP membership.					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 20.1: “Responsible Building Materials – Steel”					
<b>Project Comment</b>	The project specification should nominate all steel (structural and reinforcement) to be sourced from a Responsible Steel Maker.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	High





2.7.4 Concrete						
<b>Description</b>	Concrete with reduced Portland Cement content, using water and aggregate from a sustainable source.					
<b>Performance Target</b>	40% Portland Cement reduction 50% recycled water 40% recycled aggregate or 25% manufactured sand					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 19.B.1: “Life Cycle Impacts – Concrete”.					
<b>Project Comment</b>	The project’s structural design should investigate using at least 20% Portland cement substitution and at least 20% recycled aggregate or 15% manufactured sand.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	High



2.7.5 PVC						
<b>Description</b>	The manufacture of PVC has traditionally involved the use of large quantities of toxic materials, causing terrible environmental impacts nearby to the manufacturing facility. The environmental impact can be significantly reduced by substituting standard PVC products (pipe, cables, flooring etc) with either “Best Practice” PVC or alternative materials such as HDPE piping, mPPE cables etc.					
<b>Performance Target</b>	90% (by cost) of all cables, pipes, flooring, and blinds do not contain PVC, or contains PVC that meets Best Practice Guidelines.					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 20.3: “Responsible Building Materials – Cables, pipes, floors and blinds”. Green Star “Literature Review and Best Practice Guidelines: Life cycle of PVC building products”.					
<b>Project Comment</b>	The project’s building services and architectural specifications should specify PVC alternative or Best Practice PVC materials only.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium



## 2.8 Land Use and Ecology

<p><b>OBJECTIVE</b></p> <p>To reduce the impact on the local environment and ecosystem and to encourage restoration of flora and fauna habitats.</p>
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2.8.1 Protection of Topsoil						
<b>Description</b>	High quality, productive topsoil takes years to generate. Where possible, all works on site should maintain the topsoil that is on-site to prevent new topsoil having to be brought in.					
<b>Performance Target</b>	All topsoil impacted by the construction works is separated and protected from degradation, erosion, or mixing with fill or waste; The topsoil may be re-used on site or moved / sold for re-use at other sites. Topsoil shall not be disposed of (fill or landfill).					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	The project's landscape design and specification should allow for all existing productive topsoil on the site to be retained and reused for the project's landscaping.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Low



2.8.2 Indigenous Vegetation						
<b>Description</b>	Landscape design that includes indigenous or native vegetation helps maintain or enhance the site's ecological value because the plant species are usually more suited to the site's climate and soil conditions, and are better able to provide habitat for native fauna.					
<b>Performance Target</b>	-					
<b>Reference Standard</b>	-					
<b>Project Comment</b>	The project's landscape design should prioritise hardy and drought tolerant indigenous and native Australian plant species wherever possible. The landscape design should prioritise species that do not require any irrigation once established.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium





## 2.9 Emissions

<b>OBJECTIVE</b>
To reduce pollution from buildings into the local atmosphere, waterways and ecosystems.

2.9.1 Water Sensitive Urban Design (WSUD)						
<b>Description</b>	<p>Water Sensitive Urban Design (WSUD) is the approach taken to minimise the impacts on a city's stormwater system due to urban development, with the aim of reducing the peak flows and total volume of stormwater leaving a site, and providing cleaner, better quality stormwater to reduce the levels of pollution in local rivers and bays.</p> <p>WSUD can use many different techniques depending on the type of site. The first approach is to maximise the site permeability to reduce the total volume of stormwater generated. Other strategies to reduce flow rates or pollution levels include rainwater harvesting, raingardens, swales, wetlands and infiltration trenches.</p>					
<b>Performance Target</b>	STORM score 100%					
<b>Reference Standard</b>	Green Star <i>Design &amp; As-Built</i> – Credit 26: "Stormwater"					
<b>Project Comment</b>	The project's hydraulic services, civil services and landscape designs should consider how stormwater discharge can be reduced and filtered prior to leaving the site. For this project, rainwater harvesting and raingardens would be suitable as well as maximising the amount of permeable areas at ground level.					
<b>Assessment</b>	<b>Enviro. Value</b>	Medium	<b>Cost</b>	Low	<b>Priority</b>	Medium



## 3 ESD Budget

It is recommended to establish a defined ESD budget for the development to ensure the agreed performance targets will be achieved once the building is in operation. The ESD budget should be guaranteed throughout the design and construct phases, i.e. protected from value engineering.

We recommend to allocate 1%-2% of the construction budget for ESD to ensure the performance targets outlined under Section 1.3 will be achieved. An increase to up to 3% is recommended if the project is to implement all of the ESD initiatives listed under Section 2.

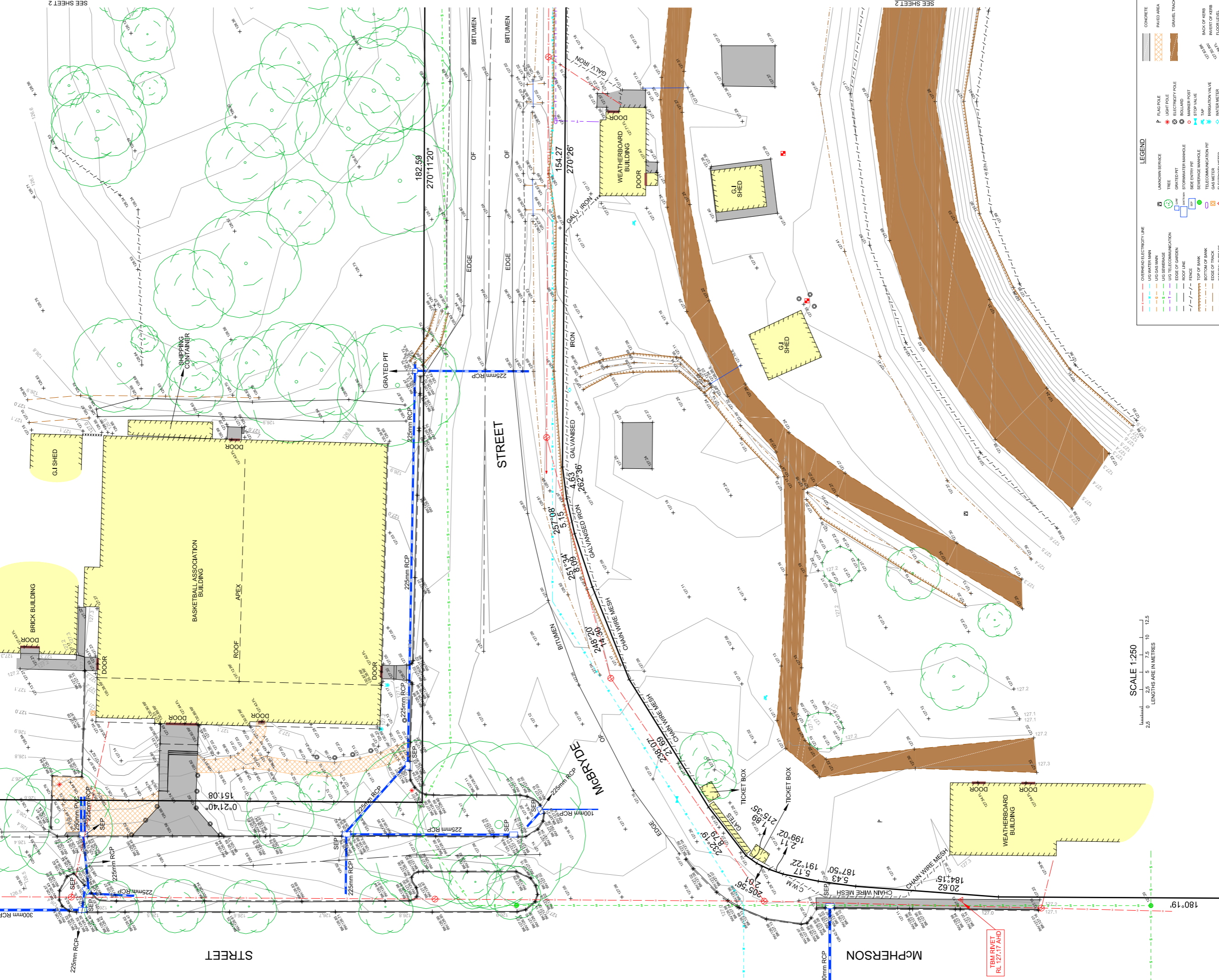
We note that a clear definition will be required of what entails ESD. The following is suggested:

- Energy performance upgrades in excess of BCA Section J minimum requirements
- Water savings initiatives currently not considered standard (rainwater harvesting would be considered standard)
- Stormwater initiatives in excess of townplanning minimum requirements.
- For all other initiatives the baseline should be business-as-usual. This baseline will have to be more clearly refined with the design team.



## D Feature and Level Survey

M.G. 94 ZONE 54  
WIDE GNSS OBSERVATIONS



SCALE 1:250  
LENGTHS ARE IN METRES

Ferguson  
Surveying

Members of Australian Surveyors Pty Ltd  
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(03) 5382 2023  
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A member of Alexander Symonds Group  
+ Construction + Mining +  
+ Special Information Management +

N°.	DATE	REVISION

SCALE: 1:250 (A1)  
DESIGNED:  
DRAWN: M.H. 28-08-17  
APPROVED:

NOTATIONS  
LEVELS SHOWN THIS + ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON HORSHAM PM 205 (RL - 126.956)  
THE POSITIONS OF UNDERGROUND SERVICES HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. SOME  
LOCATIONS OF UNDERGROUND SERVICES MAY BE DIFFERENT TO AS SHOWN ON THIS PLAN. FOR  
PRIOR TO EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED.  
FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.  
THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.  
SOME BOUNDARY DIMENSIONS SHOWN HEREON HAVE BEEN ADOPTED IN RELATION TO EXISTING SURVEYS AND  
MAY NOT AGREE WITH THE TOWNSHIP AND PARISH PLANS.

FEATURE AND LEVEL PLAN  
AT 85 & 95 McPHERSON  
STREET HORSHAM

SHEET 1 OF 2 DRAWING N°: H011917 REV.

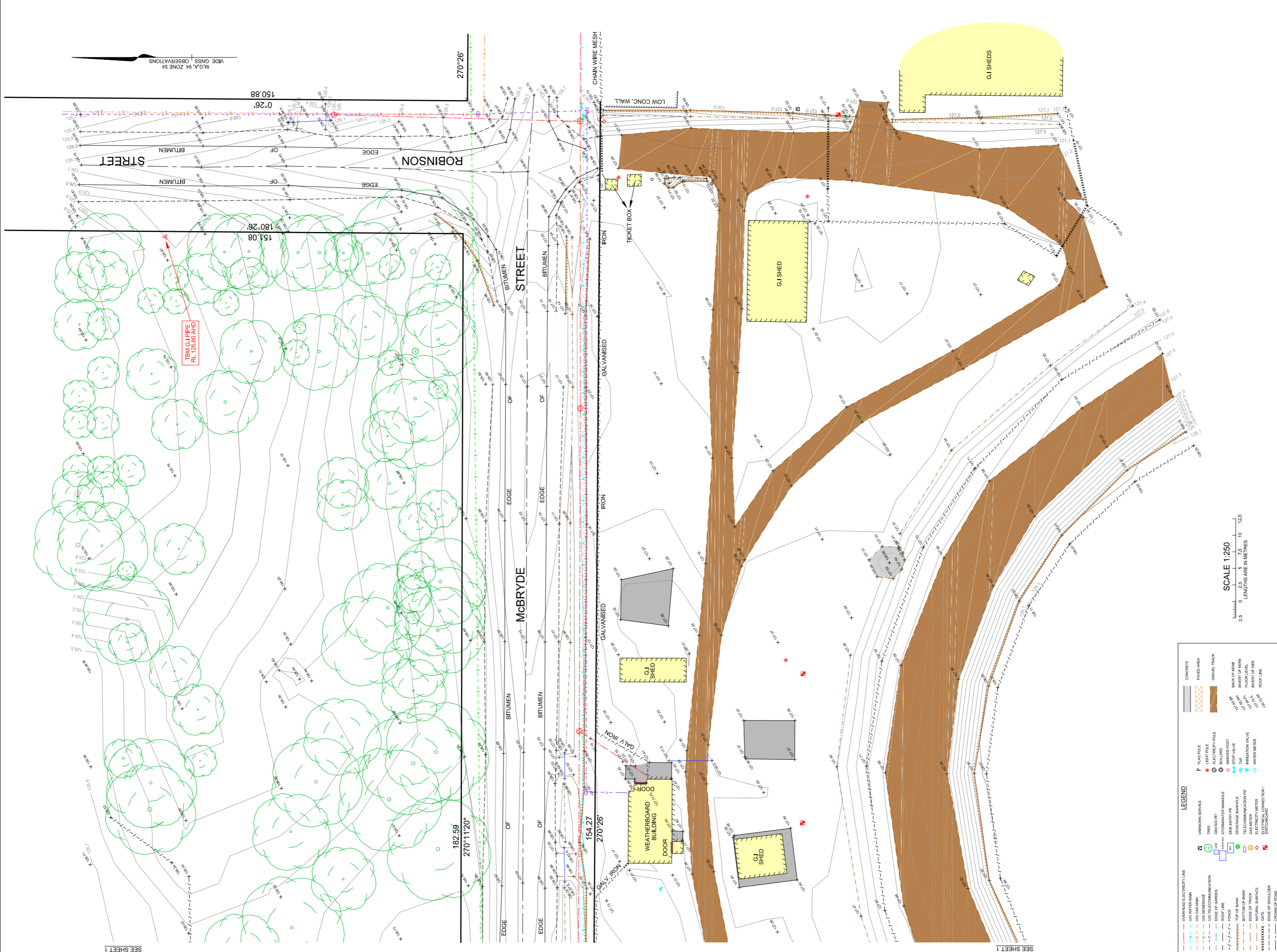
LEGEND

OVERHEAD ELECTRICITY LINE	UNKNOWN SERVICE	CONCRETE
15KV MAIN	TREE	PAVED AREA
6KV MAIN	GRATED PIT	GRAVEL TRACK
US SEWERAGE	STORMWATER MANHOLE	
US TELECOMMUNICATION	SEWERAGE MANHOLE	
US TELECOMMUNICATION	TELECOMMUNICATION PIT	
EDGE OF GARDEN	GAS METER	
ROOF LINE	WATER METER	
FENCE	IRRIGATION VALVE	
TOP OF BANK	WATER METER	
BOTTOM OF BANK	ELECTRICAL CONNECTION/	
EDGE OF THICK	SWITCH BOARD	
EDGE OF THIN		
EDGE OF SHOULDER		
EDGE OF ROAD		

SEE SHEET 2

SEE SHEET 2





SEE SHEET 1

SEE SHEET 1

LEGEND	
OVERHEAD ELECTRICITY LINE	CONCRETE
UG WATER MAIN	PAVED AREA
UG GAS MAIN	GRAVEL TRACK
UG TELECOMMUNICATION	GRAVEL TRACK
UG TELECOMMUNICATION	GRAVEL TRACK
UNKNOWN SERVICE	GRAVEL TRACK
TREE	GRAVEL TRACK
GRATED PIT	GRAVEL TRACK
SIDE ENTRY PIT	GRAVEL TRACK
SEWERAGE MANHOLE	GRAVEL TRACK
TELECOMMUNICATION PIT	GRAVEL TRACK
GAS METER	GRAVEL TRACK
ELECTRICITY METER	GRAVEL TRACK
SWITCHBOARD	GRAVEL TRACK
FLAG POLE	GRAVEL TRACK
LIGHT POLE	GRAVEL TRACK
ELECTRICITY POLE	GRAVEL TRACK
BOLLARD	GRAVEL TRACK
MARKER POST	GRAVEL TRACK
STOP VALVE	GRAVEL TRACK
IRRIGATION VALVE	GRAVEL TRACK
WATER METER	GRAVEL TRACK
UNKNOWN SERVICE	GRAVEL TRACK
TREE	GRAVEL TRACK
GRATED PIT	GRAVEL TRACK
SIDE ENTRY PIT	GRAVEL TRACK
SEWERAGE MANHOLE	GRAVEL TRACK
TELECOMMUNICATION PIT	GRAVEL TRACK
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WATER METER	GRAVEL TRACK
UNKNOWN SERVICE	GRAVEL TRACK
TREE	GRAVEL TRACK
GRATED PIT	GRAVEL TRACK
SIDE ENTRY PIT	GRAVEL TRACK
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TELECOMMUNICATION PIT	GRAVEL TRACK
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ELECTRICITY POLE	GRAVEL TRACK
BOLLARD	GRAVEL TRACK
MARKER POST	GRAVEL TRACK
STOP VALVE	GRAVEL TRACK
IRRIGATION VALVE	GRAVEL TRACK
WATER METER	GRAVEL TRACK

SCALE 1:250  
LENGTHS ARE IN METRES

N°	DATE	REVISION

NOTATIONS  
 LEVELS SHOWN THIS + ARE IN METRES TO AUSTRALIAN HEIGHT DATUM BASED ON HORSHAM PM 205 (RL - 126.665)  
 THE POSITIONS OF UNDERGROUND SERVICES HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. SOME SERVICE POSITIONS HAVE BEEN PLOTTED FROM THE RECORDS OF THE RELEVANT AUTHORITIES WHERE AVAILABLE.  
 WORKS AND CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED.  
 FOR A FULL LIST OF UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.  
 THIS NOTE IS AN INTEGRAL PART OF THE PLAN.  
 SOME BOUNDARY DIMENSIONS SHOWN HEREON HAVE BEEN ADOPTED IN RELATION TO EXISTING SURVEYS AND MAY NOT AGREE WITH THE TOWNSHIP AND PARISH PLANS.

SCALE: 1:250 (A1)  
 DESIGNED:  
 DRAWN: M.H. 28-08-17  
 APPROVED:

**FEATURE AND LEVEL PLAN**  
**AT 85 & 95 MCPHERSON**  
**STREET HORSHAM**

SHEET 2 OF 2      DRAWING N°. H011917      REV.

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 Property & Land Development +  
 Surveying +  
 Spatial Information Management +

## E Alternate Option

A range of siting and development options were reviewed for the site. The proposal in the main report was endorsed by the PCG as the preferred option as being most suited to deliver on the vision and principles of the project. The PCG received feedback requesting reviewing an option to maintain the existing stadium in its current form due to its long association with our sporting community and of affordability to not only the future users but to the broader community in construction.

The adjacent option was developed as an alternate to explore the implication of retaining the existing Stadium as a stand-alone facility. As any work on the existing stadium would trigger requirement for it to meet current building regulations, this option allows an adjoining corridor that in the current opinion would not trigger the building code regulations for the existing stadium.

The PCG DID NOT endorse this as the preferred option for the following reasons:

- The proposal does not meet the Vision for this project – “A facility that serves as a regional facility”
- There is a loss of amenity and function due to the separation of activities
- The potential for increased community participation in sport and collaboration between sports organisations is reduced
- The cost savings were not significant as some upgrades would still be required to ensure the existing facility met the expectations of the community, particularly in terms of Universal Access, energy efficiency and general compliance.
- The existing stadium would not be safe, modern or compliant.





## F Governance Options

The following was prepared by Communityvibe for discussion with the PCG.

Effective management is one of the most critical components to ensure the success of the new multi-purpose indoor stadium. Phase One of the Feasibility Study identified the following governance principles to guide any decisions regarding future management arrangements:

- Maximise use of facilities.
- Encourage multi-use of facilities.
- Promote and support physical activity participation through programming, scheduling and service delivery.
- Maximise operational sustainability of the venue.
- Capacity to support a high level of asset maintenance and periodic renewal.
- Capacity to deliver effective customer service and respond to community needs.
- Support sustainable sports clubs and associations, including impact on volunteers.

There are a variety of different options available. The following table provides an overview of these options and the advantages and disadvantages of each:

Management model	Description	Advantages	Disadvantages
<p><b>Council manages the facility in-house</b></p> <p><u>Examples:</u></p> <p>Lauren Jackson Sports Centre, Albury City Council (NSW)</p> <p>Hume City Council Stadium - Broadmeadows, Hume City Council</p> <p>Warrnambool Stadium, Warrnambool Rural City Council</p>	<p>HRRRC would be responsible for all management, operation and maintenance of the facility and would employ staff to undertake these roles. User groups would access the facility through a hiring agreement.</p>	<ul style="list-style-type: none"> <li>• Council maintains control over the facility and is likely to be able to minimise any risks</li> <li>• Council may be able to be more effective at achieving its strategic objectives around issues such as health and wellbeing and liveability through the nature of the programs it operates and through the provision of incentives / rebates to clubs to reward an increase in participation.</li> <li>• Any profits can be directed back into the facility</li> <li>• This model provides the least burden for volunteers</li> <li>• Council is likely to have a greater focus on asset management than other forms of management</li> </ul>	<ul style="list-style-type: none"> <li>• Clubs are unlikely to receive any revenue from facility profits under this model</li> <li>• This option may be the most expensive option for Council as Local Government Awards penalty rates may increase staffing costs when compared with other options</li> <li>• User groups are unlikely to have much influence over management decisions</li> <li>• Council may need to provide additional administrative support for the centre manager</li> <li>• There is potential for political interference under this model</li> <li>• Council may not have much experience operating such facilities</li> </ul>
<p><b>Council contracts management to a third party</b></p> <p><u>Examples:</u></p> <p>Darebin Community Sports Stadium, Darebin City Council (YMCA managed)</p> <p>The Yarra Centre, Yarra Ranges Shire Council (Belgravia Leisure Centre managed)</p>	<p>The contractor / third party is responsible for day to day operations, hiring, cleaning and basic maintenance activities. It is paid a fee by Council to carry out these tasks, but is required to meet certain objectives. An agreement may also be made in relation to retention of a certain percentage of income or profit. Clubs can hire courts from the contractor or have a licence agreement.</p>	<ul style="list-style-type: none"> <li>• Generally appointed contractors are experienced at running similar facilities and are familiar with regulations, operational requirements, marketing, finance, OH&amp;S, etc.</li> <li>• Council will know what it's annual cost will be in relation to this model (except for unexpected maintenance issues)</li> <li>• Contractors are likely to encourage greater usage of the facility during periods of under-utilisation in order to increase</li> </ul>	<ul style="list-style-type: none"> <li>• There is potential that the contractor might prioritise more commercially viable activities at the expense of regular club based activities</li> <li>• It may be more expensive for clubs to hire courts under this model if there is a focus on profit</li> <li>• Clubs are unlikely to receive any revenue from facility profits under this model</li> <li>• Clubs may not have a sense of ownership of the facility if it is run by more of a commercial business than</li> </ul>

Management model	Description	Advantages	Disadvantages
		<p>their profit share / help them meet their objectives</p> <ul style="list-style-type: none"> <li>• Council has no administrative functions on a daily basis under this model</li> <li>• Contractor may be able to reduce operating costs through economies of scale / greater buying power when linking with other centres managed by the same company.</li> <li>• There is limited political interference in this model</li> <li>• There will be a limited burden on volunteers in this model.</li> </ul>	<p>if it was more of a community based business</p> <ul style="list-style-type: none"> <li>• User groups are unlikely to have much influence over management decisions</li> <li>• Council does not have much control over operations</li> <li>• There is a degree of financial risk to Council</li> </ul>
<p><b>An independent incorporated 'Sports Club' or committee of users manages the facility</b></p> <p><u>Example:</u></p> <p>Wallan Stadium, Mitchell Shire</p>	<p>An independent incorporated 'sports club' would lease the indoor stadium from HRCC. Regular user groups make up the membership of the sports club (not just members of one sport) and it is potentially chaired by Council or an independent person not associated with the user groups. The sports club would be responsible for hiring the facility out to user groups and for hiring of staff or volunteers to run kiosks, etc. Revenue from hire fees, catering, sponsorship, etc would be distributed back to user groups on an agreed percentage basis once all of the operating expenses are covered.</p>	<ul style="list-style-type: none"> <li>• The more successful the stadium is, the more funds user groups can generate</li> <li>• Can use a mix of volunteers or paid staff to reduce operational costs</li> <li>• This model is community-driven and is likely to be quite responsive to community needs</li> <li>• From a Council perspective, this can be a cost-effective management option</li> <li>• User groups are likely to have an influence over management decisions</li> </ul>	<ul style="list-style-type: none"> <li>• The sports club (including its staff / volunteers) may not have the skills and experience to effectively manage the facility and be aware of all of the requirements associated with management of a stadium</li> <li>• If funds are split on an equal basis between user groups, those who work hardest at generating use are not necessarily rewarded fairly</li> <li>• It can be difficult to track what amount of funds should go to each user group if funds are split according to the usage they generate</li> <li>• There is a degree of financial risk to Council</li> </ul>
<p><b>An existing sports club / association manages the facility</b></p> <p><u>Examples:</u></p> <p>Colac Stadium, Colac Otway Shire</p> <p>Korumburra Stadium, South Gippsland Shire</p>	<p>Under this model, an existing sports club in Horsham would take on management of the new stadium under a long term, low cost agreement. The sports club's committee of management would be responsible for management decisions, operations and maintenance tasks. It would be responsible for hiring the facility out to user groups and for hiring of staff or volunteers to run kiosks, etc. Revenue from hire fees, catering, sponsorship, etc would go back to the sports club once all of the operating expenses are covered. These funds could be reinvested back into the facility or be used for other development programs at the club's discretion.</p>	<ul style="list-style-type: none"> <li>• Council will know what it's annual cost will be in relation to this model (except for unexpected maintenance issues)</li> <li>• Council will not be required to undertake the level of administration that it may be required if it was the direct manager</li> <li>• There is limited political interference in this model</li> </ul>	<ul style="list-style-type: none"> <li>• There may be a perception that the tenant club is favoured over other sports clubs in terms of access to courts for competitions and in terms of fees</li> <li>• There is potential that the sports club might prioritise more commercially viable activities at the expense of regular club based activities by other user groups</li> <li>• It may be more expensive for clubs to hire courts under this model if there is a focus on profit</li> </ul>



Management model	Description	Advantages	Disadvantages
			<ul style="list-style-type: none"> <li>• Other clubs are unlikely to receive any revenue from facility profits under this model</li> <li>• Other clubs may not have a sense of ownership of the facility if it is run by one specific sport</li> <li>• User groups are unlikely to have much influence over management decisions</li> <li>• Council does not have much control over operations</li> <li>• Asset management is likely to be a low focus in this model</li> <li>• The management organisation is likely to have limited experience in relation to maximising facilities through multi-use programming and scheduling</li> <li>• There is some financial risk to Council.</li> </ul>

Following a review of various management models and their advantages and disadvantages, the Project Control Group indicated an initial preference for a **Council managed facility**, with input from existing user groups via an advisory group. There should be an opportunity to review this management arrangement after several years to determine whether or not one of the other models may be better in the future, e.g. contracted out to a third party.

The rationale behind this decision is that by enabling Council to manage the facility initially at least, there will be an opportunity to establish what the actual operating costs for this specific facility will be. If a decision is made in the future to contract out the facility, then it will be done in a much more informed way for all parties. Also by enabling Council to manage the facility, at least initially, the facility is more likely to be viewed as a whole of community facility that focuses on health and wellbeing, as opposed to a facility that may be viewed as catering for specific sports only.

## Case Studies of Council Managed Facilities

### Lauren Jackson Sports Centre, Albury, NSW

Name of stadium	Lauren Jackson Sports Centre, Albury, NSW
Management of stadium	Owned and operated by City of Albury.
	<p>Supported by an advisory committee made up of:</p> <ul style="list-style-type: none"> <li>• Albury Junior Basketball Association</li> <li>• Albury Senior Basketball Association</li> <li>• Albury Wodonga Badminton Association</li> <li>• Albury Indoor Netball Association (Juniors)</li> <li>• Border Basketball Club</li> <li>• AlburyCity (Chairperson - Councillor)</li> <li>• AlburyCity – staff members (2)</li> </ul> <p>Committee provides advice on:</p> <ul style="list-style-type: none"> <li>• Major issues</li> <li>• Court usage</li> <li>• Risk management</li> <li>• Fees and charges.</li> </ul>
Contact details	Brad Chalmers bchalmers@alburycity.nsw.gov.au
Address	229 North Street (cnr Keene Street), Albury NSW 2640 (02) 6043 5810 sportscentre@alburycity.nsw.gov.au
When constructed	1984
Components of stadium	<ul style="list-style-type: none"> <li>• 5 multi-purpose courts including a show court. Can be configured to accommodate: <ul style="list-style-type: none"> <li>○ 5 basketball courts</li> <li>○ 5 netball courts</li> <li>○ 5 volleyball courts</li> <li>○ 5 futsal courts</li> <li>○ 16 badminton courts</li> </ul> </li> <li>• Tiered grandstand for 344 spectators, including 9 corporate boxes. Additional mobile seating to create total seating capacity for over 1,000 people</li> <li>• Change rooms</li> <li>• Heating and cooling</li> <li>• Kiosk (extensive) – serving basic snacks and meals</li> <li>• 3 meeting rooms (catering for 8 pax, 40 pax and 50 pax)</li> <li>• Public address system</li> <li>• Free WiFi</li> <li>• Onsite parking</li> </ul>
Number of users annually	160,000
Opening hours	<ul style="list-style-type: none"> <li>• Monday to Friday: 8am – 11pm</li> <li>• Saturday: 8am – 5pm</li> <li>• Sunday: closed</li> <li>• Public holidays: closed</li> <li>• The centre is also open at other times by arrangement and bookings for specific events and activities.</li> </ul>
Associations / clubs / organisations involved	<ul style="list-style-type: none"> <li>• Albury Junior Basketball Association</li> <li>• Albury Senior Basketball Association</li> <li>• Albury Wodonga Badminton Association</li> <li>• Albury Indoor Netball Association (Juniors)</li> <li>• Border Basketball Club</li> <li>• Commercial Club Bandits (play in the South East Australian Basketball League)</li> <li>• Schools</li> <li>• Private sector</li> </ul>

Activities available	<ul style="list-style-type: none"> <li>• Basketball (junior and senior competition, mixed basketball, day time women’s social basketball)</li> <li>• Netball (junior and senior competition, mixed netball, day time women’s social netball)</li> <li>• Badminton (senior competition and social daytime badminton)</li> <li>• Volleyball (mixed)</li> <li>• Futsal</li> <li>• AusTag</li> <li>• Heart Support walkers group (daytime)</li> </ul>
Types of events	<ul style="list-style-type: none"> <li>• Carolling (day time)</li> <li>• School holiday programs and camps, e.g. Commercial Club Bandits Basketball Camps, netball camps and clinics</li> <li>• Junior development programs, e.g. NetSetGo and Billy Ball, Next Step Junior Hoops</li> <li>• Birthday parties for children</li> <li>• Expos, trade shows, etc</li> </ul>
	<ul style="list-style-type: none"> <li>• Wodonga Invitational Junior Basketball Tournament</li> <li>• Southern Shootout Wheelchair Basketball Event</li> <li>• Inter-schools Volleyball</li> <li>• SSV Ovens and Mitta Volleyball</li> <li>• SSV Hume Region Volleyball Carnival</li> <li>• Southern Junior League Basketball Carnival</li> <li>• Riverina Primary School Basketball Trials</li> </ul>
Hiring arrangements and fees	<ul style="list-style-type: none"> <li>• Basketball Association is charged \$42 per court per hour (has about 60 time slots), regardless of forfeits.</li> <li>• Netball Association is charged \$50 per court per hour (has about 15 time slots), regardless of forfeits.</li> <li>• Women’s Social Basketball costs \$11.50 per game per player (includes insurance)</li> <li>• Mixed and Thursday night women’s netball costs \$301 to register a team and costs \$76.50 per game (shared by all players on the team)</li> <li>• NetSetGo costs \$117 per participants (which includes a ball and t-shirt)</li> <li>• Volleyball costs \$226.60 to register a team and costs \$62.80 per game (shared by all players on the team)</li> <li>• Badminton costs \$25 for seniors and \$20 for juniors annually to cover the cost of registration through the local and state association. Game fees are \$12 per senior and \$6 per junior. Social badminton costs players \$6.</li> <li>• Futsal costs \$226.60 to register a team and costs \$62.80 per game (shared by all players on the team)</li> <li>• School use - \$4 per student</li> <li>• School holiday program for 5-13 year olds from 9.15am-3pm each day cost \$42 per day and \$40 for the second child per day.</li> <li>• Birthday parties for children cost from \$16.50 per child for a minimum of 12 children</li> <li>• Disability – Heart Support Groups cost \$5 per client to use space and sporting equipment at the venue.</li> <li>• Commercial rate for court hire - \$51 for one court and \$44 per court for 3 courts. Weekly usage is around \$5,500.</li> <li>• Meeting room hire is \$216 commercial rate and about 50% of that rate for regular users such as basketball or netball association. Regular users get to use meeting rooms for free for their AGMs.</li> </ul>
Income	Not available
Expenditure	Not available
Net cost to Council	Approximately \$97k in 2016/17. Has been up around \$200k in previous years.
Success factors	Have continued to upgrade facility, e.g. air conditioning, change rooms, hoops and backboards, etc.
Challenges	Maintaining financial viability when the number of users of key sports such as basketball and netball decline (this impacts how many courts are hired and therefore income to Council). Have tried to manage this by putting less staff on and not opening the kiosk on some nights.
Other issues	Planning an upgrade in 3-4 years



## Warrnambool Stadium, Warrnambool Rural City Council

Name of stadium	Warrnambool Stadium
Management of stadium	Warrnambool City Council
Contact details	Rod Sanderson Phone: (03) 5559 4555 Fax: (03) 5559 4900 Email: <a href="mailto:stadium@warrnambool.vic.gov.au">stadium@warrnambool.vic.gov.au</a>
Address	71-77 Carramut Rd, Warrnambool
When constructed	2002 for \$3m
Components of stadium	<ul style="list-style-type: none"> <li>• Show court with seating for 1,000 people</li> <li>• A highball court area able to cater for: <ul style="list-style-type: none"> <li>○ Basketball (2 courts); or</li> <li>○ Netball (2 courts); or</li> <li>○ Volleyball (4 courts); or</li> <li>○ Badminton (10 courts)</li> </ul> </li> <li>• Multi-purpose room with full catering and views to the show court</li> <li>• Small meeting room</li> <li>• Kitchen</li> <li>• Kiosk</li> <li>• Also runs gymnastics at the showgrounds</li> <li>• Outdoor basketball rings</li> </ul>
Opening hours	9am-11pm
Associations, clubs, organisations involved	<ul style="list-style-type: none"> <li>• Warrnambool Basketball Inc.</li> <li>• Warrnambool Junior Basketball</li> <li>• Warrnambool Volleyball</li> <li>• Warrnambool Badminton</li> <li>• Warrnambool City Netball</li> <li>• Schools</li> <li>• Deakin University</li> </ul>
Activities available	<ul style="list-style-type: none"> <li>• Basketball – senior, junior, U19, Aussie Hoops, junior squad program, tournaments, Seahawks, Mermaids, wheelchair basketball</li> <li>• Netball – senior, junior, NetSetGO, umpire development sessions, tournaments</li> <li>• Volleyball</li> <li>• Vacation Care Program</li> <li>• Sport for All Programs</li> <li>• Clinics</li> </ul>
Types of events	<ul style="list-style-type: none"> <li>• Expos</li> <li>• Youth events</li> <li>• Dance workshops</li> <li>• Concerts</li> <li>• Sports tournaments and events, e.g. Australian indoor bias bowls championships in 2015</li> <li>• Craft fair</li> </ul>
Hiring arrangements and fees	<ul style="list-style-type: none"> <li>• Basketball teams play a team registration of \$300. Each player pays an annual BVC insurance and affiliation fee of \$40.58. Each player also pays a nightly fee of \$10 for seniors and \$7.80 for juniors. \$2 from each player goes directly to the Warrnambool Basketball Association. Council retains the remaining \$8 and \$5.80 respectively to help cover the cost of running the stadium.</li> <li>• Charge netball an annual lease of \$44k to use facility next door plus \$7k-\$8k for infrastructure</li> <li>• Training hire for regular groups - \$25 per hour without lights and \$30 per hour with lights</li> <li>• Training hire rate for community groups is \$45 per hour</li> <li>• Training hire rate for commercial groups is \$70 per hour</li> </ul>
Income	<ul style="list-style-type: none"> <li>• \$1.2m turnover</li> <li>• Gymnastics makes profit of around \$30k</li> <li>• OSHC makes a profit of around \$60k-\$70k</li> <li>• Stadium makes a profit of around \$40-\$50k</li> <li>• Kiosk makes \$40k per year</li> </ul>

Expenditure	<ul style="list-style-type: none"> <li>• Stadium costs are \$400k</li> <li>• Gymnastic costs are \$340k</li> <li>• OSHC costs are \$300k</li> <li>• Staff and cleaning costs are approx \$160k</li> <li>• Electricity was around \$35k prior to introduction of LED lights, but there is no airconditioning</li> <li>• Gas costs are around \$2k per year, but very few people shower at the stadium</li> <li>• Water costs are around \$3.5k per year</li> <li>• Minor maintenance costs \$50-\$60 annually</li> <li>• Minor capital works cost \$30k annually</li> <li>• Cleaning contractor is around \$25k-\$34k annually</li> <li>• Insurance is \$10k annually</li> <li>• IT, consumables, printing, phones and bank fees amount to around \$20k per year</li> <li>• Fire services are approximately \$4k per year</li> <li>• Kiosk costs \$18k</li> </ul>
Net cost to Council	Profit of around \$10k-\$20k anticipated
Success factors	<ul style="list-style-type: none"> <li>• Running the centre enables Council to have more control over the provision of health and wellbeing programs it can offer and when it can do this.</li> <li>• Collecting fees from users enables the stadium to have more control over finances</li> <li>• Council can encourage user groups to increase participation by offering financial incentives, i.e. a 2% increase in participation will result in clubs receiving an additional \$0.50 per player.</li> <li>• Skylights have reduced the need for lighting during the day and therefore saved electricity costs</li> <li>• Commercial kitchen leased out at \$150 per day and enables user groups to make up to \$4k during tournaments if they use volunteers</li> <li>• Use night managers in the kiosk to keep staff costs to a minimum</li> </ul>
Challenges	<ul style="list-style-type: none"> <li>• Previously contracted out to third party, but this did not work out in the end</li> <li>• Need to budget for renewal, e.g. resurfacing of netball courts</li> </ul>

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