



City of  
DAREBIN

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# Outdoor Multi Use Court Feasibility Study – Part One Site Review



Prepared by SGL Consulting Group Australia Pty Ltd in conjunction with xyz and xyz.



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# 1 Introduction

## 1.1 Background

The findings of the recently completed (2014) Major Regional Sports Facility Feasibility Study found that the provision of an indoor multipurpose sports complex was identified as the most likely priority including the provision of additional courts for netball and basketball with other indoor sports such as volleyball, badminton, futsal and table tennis also requiring facilities.

The study identified five options with a recommendation to provide additional indoor and outdoor facilities. As a result Council wished to explore the options for the provision of a multi use and flexible outdoor court infrastructure, including detailed design, for an outdoor multi court netball and basketball facility to be located at a suitable location in the municipality.

The aim of the project was to identify possible locations for outdoor multi court facilities in Darebin, to priorities future development, understand the funding requirements and possibilities and develop draft plans for the preferred location.

The feasibility study will make recommendations regarding:

- Probable locations of outdoor courts
- The number of courts
- The effect and cost of club relocation (if any)
- Provision for car and bike parking at the recommended site
- Provision of club facilities
- Options for management model: and
- Cost of construction

This report provides a summary of cost requirements possible site locations and indicative capital cost. Once a preferred site is determined a concept plan (cost plan) and proposed management model will be completed.

## 1.2 Demographic Summary

The City of Darebin Local Government area covers an area of 53 sq. km. and had a total population of 136,474 people in 2011.

Approximately 5 out of 10 people (47.5%) are aged in their most active years of 0 – 35 years. This indicates that the current pressure and demands being placed on Council to provide a range of leisure activities and facilities to meet the needs of residents will continue.

It is expected that there will be an overall trend of an increasing population for the Darebin area. In 2031 it is projected that there will be an extra 30,924 people living within the municipality from the 2011 figure resulting in a population of approximately 173,980.

It should be noted however that this estimate was prepared prior to the 2011 census figures, which shows Darebin's population in 2011 was 136,474, which is 6,582 fewer residents than anticipated. Whilst it is difficult to determine by exactly how much the population will increase, any increase is likely to come from increased urban density which will continue to place increasing importance on public open space and community leisure facilities.

### **1.2.1 Proposed Developments**

Darebin has in recent years experienced strong growth with the DTPLI Housing and Population Report, 2014 outlining that since 2005 Darebin's average annual rate of population growth has been 1.45% per annum.

There are a number of key housing developments that will impact on the provision of major sporting facilities. The key developments that are proposed that will increase catchment populations include:

- East Preston Urban Renewal – population prediction 10,000 people – the area is bordered by Murray Road, Chiffley Drive, Bell Street and Albert Street.
- Junction Precinct Preston – population prediction 1000 people
- Preston market development – Preston Central - predicted population 1,000 – 2,000 people

## **1.3 Consultation**

Discussions have been held with key stakeholders who would be the primary users of an outdoor multi use court area. The following provides a summary of the key issues identified:

### **1.3.1 Parkside Netball Club**

Parkside Netball Club was formed in 2014 following the establishment of a Net Set Go program based at Fairfield Primary School. The netball club have linked in with the Parkside Sports Club which includes junior football, cricket, FIDA football and veterans cricket. There are currently approximately 100 primary school aged girls and 16 secondary girls participating in the program. There is strong interest from girls in Years 7, 8 and 9 however they were unable to be accommodated due to a lack of possible training facilities.

Many of the participants are siblings of boys who play with the Parkside Football Club or girls from Fairfield Primary with many being families who are new to Parkside Sports Club.

There are limited facilities in the Westgarth area with no organized netball clubs offering competition netball for girls. There is a desire to access the Darebin Community Sports Centre for netball training however the offered timeslot of 8.30pm –10.00pm is unsuitable for young primary school aged girls. A petition with over 1,000 signatures has been presented to Darebin City Council for additional indoor sports facilities in Darebin with a particular need in the southern end of the municipality.

In the short term there is a need for at least two courts for training purposes, however in the medium to long term it is anticipated that the total number of courts required will be 6 to 8 courts to meet the demands of the increasing participation.

### **1.3.2 Heights Junior Netball Club**

The Heights Netball Club was established over 30 years ago, and has approximately 100 junior players. The Club previously trained at Preston Girls High School until it was closed in 2013. The girls now train at Fitzroy High School on a Friday night. They compete in the competition held at Royal Park, Parkville on Saturday morning and two teams also play on a Thursday night.

### **1.3.3 Northern Football League – Netball Competition**

The Northern Football League initiated a netball competition in 2008, which has experienced significant and steady growth over that time from nine teams in 2008 to 59 teams in 2014.

Table 1.1 Northern Football League Netball Participation 2008-2014

Year	2008	2009	2010	2011	2012	2013	2014
No of Teams	9	19	30	34	452	44	59

Twenty-four clubs in the Northern Football League field teams in the netball competition, including four clubs from Darebin. These clubs are:

- West Preston Lakeside Football Club – 4 teams
- Northcote Park Football Club – 2 teams
- Keon Park Football Club – 1 team
- Bundoora Park Football club – 5 teams

The competition is currently held on a Friday night and is run at three venues including Parade College (3 courts), Bundoora Netball Association Sports Centre (3 courts) and Epping Leisure City (use 2 of 3 courts). There is a lack of training venues for all teams.

Northern Football League recently changed its constitution to allow netball clubs to affiliate with them directly without being linked to a football club. Currently there is one team participating who is not connected to a football club. The league anticipate this will increase participation in the future. One of the benefits they offer as opposed to traditional netball associations is that they have paid staff to administer the competition and this is appealing to many teams. They are currently one game short of capacity at their current facilities and would need to find alternative venues available on a Friday night in order to expand or expand the completion into Saturday afternoons. The Friday nighttime slot appeals to many U 17 players who often have part time jobs on a Saturday.

The Northern Football League expressed interest in possible managing indoor stadium facilities in the future.

### 1.3.4 Yarra Valley Netball

Yarra Valley Netball is a private company providing social netball competitions. One of the venues they use is the Northcote High School with approximately 54 teams playing as part of the competition, which has been running for over 20 years from this venue.

## 1.4 Estimating Court Requirements

There are four major considerations when attempting to estimate future demand for both indoor and outdoor sports courts. These are:

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

To determine the future requirements for the proposed multi use outdoor courts the above factors have all been taken into consideration. The following details the process for determining the future court requirement for Darebin.

### 1.4.1 Predicted Participation

It is assumed that due to the age profile of the Darebin area, participation in sporting activities will increase in line with the predicted population increases and demographic profile. Discussions with the key stakeholders located within the southern area of Darebin indicates that participation, particularly over the last two to three years has increased in line with population increases during the same period.

The recently completed Major Facilities Plan identified demand for additional indoor sports courts in the medium and longer term and the need in the shorter term 2-5 years for access to additional outdoor courts in the south of the municipality to support the increasing participation in netball activities.

The study recommended that:

- *Undertake the development of a Feasibility Study for the provision of additional outdoor netball and basketball facilities in the south of the municipality. This study should consider the actions and strategies required to support the increased participation in netball and basketball and should include:*
  - *Identification of suitable sites*
  - *Identification of the priority facility components including court numbers and support infrastructure requirements*
  - *Capital cost estimates*
  - *Management and governance structures*
- *That based on the Feasibility Study Findings and the key recommendations from this report an implementation plan be established that identifies the actions and priorities that are to be funded via the Citizen Jury Funding allocation of \$300,000.*

Based on the discussion with key stakeholders, Netball Victoria and Basketball Victoria and a review of existing facilities in the south it is recommended that there is a potential need in the long term for up to 8 courts (depending on the future development of indoor courts). However, in the short term the immediate need could be satisfied with the provision of two to four courts.

It is therefore recommended that planning be undertaken for the development of an 8-court facility with the development of additional courts staged over a number of years. The future development of the additional outdoor courts would be dependent on the regular review and monitoring of participation and development of the sport and the potential future development of indoor courts.

Any development of an outdoor multi use facility would also include the provision of support infrastructure such as clubrooms (administration, change rooms, amenities, kiosk etc.), lighting, shelter and car parking. The following table provides a summary of the area requirements for an outdoor multi use facility with two to eight courts.

*Table 1.2 Facility Area Requirement*

Components	Court Numbers			
	Two Courts	Four Courts	Six Courts	Eight Courts
Courts (including runoff)	1,512m <sup>2</sup>	3,210m <sup>2</sup>	4,966m <sup>2</sup>	6,730m <sup>2</sup>
Pavilion	300m <sup>2</sup> – 400m <sup>2</sup>	300m <sup>2</sup> – 400m <sup>2</sup>	300m <sup>2</sup> – 400m <sup>2</sup>	300m <sup>2</sup> – 400m <sup>2</sup>
Car Parking	1,400m <sup>2</sup> (64 spaces)	2,800m <sup>2</sup> (128 spaces)	4,200m <sup>2</sup> (192 spaces)	5,600m <sup>2</sup> (256 spaces)
<b>TOTAL AREA</b>	<b>3,312m<sup>2</sup></b>	<b>6,410m<sup>2</sup></b>	<b>9,566m<sup>2</sup></b>	<b>12,730m<sup>2</sup></b>

## 1.4.2 Netball Facility Requirements

A local or neighbourhood netball training facility should be located within close proximity less than 5km of a clubs primary catchment area. These facilities would be outdoor facilities primarily used for training with competition occurring at a centralised venue. The following provides the recommended training facilities required for outdoor netball training courts.

Table 1.3 Facility Area Requirement

<b>OUTDOOR NETBALL TRAINING FACILITIES</b>	
<b>Component</b>	<b>Description</b>
<b>Netball Courts</b>	Two to eight outdoor netball courts (plexi pave/acrylic or asphalt) provided to Netball Victoria's Facility Standards
<b>Pavilion Access</b>	Access and egress from the pavilion will be DDA compliant.
<b>Change rooms</b>	Access to male and female change room – 40m2 each
<b>Toilets</b>	To provide flexibility to allow for mixed gender participation, water closet (WC) toilets should be provided – number dependent on court number.
<b>Public Toilets (internal and external)</b>	Toilets that are separate from the change rooms will be provided. As a minimum, this will be at least one externally accessible DDA compliant toilet and hand basin.
<b>Storage</b>	Sufficient space to enable clubs to store necessary equipment on site – minimum area 20 m2
<b>Shelter</b>	Shelter would generally take the form of a covered veranda or shelter boxes. Shelter may be provided not as part of the pavilion but on the site in a position that allows for sheltered viewing of the sport. It could be in the form of trees for a summer sport.
<b>Training Lights</b>	Training lights should be installed to maximise the use of the courts particularly during the winter months. Lights should meet Australian Standard for recreational level 100 lux, 200 lux competition level
<b>Seating</b>	A single row of seating along one side of the courts, located outside of the runoff area should be installed
<b>Drinking Water</b>	Drinking fountain to enable the refill of water bottles
<b>Environmentally Sustainable Design</b>	Incorporate ESD principles into the development of any facilities in accordance with Council's community building standards.
<b>Car parking</b>	Facilities should have access to car parking (number dependant on court number) located within relatively close proximity to sports courts. A 2-minute drop off area should be provided.

Appendix Two provides a detailed component schedule for an eight court outdoor multi use facility.



## 2 Site Review

### 2.1 Introduction

To assist with identifying the most appropriate location for the development of an outdoor multi use court facility a range of sites have been reviewed by the consultant team in collaboration with Council Officers. The following provides a summary of the process and criteria by which each site was assessed. The Project Reference Group identified the Sites with consideration to the 3 main site criteria listed within section 2.1

Based on a facility requirement of 8 outdoor courts, to netball dimensions (largest court size), a 300m<sup>2</sup> – 400m<sup>2</sup> clubroom and associated car parking a site of between 12,730 m<sup>2</sup> and 13,000m<sup>2</sup> is required. The final site size and layout will be subject to the facility components and final design.

The Project Reference Group identified the following 22 potential sites for review:

*Table 2.1 Potential Sites*

Site Name	
A.H Capp	Preston City Oval
G.H.Mott Reserve	Northcote Park
H.P.Zwar Park	HLT Oulten Reserve
Hayes Park	Penders Park
Henderson Reserve	Johnson Park
John Cain Memorial Park	Thornbury High School
Mayer Park	Oldis Gardens
McDonnell Park	T.A Cochrane
Merri Park	Bell Primary School
Pitcher Park	Ray Braham
W.H.Robinson Reserve	All Nations Park

The Project Steering Group visited each site and assessed the sites against the following set of 18 site criteria in order to determine the top 4 preferred locations for the development of additional courts to service the needs of basketball and netball.

Council Officers from the following areas along with the project consultants visited each site and assessed the sites against the site criteria.

- Recreation Services
- Parks and Facilities
- Planning

### 2.2 Site Criteria

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

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

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

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

## 2.2.1 Primary Selection Criteria

### 1. Size of the site to fit the development

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

### 2. Visibility of site

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

### 3. Suitable Topography

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

## 2.2.2 Secondary Selection Criteria

### 4. Planning/Zoning

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

### 5. Site Services

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

- Electrical
- Water
- Gas
- Sewer
- Storm water

### 6. Site Access

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

### 7. Site Geology

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

## **8. Value of site**

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

## **9. Location to Catchment Population**

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

## **10. Neighbourhood Effects**

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

## **11. Image/compatibility of Site**

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

## **12. Potential of Part Land Sale or Lease**

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

## **13. Commercial Potential of Site**

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

## **14. Future Facility Expansion Capability**

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

## **15. Capital Cost of Development**

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

## **16. Environmental Impact**

Impact the development has on the local environment

## **17. Place**

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

## **18. People**

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

## 2.3 Site Assessment

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

Table 2.2 Site Assessment Score Sheet

CRITERIA	W.H. Robinson Reserve	Henderson Reserve	G.H. Mott Reserve	Hayes Park	Mayer Park	Pitcher Park	McDonnell Park	H.P. Zwar Park	A.H. Capp	Merri Park	John Cain Memorial Park
1. Size of site to fit development	9	8	9	9.25	10	9.25	10	9.5	9.25	7.75	10
2. Visibility of site	4	5.25	8.75	5.25	10	6.25	10	9	4.25	7.75	9.25
3. Site Topography	5	4.5	9.75	9.5	10	10	10	9.25	5.5	9.25	10
4. Planning/Zoning	2	5	5	5	3	5	4	5	2	2	4.5
5. Site Services Electrical, Water, Gas, Sewer and Storm water	5	5	4.75	5	5	5	5	5	5	5	5
6. Site Access and Traffic impacts	1.25	2	2.5	3	4.25	2.5	4	4.25	1.5	2.75	4.25
7. Access to Public Transport	1.75	4	3.75	2	4	3.5	2.5	4	1.5	4.5	1.5
8. Site Geology	2.25	2.75	4.25	4.25	4.5	4.75	4.75	4.5	2.25	4.75	4.25
9. Value of Site	5	5	5	5	5	5	5	5	5	5	5
10. Location to Catchment Population	3.25	4.25	2	4.75	4.5	5	5	1.25	2.5	5.25	5
11. Impact on Current Users	1	0.5	3.5	1	2.25	1	2.75	2.5	1.25	2.75	4.25
12. Neighbourhood Effects	1.75	2.25	2.75	2.25	3.5	3	3.75	4.5	1.75	4.625	4
13 Image/ Compatible use of Site	3	3.25	4	3.25	4.75	4	4.5	4.25	3.25	3.5	5
14. Potential of Part Land Sale or Lease	0.75	1.25	0.75	0.75	4.25	0.5	1	2.5	1	1	1
15. Commercial Potential of Site	0	1.75	1.75	1	4.25	1.5	2.75	4.25	0	2.75	1.25
16. Future Facility Expansion Capability	4	3.25	2.75	3.75	5	3.5	4.25	4.5	4	4	4
17. Capital Cost of Development	2.25	3.25	4	4.25	3.75	4.25	5	4.75	2.25	4.25	4.25
18. Environmental impacts	2	1.25	3.75	4	3	4	4.5	4.5	2	4	4
19. Place – contribution to the local area	3.25	3	3.75	3.75	4.5	4.25	4.5	4.5	3.25	4.5	4.75
20. People - contributes to the wide engagement of people	3	3.5	3.75	3.75	4.75	4.75	4.5	4	3.75	4.75	4.75
<b>TOTAL SITE SELECTION CRITERIA SCORE</b>	<b>59.5</b>	<b>69</b>	<b>85.5</b>	<b>80.75</b>	<b>100.25</b>	<b>87</b>	<b>97.75</b>	<b>97</b>	<b>61.25</b>	<b>90.13</b>	<b>96</b>

CRITERIA	All Nations Park	Johnson Park	Northcote Park	Penders Park	Oldis Gardens	Ray Braham	T.A. Cochrane	HLT Oulten Reserve	Preston City Oval	Bell Primary School	Thornbury High School
1. Size of site to fit development	10	9.25	8.25	9.25	7.33	9	9.25	10	7	4.5	9.5
2. Visibility of site	9.75	7.25	6.5	6.5	7.00	9.75	5	10	9.75	6.5	2.25
3. Site Topography	2.25	9.75	9.75	10	9.00	9.25	6.25	9	9.75	9.5	9.5
4. Planning/Zoning	1	4	2	4	2.00	5	5	4	3.5	3	3
5. Site Services Electrical, Water, Gas, Sewer and Storm water	3	3.5	5	5	3.67	3.13	4.5	4.75	5	5	5
6. Site Access and Traffic impacts	4.25	2.75	3.25	2.25	2.67	3.25	1.75	3.5	4.25	2.25	1.25
7. Access to Public Transport	4.5	3.5	3.75	2.75	3.33	4.5	2.25	2	5	3.25	1.25
8. Site Geology	2.75	4	4	4	3.67	4.25	2.75	4	4.75	3.75	4.25
9. Value of Site	5	5	3	5	3.00	5	5	5	5	3	3
10. Location to Catchment Population	4.75	4.5	4.25	4.25	5.00	4.25	3.5	3.25	2.25	3.5	4.25
11. Impact on Current Users	1.75	1.75	1.25	2	1.67	1	3.5	1.5	1	0.75	4
12. Neighbourhood Effects	1.75	0.75	1.5	1	0.67	2.25	1.25	2.875	2.25	1.5	4
13 Image/ Compatible use of Site	2.25	2	2.5	1.25	1.67	2	2.25	4	2.25	1.75	4.25
14. Potential of Part Land Sale or Lease	0.75	0.75	0.25	0.75	0.33	1.25	1	2	0.75	0	0
15. Commercial Potential of Site	1.25	0.5	1.5	1.25	0.00	2	1	2.5	3.25	0.75	0.75
16. Future Facility Expansion Capability	3.75	3.25	3	3.75	1.67	3.5	2.75	4	2.5	0.5	4.25
17. Capital Cost of Development	3.75	4	3.5	4.25	4.33	4.5	4	4.25	3.5	3.5	4
18. Environmental impacts	4	3.25	3	2	2.67	3.5	3.5	2.75	3.5	3.5	4.5
19. Place – contribution to the local area	3	2.25	3.25	2.5	2.00	4	4	4.5	3	3.5	4.5
20. People - contributes to the wide engagement of people	3	3.25	3.75	3	2.67	4.25	3.75	4.5	3.5	4	4.5
<b>TOTAL SITE SELECTION CRITERIA SCORE</b>	<b>72.5</b>	<b>75.25</b>	<b>73.25</b>	<b>74.75</b>	<b>64.35</b>	<b>85.63</b>	<b>72.25</b>	<b>88.38</b>	<b>81.75</b>	<b>64</b>	<b>78</b>

### 2.3.1 Summary of Preferred Sites

Based on the assessment of the identified 22 sites the following four sites received the highest score.

Table 2.3 Site Assessment Score Sheet Summary

Site Name	Total Combined Average Score
Mayer Park	100.25
McDonnell	97.75
H.P Zwar Park	97
John Cain Memorial Park	96

The four sites that scored the highest were:

- Mayer park
- McDonell
- H.P. Zwar
- John Cain Memorial Park

## 2.4 Preferred Sites

The following provides a summary of the preferred sites under the key headings of:

- Site Description
- Planning Information
- Key site opportunities and constraints
- Advantages/Disadvantages

### 2.4.1 Mayer Park

Address: Normbanby Avenue, Thornbury

Ownership: City of Darebin LGA



Figure 1: Mayer Park

### 2.4.1.1 Site Description

Mayer Park is a district social recreation park that provides for sport, social recreation and play. The park has sports fields and a formal landscape area. The site is located adjacent to the Northcote Public Golf Course. The Park includes two ovals (1 senior, 1 junior) for cricket and soccer. The site is the home to the Fiji Vic Cricket Club and the Darebin United Soccer Club.

The site has some established trees that provide some shade around the edge of reserve and an established pathway system.

### 2.4.1.2 Planning information

The following details the planning information related to the Park.

*Table 2.4 Mayer Park Planning Information*

#### Mayer Park

Planning Issue	
Area (acres)	Approximately 8 acres
Planning Zone	PPRZ-PUBLIC PARK & RECREATION RESERVE ZONE
Planning Overlay	LSIO-Land Subject to Inundation (south section of the reserve), SBO-Special Building Overlay (northern section of the reserve), ESO-Environmentally Sensitive Overlay (entire site).
Abutting Road Zone	Northern road abuttal: Normanby Avenue in a Road Zone 1 Eastern road abuttal: Leinster Grove in a General Residential Zone (local road)
Ward	Latrobe
Area of Cultural Heritage Sensitivity	The part of the site under consideration is outside of the culturally sensitive zone.

### 2.4.1.3 Key site opportunities and constraints

Mayer Pak is a current multi use sporting precinct providing for a range of sporting and recreation activities. The site is of sufficient size to cater for a two to eight court outdoor multi use court facility however to achieve the larger court number at least one of the existing sporting ovals would need to be used resulting in the displacement of an existing tenant.

The Park is located adjacent to the Northcote Public Golf Course which is currently underutilised. The golf course site may provide some opportunity for development of the site for the outdoor multi court facility providing greater use of a community asset.

The integration of the outdoor multi use courts could complement the proposed sporting and recreation facilities. The site is located with the identified primary catchment zone.

### 2.4.1.4 Advantages/Disadvantages

Mayer Park is located within the primary catchment zone identified by key stakeholders. The site is highly visible off Normbanby Avenue. The location of the site adjacent to the golf course provides opportunity for expansion into the site. The site however is currently used by both cricket and football clubs and these clubs may need to be relocated to an alternate venue which may be problematic.

## 2.4.2 McDonnell Park

Address: Clifton Street, Northcote

Ownership: City of Darebin LGA



**Figure 2: McDonnell Park Precinct**

### 2.4.2.1 Description

McDonnell Park is a district social recreation park that provides for sport, social recreation and play. The park has sports fields and a formal landscape. The site is the current location of the Northcote Aquatic and Recreation Centre, one of Council's major recreation assets. Within the park there are six synthetic grass tennis courts, with lights located close to the Centre. There is no club associated with the courts however, coaching is available at the facility. The YMCA is responsible for casual booking of the tennis courts.

The Park also includes two junior sized ovals which are home to the Dennis Cricket Club and the Northcote Junior Football Club. The Thornbury Maternal and Child Centre and the Clifton Street Children's Centre are also located within the precinct.

### 2.4.2.2 Planning information

The following details the planning information related to the Park.

*Table 2.5 McDonnell Park Planning Information*

Planning Issue	
Area (m <sup>2</sup> )	Approximately 9 acres
Planning Zone	PPRZ-PUBLIC PARK & RECREATION RESERVE ZONE
Planning Overlay	SBO-Special Building Overlay (approximately 1/3 of the site between the 2 ovals.
Abutting Road Zone	Western road abuttal: Road Zone 2 (Victoria Road)
Ward	Rucker
Area of Cultural Heritage Sensitivity	No part of the site is within an area of cultural sensitivity

### 2.4.2.3 Key site opportunities and constraints

McDonnell Park is a current multi use sporting precinct providing for a range of sporting and recreation activities. The site is of sufficient size to cater for a two to eight court outdoor multi use court facility.

A master plan is currently being developed for the redevelopment of the Northcote Aquatic and Recreation Centre. The proposed redevelopment will incorporate a range of aquatic and dry sport and recreation components as well as indoor sports courts and a range of community facilities including childcare, allied health, community meeting rooms and a library.

The integration of the outdoor multi use courts would complement the proposed sporting and recreation facilities and allow the development of an integrated indoor and outdoor court facility in the future.

The site is located with the identified primary catchment zone and is highly visible from both Victoria Road and Clifton Street.

### Advantages/Disadvantages

The community and stakeholder engagement clearly identifies this site as an important meeting place for the Northcote community. There is significant support for a new leisure facility including outdoor multi use courts being built on this site.

### 2.4.3 H.P. Zwar Reserve

Address: Jessie Street and Cramer Street, Preston

Ownership: City of Darebin LGA



Figure 3: H.P Zwar Reserve

#### 2.4.3.1 Description

H.P. Zwar Reserve is a district social recreation park that provides for sport, social recreation and play. The park has sports fields and a formal landscape. The site is part of the sporting reserves adjacent to the Northern Melbourne Institute of TAFE.

The reserve includes one senior sized oval, which is the home to the West Preston Cricket Club and the Preston Bullants Junior Football Club. The precinct also includes tennis, basketball/netball courts and bocce rinks.

#### 2.4.3.2 Planning information

The following details the planning information related to the Park.

Table 2.6 H.P. Zwar Reserve Planning Information

Planning Issue	
Area (m <sup>2</sup> )	Approximately 10 acres
Planning Zone	PPRZ-PUBLIC PARK & RECREATION RESERVE ZONE (oval) and PUZ2 (hard courts)
Planning Overlay	No overlays
Abutting Road Zone	All abutting roads are in a General Residential Zone (local roads)
Ward	Cazaly
Area of Cultural Heritage Sensitivity	No part of the site is within an area of cultural sensitivity

### 2.4.3.3 Key site opportunities and constraints

H.P. Zwar Reserve is a current multi use sporting precinct providing for a range of sporting and recreation activities for both the local community and students at the Northern Melbourne Institute of TAFE (NMIT). The site is of sufficient size to cater for a two to eight court outdoor multi use court facility.

NMIT provide a range of TAFE programs. Students of the campus would make use of the range of sporting and recreational facilities with some courses potentially using the facilities as part of the curriculum i.e. sport and recreation administration/management programs.

The site is located just inside of the identified primary catchment zone and has low visibility from St Georges Road, Jessie Street and Cramer Street as a result of the TAFE buildings and residential housing surrounding the site.

### Advantages/Disadvantages

The combination of existing sporting and recreation facilities provided at the TAFE campus provides opportunities to further develop an integrated recreation and sporting precinct for use by both the student population and the community

Of the four preferred sites it is located furthest from the primary population catchment in the south of the Darebin municipality.

The development of the proposed outdoor multi use court facility at this site however may attract some contributory funding from the TAFE.

### 2.4.4 John Cain Memorial Park

Address: Darebin Road, Thornbury

Ownership: City of Darebin LGA



Figure 4: John Cain Memorial Park

#### 2.4.4.1 Description

Darebin International Sports Centre (DISC) is home to State Indoor Cycling Velodrome with large spectator viewing area, State Bowls Centre with indoor and outdoor greens, and the Victorian Soccer Federation and Northcote City Soccer Club, including 3 synthetic grass pitches and 2 turf pitches. The Centre was constructed as part of the Melbourne 2006 Commonwealth Games facilities The Bowling Greens are home to the Darebin City Bowling club.

### 2.4.4.2 Planning information

The following details the planning information related to the Park.

Table 2.7 John Cain Memorial Park Planning Information

Planning Issue	
Area (m <sup>2</sup> )	Approximately 5.75 acres
Planning Zone	PPRZ-PUBLIC PARK & RECREATION RESERVE ZONE
Planning Overlay	SBO-Special Building Overlay (minor area to the north)
Abutting Road Zone	Northern road abuttal: Road Zone 2 (Clarendon Street) Southern road abuttal: Road zone 1 (Darebin Road)
Ward	Rucker
Area of Cultural Heritage Sensitivity	Eastern part of the site is within Aboriginal Heritage Sensitivity Area

### 2.4.4.3 Key site opportunities and constraints

John Cain Memorial Park is a current multi use sporting precinct providing for a range of elite sporting activities. The site is of sufficient size to cater for a two to four court outdoor multi use court facility.

A master plan for the site was completed in 2008 that identified an area north of the velodrome as a future facility development zone. The integration of the outdoor multi use courts would complement the existing sporting facilities at the site providing increased opportunities for resident in the Thornbury area.

The site is also well serviced with car parking and other support infrastructure such as club rooms. The site is located with the identified primary catchment zone.

### 2.4.4.4 Advantages/Disadvantages

The John Cain Memorial Park provides a significant opportunity to further develop the facility as a key integrated sporting precinct within the City of Darebin. The location of the site is within the primary catchment of the potential key tenant groups however the potential location of courts behind the velodrome results in low visibility of the facility.

The potential demand for the further development or extension of the existing sporting facilities such as soccer may prohibit the development of the outdoor multi use courts at this site. The development of the facility may therefore not be support by the current tenant organisations.

## 2.4.5 Geographic Location of Preferred Sites

The following map provides the geographic location of the four preferred sites.

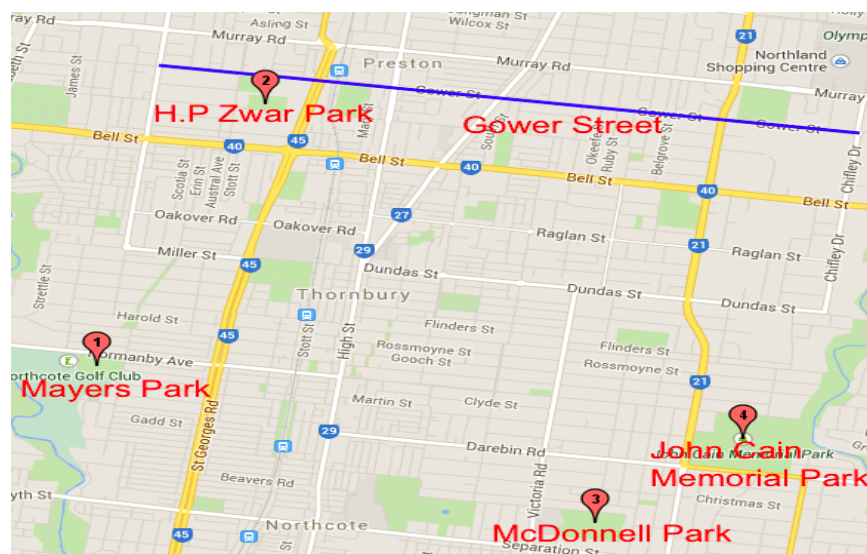


Figure 5: Top four identified sites

## 2.5 Indicative Order of Cost

At this stage of the project without the development of concept plans and a decision of the preferred site it is difficult to provide an accurate and reliable indicative capital cost.

However to provide some guide to the order of cost a high and low potential cost range has been developed using current industry rates that apply to a current outdoor netball court under construction.

The table below provides a guide to the broad order of cost for the development of an outdoor multi use court facility in Darebin. It should be noted that these cost do not consider specific site or ground conditions and assume the land is owned by council.

Once a preferred site is determined and a concept plan is developed an independent quantity surveyor will be required to develop a more accurate cost estimate.

*Table 2.8 indicative Order of Cost*

Components	Two Courts		Four Courts		Six Courts		Eight Courts	
	Low	High	Low	High	Low	High	Low	High
Courts (including runoff and lights)	\$300K	\$360K	\$600K	\$720K	\$900k	\$1,080M	\$1.200M	\$1.440M
Pavilion 300m2 - 400m2	\$1.0M	\$1.4M	\$1.0M	\$1.4M	\$1.0M	\$1.4M	\$1.0M	\$1.4M
Car Parking	\$320K 64 spaces	\$384K 64 spaces	\$640K 128 spaces	\$768K 128 spaces	\$960K 192 spaces	\$1.152M 192 spaces	\$1.280 256 spaces	\$1.536 256 spaces
<b>SUB TOTAL</b>	<b>\$1.620M</b>	<b>\$2.144M</b>	<b>\$2.240M</b>	<b>\$2.888M</b>	<b>\$2.860M</b>	<b>\$3.632M</b>	<b>\$3.480M</b>	<b>\$4.376M</b>
<b>CONTINGENCY 10%</b>	<b>\$162K</b>	<b>\$214K</b>	<b>\$224K</b>	<b>\$289K</b>	<b>\$286K</b>	<b>\$363K</b>	<b>\$348K</b>	<b>\$438K</b>
<b>Total Development Cost</b>	<b>\$1.782M</b>	<b>\$2.358</b>	<b>\$2.464M</b>	<b>\$3.177M</b>	<b>\$3.146M</b>	<b>\$3.995</b>	<b>\$3.828M</b>	<b>\$4.814M</b>
Design Fee 10%	\$178K	\$236K	\$2.46K	\$318K	\$315K	\$400K	\$383K	\$481K
<b>TOTAL PROJECT COST</b>	<b>\$1.960M</b>	<b>\$2.594M</b>	<b>\$2,710M</b>	<b>\$3.495M</b>	<b>\$3.461M</b>	<b>\$4.395M</b>	<b>\$4.211M</b>	<b>\$5.295M</b>

**NOTE:** The above order of cost includes fees and excludes GST

# Appendix One: Netball Victoria Requirement Specifications

## Information Sheets



### ADMINISTRATION INFONET: A2 THE NETBALL COURT (Dimensions and Details)

Last Updated: January 2010

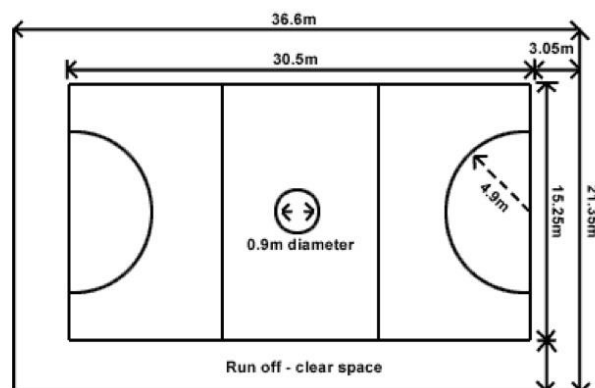
The court measurements outlined below form part of the current Official Rules of the International Federation of Netball Associations (2001).

#### THE NETBALL COURT

The Court should have a firm surface, and its measurements are:

- Ceiling Height 8.30 metres
- Side Lines 30.5 metres (100 feet)
- Goal Lines 15.25 metres ( 50 feet)
- Goal Circle (radius) 4.90 metres (16 feet)
- Centre Circle (diameter) 0.90 metres (3 feet)
- Width of Court Lines 50 mm (2 inches)
- Gradient 1% cross fall both directions

Fig 1.



#### RUN-OFF

The 3.05m run off clear space, of the same surface as the court, outside each side line and end line is a Netball Australia rule introduced to ensure safety of players and umpires. This measurement is a minimum requirement to attain Official Netball Australia Venue Accreditation.

- Goal Lines 3.05 metres
- To wall / seating 3.05 metres
- Between Courts 3.65 metres

## OUTDOOR COURT SURFACES

Netball Victoria recommends an acrylic surface for outdoor netball courts.

Qualities include:

- sound traction
- shock absorption properties
- protect asphalt/concrete from UV and heat degradation and weathering
- dries quickly after rain
- durable, low maintenance

Acrylic surfacing systems may be applied to existing asphalt or concrete netball surfaces. For further information contact: WM Loud (Australia) Pty. Ltd:

E-mail: [wmloud@wmloud.com.au](mailto:wmloud@wmloud.com.au)

Phone: (03) 9364 9199,

Website: [www.wmloud.com.au](http://www.wmloud.com.au)

## INDOOR COURT SURFACES

### **Wooden Spring Floor**

The **Stump Thrust System** is the most technically advanced, independently sprung, sports flooring system available. Stump Thrust specifically caters for all sporting and multi-use requirements. This construction makes a playing surface with the natural resiliency of wood for better footing and a "live" action feel.

The sub-floor fastening system ensures total control of expansion due to normal changes in humidity, for a tight-fitting and level playing surface. In addition, the hidden fastening system leaves the surface free of nails and locking hardware for greater safety. Players perform better with less fatigue and less chance of leg and ankle injuries.

For further information, contact ASF Horner Pty, Ltd,

E-mail: [asf@asfloors.com](mailto:asf@asfloors.com)

Phone: (02) 6586 4144

Website: [www.asfloors.com](http://www.asfloors.com)

## GOAL POST

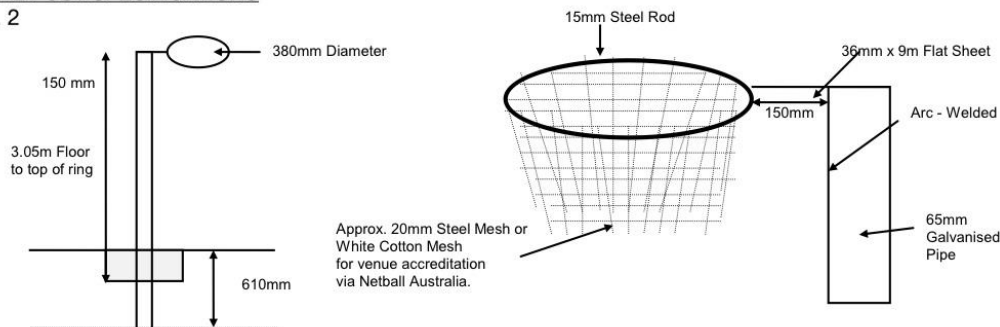
- Vertical Height 3.05 metres
- Thickness: (i) in diameter 65 mm
- (ii) square 65 mm
- The back of the goalpost should be placed on the outside of the goal line at the midpoint.
- May be inserted into the ground or supported by a metal base which will not project onto the court.
- Normally painted white.

## GOAL RING

- Ring (internal diameter) 380 mm
- Attachment connecting ring to post 150 mm
- Ring thickness 15 mm
- Fitted with a net open at both ends

**GOAL POST SPECIFICATIONS**

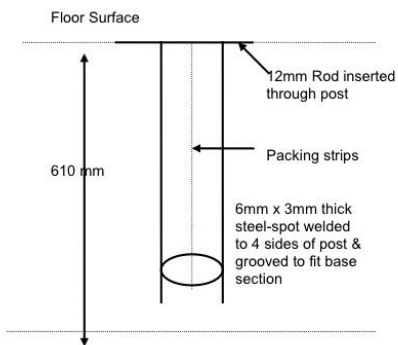
Fig. 2



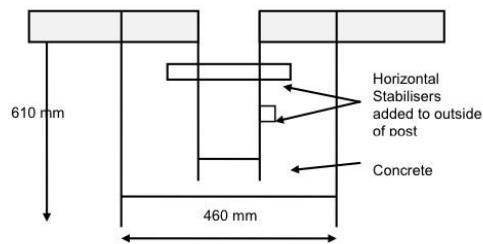
The post may be inserted in a socket in the ground or may be supported by a metal base that shall not project on the court.

**INSERT SOCKET SPECIFICATIONS**

Fig. 3 a) Goalpost Insertion



b) Goalpost socket in concrete base



The packing strips on the base section of the goalpost are spot welded and ground to make a reasonably tight fit to the opening in the concrete. There are stabiliser bars horizontally across the pipe to stop any movement. Also, a cut out on the top of the pipe into which the goalpost slots. See Fig. 3 (a).

The Concrete base should be 460mm x 460mm x 610 deep. See Fig. 3 (b). After slab and floors have been fitted, the goalpost is then placed into position to ascertain the 3.05m height.

The top of the post should be steel capped, and not project above the height of the ring. The ring is constructed of 15mm steel and has welded to its lower rim edge, 12 small steel loops to which the chain mesh is welded. A strong white string net or a chain mesh "net" is to be attached.

The goalposts are normally painted white and for training and match play must be padded (covered sponge rubber and fitted safety protector) the entire length of the post.

**PADDING**

Padding should not be more than 50mm thick and shall start at the base of the goalpost and extend the full length of the goalpost (3.05m). NB: Associations that have goalpost pads that meet the previous requirements of between 2 metres and 2.5 metres up the goalpost, should purchase full-length pads when replacing them.

## LIGHTING

The Australian Standard for indoor Netball courts contains two light levels:

1. 700 – 800 lux (average maintained) for competition level
2. 1500 lux (average maintained) for televised matches

The Australian Standard for outdoor Netball courts contains two light levels:

1. 100 lux (average maintained) for recreational level
2. 200 lux (average maintained) for competition level

### **Note:**

For dark surfaces (such as bitumen courts) the higher light level is recommended, this is due to the light absorption of the dark court. For grass courts the lower light level will suffice due to the added reflectance of the grass surface. All clubs should consider the future and if installing a lighting system should allow for a future upgrade and provide the infrastructure (such as poles, cabling). When the times come to upgrade, this will allow all existing poles or electrical cabling to accommodate increased number of lights.

The standard allows 2 variations on pole locations, one is for 2 poles per court(s) and one is for 4 poles per court(s).

The number of poles is dependent on economics, a 4-pole design provides for light from many angles, surrounding the players and ball, providing higher quality than just using 2 poles alone. However, 2 pole designs still provide enough quality for recreational and club competition and meet the code.

For further information contact All Sport's Lighting, Phone: (03) 9708 8411

Fax: (03) 9708 8422, Mob: 0408 376112 E-mail: [g.scant@bigpond.net.au](mailto:g.scant@bigpond.net.au) Website: [www.musco.com](http://www.musco.com)

## Appendix Two: Priority Facility Components –Local Netball Centre

ACTIVITY AREA	FACILITY COMPONENTS	TARGET MARKETS	FACILITY OBJECTIVES	FUNCTIONAL RELATIONSHIPS	OTHER FEATURES TO CONSIDER	AREA SCHEDULES	TOTAL AREA (m <sup>2</sup> )
<b>Outdoor Courts</b>	8 - 10 full size outdoor sports courts suitable for competition netball linked to Australian Rules Football League	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> <li>▪ Training</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide indoor sports courts for:</li> <li>▪ Netball</li> </ul>	<ul style="list-style-type: none"> <li>▪ Adjacent to spectator areas.</li> <li>▪ Adjacent to amenities block</li> <li>▪ Linkage to food and beverage area</li> </ul>	<ul style="list-style-type: none"> <li>▪ Disabled access</li> <li>▪ Potential future expansion on one additional court</li> </ul>	<ul style="list-style-type: none"> <li>▪ 8 outdoor door sport courts</li> <li>▪ Runoff to netball specifications</li> </ul>	6,530m <sup>2</sup>
	Spectator Area	<ul style="list-style-type: none"> <li>▪ Education</li> <li>▪ Competition</li> <li>▪ Events</li> <li>▪ Casual spectator</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide basic seating along side of courts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Along one side of court one.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide some spectator shade.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Seating area down side of court one</li> </ul>	200m <sup>2</sup>
<b>Subtotal Outdoor Courts</b>							<b>6,730m<sup>2</sup></b>
Clubrooms	Other support facilities - Storage - Separate change area - Plant rooms	<ul style="list-style-type: none"> <li>▪ Club members</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide club rooms , social and change area for netball participants</li> </ul>	<ul style="list-style-type: none"> <li>▪ Located adjacent to netball courts</li> </ul>	<ul style="list-style-type: none"> <li>▪ Change area for training activities only (up to 6 people per change area)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Club room area</li> <li>▪ Social area</li> <li>▪ Male and female change areas - m2 each</li> </ul>	300m <sup>2</sup> - 400 m <sup>2</sup>
<b>Subtotal Amenities / Lounge</b>							<b>300m<sup>2</sup> - 400m<sup>2</sup></b>
<b>ESTIMATED TOTAL BUILDING AREA (external footprint of ground floor)</b>							<b>7,130m<sup>2</sup></b>
<b>Total Development Area (incl. car park 100 cars)</b>							<b>5,600m<sup>2</sup></b>
<b>TOTAL DEVELOPMENT SITE</b>							<b>12,730m<sup>2</sup></b>