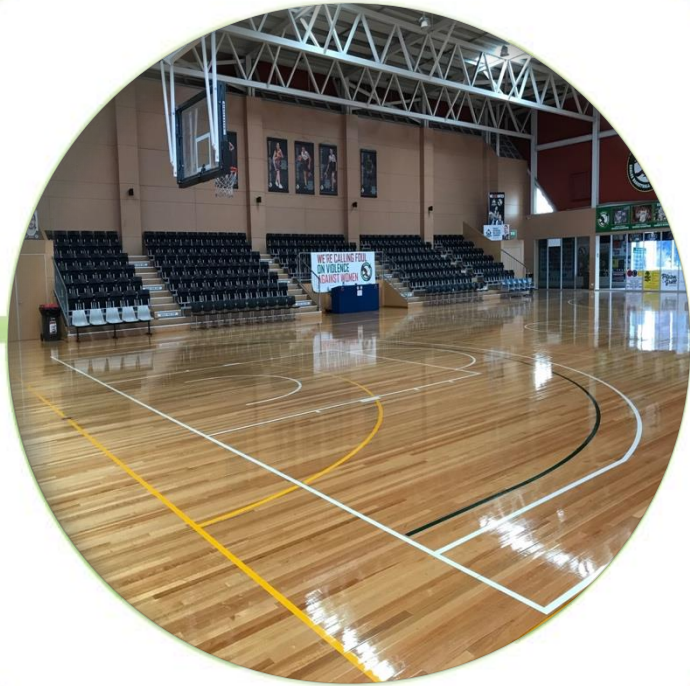


# HUME CITY COUNCIL INDOOR SPORTS PLAN

2021-2031



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## 1. Executive Summary

### 1.1 Why do we need a Hume Indoor Sports Plan?

Participation in indoor sports such as basketball, netball, futsal, volleyball, badminton, squash and table tennis are a significant part of a social and healthy lifestyle, and an important aspect of local community life for many Hume residents. Participation levels in Hume are high due to the rapid population growth and development of Hume and is set to grow by 60% by 2041.

The number of people participating in sports that require access to multi-purpose indoor sports courts will increase from 10,678 to 17,104 participants and those requiring specialist gymnastics and squash facilities from 1046 to 1,676 participants in 2041.

With such high levels of involvement, there is growing demand for planned investment in additional indoor sports facilities in Hume.

### 1.2 What have we learnt?

Hume City Council owns nine indoor sports facilities providing 27 multi-sport courts including three dedicated squash courts. These facilities are under pressure to meet the demand of Hume's current and future population (232,709 in 2019, projected to reach 372,627 people by 2041).

In addition to Council owned courts there are 45 public and private educational facilities located in Hume that contain 47 indoors sports courts. Twenty-three (23) of these courts have been reported as meeting relevant standards for competition/training and being available for community hire with eighteen (18) of the courts being utilised by Hume sporting associations and clubs.

Hume has a very physically active community with matching high indoor sporting facilities usage. Demand for indoor sports facilities in Hume will continue to be fuelled by:

- The high numbers of young people and families
- Demand for sports from Hume's highly culturally diverse community and growth in indoor sports popular in Asia including badminton, table tennis and volleyball
- Changing leisure patterns
- An 'active' ageing demographic which correlates with an increasing trend in participation in masters and senior's programs.

Stadiums in Broadmeadows, Craigieburn, Sunbury and Greenvale are well located in local community areas, accessible by public transport and have had court extensions in the past 10 years. Despite these upgrades, stadiums in Broadmeadows, Craigieburn and Sunbury still struggle to meet demand for indoor sports, particularly basketball. With projected population growth in Sunbury and beyond Craigieburn, demand for access to indoor sports courts will continue to grow and new facilities will be required to meet that demand.

The Progress Hall and Meadow Heights Community Centre courts are in poor condition. There is an opportunity for Progress Hall to be upgraded and improved as a futsal competition venue, building on the success of growing soccer participation at Progress Reserve. The upgrade of the indoor sports hall could coincide with an upgrade to the change rooms that are listed on Council's pavilion upgrade program.



Most facilities are hired by Hume based sports association's with Council responsible for outgoings and asset management of facilities. Broadmeadows Basketball Stadium is the exception with the Broadmeadows Basketball Association holding a licence agreement with Council to operate the facility. Many of the available local school facility courts are being hired by the three major Hume basketball associations.

Hume's four major indoor sports stadiums in Broadmeadows, Craigieburn and Sunbury have an average court occupancy rate of 93% during the peak demand times of 4.00-10.00pm on weekdays and 8.00am-5.00pm on weekends. Greenvale Recreation Centre's use has not yet reached capacity at peak times with the centre at 77% peak occupancy but has demonstrated growth since the construction of the second sports court in 2018.

Indoor sports in Hume have recorded rapid growth in the last three years with demand projected to increase significantly in the growth areas north of Craigieburn including the suburbs of Mickleham and Kalkallo and east and south of Sunbury.

### **1.3 What have we heard?**

Local sports associations report very high future demand for indoor sports court access in Hume. Indoor sporting codes outside of basketball and netball have very limited access to venues at peak times impacting their ability to develop. The peak bodies for these sports have expressed an interest in partnering in new indoor sports stadium development in Hume and securing court access at peak times.

All of Hume's major sports stadiums report being near capacity in peak usage times. Basketball and netball report that capacity for growth is now impacted due to an inability to secure additional court access. Many clubs struggle to get adequate training time with multiple teams having to train on a court at one time.

Byes have also been used to manage participation growth and increasing demand on facilities.

Demand for new indoor sports centres is reported around three key areas:

- Craigieburn to the north including new growth areas in Mickleham and Kalkallo
- Sunbury to the east and south
- Broadmeadows and Greenvale to the south.

The recent upgrades and expansion of indoor sports centres has been welcomed, however some indoor sports centres or the older parts of centres are tired and in need of updating.

While users generally have no issue with the centralised Council based court allocation and bookings systems, several management concerns were identified across the indoor sports centres network. At Craigieburn Sports Stadium and Eric Boardman Stadium specifically, these included:

- Lack of onsite management and supervision leading to cross-over of use/user conflict, use of the venue outside of allocated times and security and safety risks.
- Basketball expressed interest in overall centre management while netball expressed concern of basketball domination at peak usage times.

State sporting associations are implementing several program initiatives to increase interest and participation and new markets in their sports such as "rock up netball", 3x3 basketball and small sided football (futsal). These programs will potentially increase indoor sports participation.

### **1.4 What is proposed?**

To meet future growth in indoor sports participation it is estimated than an additional twenty-two (22) multi-purpose competition indoor sports courts will be required in Hume by 2041. Most of these courts fifteen (15) will be required by 2031.



The facilities will provide for:

- Sports training and competitions for basketball, netball, volleyball, badminton, table tennis, squash and futsal.
- Recreation classes and groups including dance, martial arts, gymnastics and calisthenics.
- Community events including school events and community functions.
- Social gatherings and meetings including parent groups, sport, and community group functions.

Based on current population and geographic spread of accessible facilities and the high participation levels, over the next 11 years a minimum of:

- Six additional competition courts will be required in the North-Eastern growth areas (Aitken Ward) including Craigieburn, Kalkallo, and Mickleham.
- Six additional competition courts will be required in the North-Western growth area (Jacksons Creek Ward) including Sunbury
- Three additional competition courts will be required in the Southern area (Meadow Valley Ward) including Broadmeadows and Greenvale

The Indoor Sports Plan 2021-2031 supports the renewal, upgrade and, where appropriate, extension of existing facilities, the development of new multi-court facilities in key growth areas and the accessibility of sports courts in growth area schools to provide for current and future demand for indoor sports in Hume.

### Recommendations

The Hume Indoor Sports Plan 2021-2031 proposes that of the 15 new courts required in Hume by 2031, Council will deliver 12 through a combination of Council capital funding, Government infrastructure grant funding and sponsorship opportunities. Remaining courts will be provided at education facilities with community access negotiated with the Department of Education & Training Victoria.

A review of current and potential management models was also conducted and found that Hume City has a significant suite of indoor facilities that would benefit from coordinated programming to maximise their access and use by the broad range of community sports associations and other community groups.

In view of this, the following management approach is recommended:

- Broadmeadows Basketball Stadium continue to be managed through a licence agreement between Broadmeadows Basketball Association and Hume City Council. The Broadmeadows Basketball Stadium is the only sport specific venue across the suite of facilities and its management has been successful. There is no conflict between sports to be negotiated and it is unlikely that this will emerge in the future given the nature of the facility.
- A Board of Management option is recommended to be explored at Boardman Stadium and Craigieburn Sport Stadium where all sports are represented with Council representation on the Board in an ex officio capacity. The Board of Management will be a Community Asset Committee for Council, constituted under Section 65 of the *Local Government Act 2020*. A separate manager would be appointed by the Board of Management. This model will enable the operation of the centres to be more commercial as well ensuring that all sports are treated equitably in their application for access and capacity to grow their sport. Council will need to include managing this relationship through its contract management positions. This model should be supported by a foundation agreement outlining the purpose of facility and principles of use to help inform the Board of Management about the expected facility operations and performance.





## 2. Introduction

### 2.1 Project Context

Hume City Council (HCC) engaged Otium Planning Group to prepare a Hume Indoor Sports Plan to inform Council on the future provision indoor sports facilities across the municipality to meet the growing participation demands of the Hume community

The study provides Council with:

- A review of Council’s infrastructure planning and other relevant regional studies.
- An assessment of the current provision of indoor sports (both public and private) across the municipality and neighbouring councils in the Northern Region.
- A demand analysis of various indoor sports including basketball, netball, gymnastics, badminton, table tennis, volleyball, squash and futsal. The analysis includes benchmarking with other ‘like’ growth municipalities and provides an understanding of the current and projected demand for indoor court space across the municipality.
- An analysis of other issues and opportunities including governance, management models, operational and whole of life cycle costs & funding.
- An engagement process that is representative of the views of stakeholders and community.
- A strategic plan with costed directions and options to address the requirements of indoor sports across the municipality. The plan will identify sites for any new developments recommended by the strategic plan.

### 2.2 Project Methodology

A two-stage methodology was developed, covering the tasks as listed in the table below.

**Table 1: Methodology**

Stage	Task
Stage One: Situation Analysis and Demand Assessment	Project Clarification
	Review of Relevant Documents and Reports
	Demographic Review
	Industry Trends Review
	Market Analysis and Mapping
	Occupancy Review
	Discussion Paper
	Key Stakeholder Interviews
	Discussion with State Government and State Sporting Associations
	School Survey
	Internal Workshop
	Discussion with neighbouring municipalities
	Issues and Options Paper - Gap Analysis
Stage Two: Infrastructure Assessment	Development of Component Schedule
	Site Assessment
	Concept Options Development
	Indicative Capital Cost Estimate
	Draft Report
	Final Report



### 3. Hume Demographics

The following section highlights the key population demographic characteristics and trends likely to impact future participation in sport and recreation within the Hume area.

The population and demographic profile are based, wherever possible, on the 2016 ABS Census data and has been sourced from .id, an online company that analyses ABS Census data. The following provides a snapshot of the current demographic and population characteristics.

#### Population

- The population within Hume has increased from 174,290 people in 2011 to 232,709 people in 2019 (an increase of 58,419 residents).
- Analysis of the five-year age groups of Hume compared to Greater Melbourne shows that there was a higher proportion of people in the younger age groups (under 19) and a lower proportion of people in the older age groups (60+). All five-year age groups have experienced growth. Overall, 22.2% of the population was aged between 0 and 15, and 10.3% were aged 65 years and over, compared with 18.3% and 14.0% respectively for Greater Melbourne.
- There were slightly more females than males in the population (50.2% compared to 49.8%) which is consistent with the Greater Melbourne population (51.0% compared to 49.0%).
- It is expected that the population within the Hume region will increase 60.13% from 232,709 in 2019 to 372,627 in 2041.
- Key growth areas are north west of Craigieburn including the suburbs of Mickleham and Kalkallo and south east of Sunbury.

#### Diversity

- Cultural diversity is high, with 32% of residents born in a non-English speaking country and 44.9% speaking a language other than English at home, compared to 27.0% and 32.3% in Greater Melbourne.
- The largest non-English speaking country of birth was Iraq, where 5.4% of the population were born, followed by India (4.4%) and Turkey (3.1%).
- The most common language spoken at home other than English is Arabic, spoken by 8.3% of the population, followed by Turkish (6.8%), Assyrian/Aramaic (6.0%) and Mandarin (0.5%).

#### Disadvantage and social capital

- Analysis of individual income levels in Hume in 2016 compared to Greater Melbourne shows that there was a lower proportion of people earning a high income (those earning \$1,750 per week or more) and a higher proportion of low-income people (those earning less than \$500 per week). Overall, 5.9% of the population earned a high income, and 44.5% earned a low income, compared with 11.9% and 37.8% respectively for Greater Melbourne.
- The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage based on a range of characteristics. A higher score on the index means a lower level of disadvantage. A lower score on the index means a higher level of disadvantage. Hume scored 951.8, which is in the lower half of scores of all Local Government Area's in Victoria, meaning it has a higher level of disadvantage.



## Housing, Homelessness and Transport

- There was a high number of households made up of couples with children in 2016 (43.4%, compared with 33.5% in Greater Melbourne). There were a lower proportion of lone person households (15.8%) and a lower proportion of couples without children (19.0%) when compared to 22.0% and 22.9% respectively in Greater Melbourne.
- Only 2.8% of dwellings were social housing which is relative to the Greater Melbourne average (2.6%). There is a larger proportion purchasing their dwellings, 43.3% compared to 34.3% in Greater Melbourne.
- 95.3 % of households in Hume have access to one or more vehicles which is higher than the Greater Melbourne average of 83.9%.

### 3.1 Key Findings from the Demographic Review

The key demographic findings show:

- The demand for indoor sports facilities in Hume continues to grow with current facilities under pressure to accommodate a population of 232,709 (2019) and is projected to reach 372,672 people by 2041.
- The demand for indoor sports facilities in Hume will continue to be fuelled by the high numbers of young people and families. The facilities will also need to adapt to changing leisure patterns and respond to a highly culturally diverse community, with Hume residents coming from more than 160 different countries. This includes providing for growth in indoor sports popular in Asia such as badminton, table tennis and volleyball. These sports are presently under-represented in Hume indoor sports stadiums.
- Hume has a physically active community that is likely to result in a high usage of indoor sporting facilities.
- New facilities will need to be designed and programmed to provide for the active ageing demographic in Hume.
- Strong forecast growth based on continuation of current trends. Actual growth rates may vary due to unforeseen changes in economic, social or demographic trends.



## 4. Strategic Drivers

This section reviews a range of relevant research and strategy documents that will influence the planning for indoor sports facilities in Hume.

### 4.1 Hume City Council's Strategies

HCC has already undertaken infrastructure planning to respond to the rapid population growth it is experiencing. This includes the *Hume Leisure Strategy* and *Hume Corridor Integrated Growth Area Plan (HIGAP) Spatial Strategy and Infrastructure and Delivery Strategy*. These have been reviewed as follows:

#### Hume Leisure Strategy

The *Hume Leisure Strategy* reports on the leisure participation trends, issues and challenges in Hume. The Strategy is supported by the *Hume Open Space Strategy*. A set of strategic directions aims to provide a range of participation opportunities for a rapidly growing Hume community.

Key findings relevant to the project:

- A further 25,000 people will move into new development areas in Hume's growth corridor that will require leisure facilities and participation opportunities.
- Hume's diversity and growth means areas of the municipality are experiencing different issues and require a local response. Three different planning areas are formed to identify local solutions: Sunbury Planning Area; Craigieburn Planning Area; and Broadmeadows Planning Area.
- Guiding principles for leisure facility development include: increased participation; access, equity and inclusion for all; greater range and diversity of opportunity; improved sustainability of facilities; working together in partnerships, collaboration and engagement; providing quality facilities that welcome women, girls and other populations traditionally underrepresented; safety and wellbeing focus in design, staffing and programming.
- A key priority is to "continue to plan for and deliver leisure facilities and places that cater for a rapidly growing and changing community, supported by facility management models that optimise usage.
- Key Performance Indicators seeks an "increased occupancy of sports grounds, sports halls and stadiums".
- Council has invested in expanding the three major indoor stadiums.
- Broadmeadows Planning Area currently (2013) has eight indoor sports courts and projects a demand of 9.63 courts in 2018 showing a shortfall of 1.63 courts.
- Craigieburn Planning Area currently (2013) has six indoor sports courts and projects a demand of 11.96 courts in 2018 showing a shortfall of 5.96 courts. Specific priorities identified include exploring future demands for indoor and outdoor netball participation; and planning the expansion of the Greenvale Recreation Centre stadium and community rooms.
- Sunbury Planning Area currently (2013) has seven indoor sports courts and projects a demand of 5.47 courts in 2018 showing additional capacity in the court provision of 1.53 courts. Specific priorities identified include identifying opportunities to optimise the use of indoor sports venues, particularly at off-peak times.



## Hume Corridor Integrated Growth Area Plan (HIGAP) Spatial Strategy

The *HIGAP Spatial Strategy* is accompanied by an *Infrastructure and Delivery Strategy*. The aim of the strategies is “to manage change and enable development in the Hume Corridor that provides choice and access to the ‘things’ people and businesses require now and, in the future, whilst minimising negative impacts on the environment”.

Key findings relevant to the project:

- Population is projected to grow from 155,000 (2015) to 263,000 (2040).
- Households are projected to grow from 50,000 (2015) to 90,000 (2040).
- In total, the new development areas in Hume’s growth corridor will bring 40,000 new dwellings and 1,100 hectares of employment land. This equates to 65% of the future growth in HCC. The following map shows the growth areas in Hume.

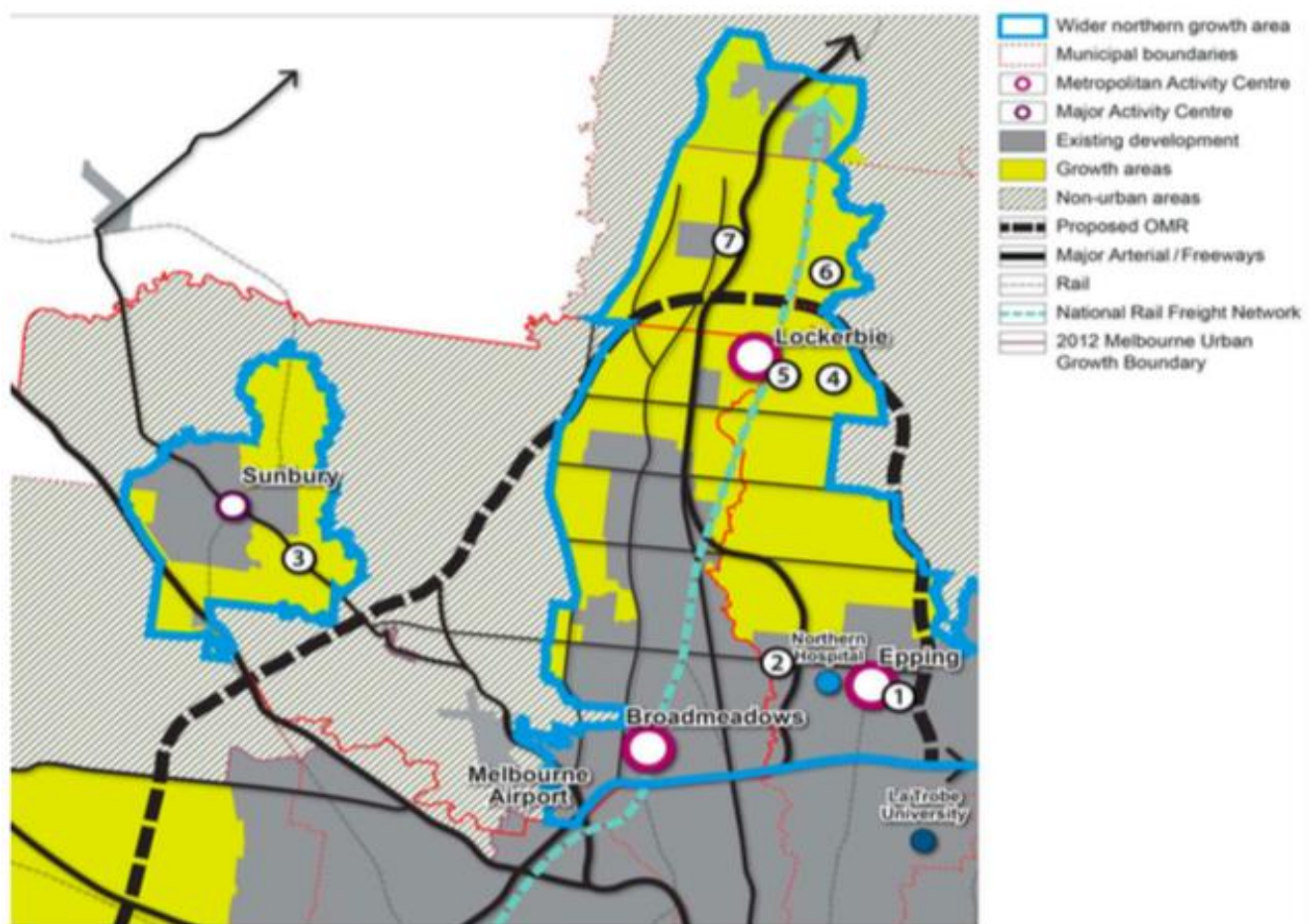


Figure 1: Hume Corridor and Wider Northern Growth Region

- The Strategy identifies preferred locations for new or expanded state and regional level community facilities. Specific facilities relevant to this project are:
  - Location for higher order sports and civic facilities serving Kalkallo, Donnybrook and Mickleham.
  - Site for Merrifield Park - State Sports and Leisure Hub.

## Hume Corridor Integrated Growth Area Plan (HIGAP) Infrastructure and Delivery Strategy

The *HIGAP Infrastructure and Delivery Strategy* provides direction on the order and timing of the delivery for new infrastructure in the Hume Growth Corridor.



Key findings relevant to the project:

- Merrifield Park offers an opportunity to develop high quality state scale sports and leisure facilities comparable with Albert Park. The facility will serve the entire northern region, Sunbury and much of the wider northern and western parts of Melbourne. The cost and timing are unknown.
- Land for additional regional sports facilities is identified in the Lockerbie Precinct Structure Plan south of the proposed Lockerbie Town Centre. The facility will serve Lockerbie and neighbouring future growth in Whittlesea and Mitchell. The cost is \$50 million, and timing is post 2031.
- The schedule of Council local infrastructure projects includes the upgrade and expansion to the Greenvale Recreation Centre (now completed).

### Hume Growth Area Plan 2017

The *Hume Growth Area Plan 2017* identifies how developer contributions will be allocated across planned infrastructure projects in the Precinct Structure Plans.

Key findings relevant to the project:

- Greenvale - Greenvale Recreation Centre - Stadium Expansion (works completed)
- Kalkallo - Indoor Recreation Centre - 3ha Land
- Mickleham - Indoor Recreation Centre - 1 ha Land.

### Precinct Structure Plans

The Victorian Planning Authority (VPA) works closely with Councils and local communities to assess the infrastructure required to support the future population in growth areas. The location and indicative size and form of the infrastructure is displayed in a plan, often known as a Precinct Structure Plan (PSP), that guides the development of the growth area.

The following PSP's have sites identified for indoor sports courts:

- **Lockerbie Precinct Structure Plan**  
Identifies a 3-hectare site in Kalkallo
- **Merrifield West Precinct Structure Plan**  
Identifies a 1-hectare site in Mickleham
- **Sunbury South Precinct Structure Plan**  
Identifies a 10.5-hectare site in south-east Sunbury.

### Hume Council Plan 2017 - 2021

The Council Plan 2017 - 2021 includes the following actions relevant to the project:

- Undertake a Sports Amenity Study to ensure maximum use of Council's facilities and that they respond to current and future needs.

### Hume Horizons 2040

The *Hume Horizons 2040* is the Council and community's vision for Hume into 2040. Key expectations are:

- The health and wellbeing of residents is supported through an accessible and affordable range of formal and informal leisure options that address local needs.



- Local community groups are supported through the provision of accessible, inclusive and affordable community infrastructure, places and spaces.

#### Other Relevant Strategies

##### Victorian Government - Active Victoria

*Active Victoria* was launched by the Victorian Government. It is a strategic framework for sport and recreation in Victoria and plans to cater for growing demand and to cement Melbourne (and Victoria's) reputation as Australia's sporting capital. The framework includes six key directions:

- Meeting demand
- Broader and more inclusive participation
- Additional focus on active recreation
- Building system resilience and capacity
- Connecting investment in events, high performance and infrastructure
- Working together for shared outcomes.

This project responds to strategic directions about meeting demand and connecting investment in infrastructure. Specifically, this project will be eligible for funding under the Victorian Governments 'Better Indoor Sports Facilities' funding program.

##### Sport and Recreation Victoria Indoor Stadiums Needs Assessment Research Project

This project identified 17 projects in metropolitan Melbourne and 19 projects in regional and rural Victoria in planning phase within four years responding to high demand for indoor court space.

This needs assessment was the evidence for the State Government support of the 'Better Indoor Sports Facilities' funding program.

##### Victorian Government - Plan Melbourne 2017 - 2051

*Plan Melbourne 2017 - 2051* is Victoria's metropolitan land use planning. The Plan includes strategic outcome 4: Melbourne is a distinctive and liveable city with quality environments. Promoting quality design and taking a place making approach that focuses on people and considers the future of Melbourne and Victoria is a key strategy to delivering this outcome.

##### Infrastructure Victoria - 30 Year Infrastructure Strategy 2017 - 2051

*Victoria's 30-year Infrastructure Strategy* is state-wide and covers all types of infrastructure including sport. The Infrastructure Strategy is the overarching strategic document for State Government in delivering infrastructure across Victoria.

The strategy consists of two recommendations relating to major sports facilities. The key findings of the Infrastructure Strategy relevant to the Master Plan:

- Recommendation 4.3.1 and 5.1.1 Major cultural/sporting infrastructure: Develop a transparent decision-making framework to guide any future state government investment in major cultural and sporting infrastructure within 0-5 years. The criteria applied, and the supporting resources, should ensure that any future infrastructure investment will have a wider community benefit through the provision of new spaces for community sport and recreation use and not just for the benefit one or two main groups.

##### Netball Victoria and Basketball Victoria State Facilities Plans

Netball Victoria's *State-Wide Facilities Strategy* and Basketball Victoria's *Facilities Master Plan* provide an evidence base to enable all levels of government to plan for netball and basketball facilities and indoor sports facilities. It is important for the Volleyball Victoria's State Facilities Plan to come together with Netball Victoria and Basketball Victoria's plans to garner a unified position on the development of indoor sports facilities.



Key findings from the *Basketball Victoria State Facilities Master Plan 2017* include:

- There is a demand for an additional 191 basketball courts by the end of 2022 and a further 79 courts by 2030.
- The actual development of basketball courts is not keeping pace with the predicted demand.
- There is a need over the next 10 years (to 2021) for at least 67 basketball courts to cater for predicted growth in each of Melbourne's designated growth areas.
- A shortfall of indoor basketball courts in the inner western area of Melbourne at local or sub-regional level of provision.
- At a regional/sub-regional level, there are no facilities of a full regional standard in the Mornington Peninsula, western and outer south-eastern areas of Melbourne and inadequate regional indoor basketball court provision in the Geelong/Barwon region, western, north-east and north-west Victoria regions.

The Master Plan identifies the following statistics and future development recommendations for HCC:

- 3.77% of the City's population are registered members of Basketball Victoria.
- The City is serviced by the Sunbury, Broadmeadows and Craigieburn basketball associations. All associations have grown over the last four years, with Sunbury growing 12%, Broadmeadows by 24% and Craigieburn by 50%.
- The Broadmeadows Basketball Stadium, Craigieburn Sport Stadium and Sunbury (Boardman Stadium) play sub-regional roles.
- There are 27 courts available for basketball use.
- One indoor basketball court accessed per 7,175 residents.
- There is an immediate need for two additional courts in the Craigieburn growth area. There will be a shortfall of four courts in each of the three development areas of Craigieburn, Sunbury and Mickleham/Merrifield in the future.
- One of these facilities should be developed to a regional standard, including spectator seating.

Key findings from *Netball Victoria State-wide Facilities Strategy* relating to indoor multi-linked court provision include:

- Netball remains the most popular team sport for girls and women in Australia and participation number continue to rise.
- All Greater Melbourne regions (Central, Western Metro, Southern Metro, Northern Metro, Eastern Metro) have a current deficit of multi-lined indoor courts.
- Twenty-five (25) LGAs have current deficits of indoor multi-lined courts ranging from one (1) to thirty-five (35) courts.
- Nineteen (19) LGAs had deficits of 10 or more courts - Brimbank (35), Whittlesea (28), Moreland (23), Boroondara (22), Glen Eira (20), Wyndham (20), Hume (18), Darebin (17), Whitehorse (17), Casey (16), Melton (16), Greater Dandenong (15), Port Phillip (15), Mooney Valley (14), Banyule (14), Monash (14), Bayside (12), Melbourne (12) and Yarra (11).
- The strategy identifies 66 potential indoor stadium projects that could be undertaken over the next 10 years. Nearly all projects involve multi-sport facilities.

The *State-wide Facilities Strategy* identifies the following statistics and future development recommendations for HCC:





- Hume has a court provision rate per population of one court per 8,423 people.
- The plan identifies a deficit of indoor courts to service Hume current participation of 18 courts and future population requirements of 37.6 courts (2031).



## 5. Indoor Sports Participation

### 5.1 Current Indoor Sport Participation

The demand for indoor sports facilities in Victoria continues to grow, with current facilities under pressure to accommodate a growing population, particularly in metropolitan Melbourne.

There have been several recent indoor sports facility reviews conducted by Local and State Governments and State Sports Organisations. Sport and Recreation Victoria Indoor Stadiums Needs Assessment Research Project identified 17 projects in metropolitan Melbourne and 19 projects in regional and rural Victoria in planning phase within four years responding to high demand for indoor court space.

All sports are looking at new participation pathways to attract players in response to changing leisure patterns and are targeting school aged children in partnership with the Australian Sports Commission School Sports Program.

#### Basketball

Hume is primarily serviced by four basketball organisations including the Broadmeadows, Craigieburn and Sunbury Basketball Associations and the Greenvale Basketball Club. Basketball is currently the highest participation sport in Hume with an estimated 8168 players currently participating in 2019.

The participation rate is estimated to reach 13,079 players in 2041 based on current penetration rates of the Hume population.

As the highest indoor participation sport, basketball currently occupies most indoor courts at major indoor sports facilities in peak times:

- Broadmeadows Basketball Stadium - 100% total peak occupancy
- Craigieburn Sports Stadium - 73% total peak occupancy
- Eric Boardman Stadium - 57% total peak occupancy
- Greenvale Recreation Centre - 74% total peak occupancy
- Broadmeadows Netball Centre - 58% total peak occupancy

Basketball Victoria's Facility Master Plan 2017 profiles the local participation in Hume:

- HCC has 7,305 (2017) registered Basketball Victoria members. Of these members, 2,365 are Female and 4,940 Male.
- All three basketball associations have experienced rapid growth with Broadmeadows growing by 24%, Craigieburn by 50% and Sunbury by 12% (2011 to 2015).
- The three major facilities at Broadmeadows Basketball Centre, Craigieburn Sports Stadium and Eric Boardman Stadium play a district/sub-regional role in servicing metropolitan Melbourne's north.
- Currently there is one indoor basketball court accessed per 7,175 people.

Basketball Victoria's membership is growing at a faster rate than the Victorian population growth rate. In 2015, the total membership in Victoria was 177,367 and is predicted to reach 381,502 if the current participation rate is maintained.



There has been state-wide growth of >4% per year (compound) over the past 5 years, metropolitan growth of 5.20% per year, and regional (country) growth of 4.09% per year. The basketball participation growth rate in 2018 within metropolitan Melbourne was 5.23%.

The growth of basketball participation in Victoria is consistent with that experienced in Australia. The AusPlay national participation survey shows basketball in the top five most popular club sports in Victoria. There are more than 532,311 participants in Australia.

Basketball Victoria (BV) is supportive of Hume's investment into basketball stadiums over the last ten (10) years. This has seen expansion of courts equitably across major stadiums and regions and supported the growth of the sport in the municipality. BV however seek additional sports courts to service the new growth areas.

### Netball

Hume is serviced by three major netball organisations, the Broadmeadows, Craigieburn and Sunbury Netball Associations, and is the second highest indoor participation sport in Hume.

Hume's three major netball associations have an estimated 1,931 players (2019) and all have experienced growth in the last five years.

The participation rate is estimated to reach 3,093 players in 2041 based on current penetration rates in HCC population.

Netball's peak occupancy rates of major sports stadiums are:

- Broadmeadows Netball Centre - 16% total peak occupancy
- Craigieburn Sports Stadium - 13% total peak occupancy
- Eric Boardman Stadium - 36% total peak occupancy

Netball Victoria's State-Wide Facilities Strategy profiles the local participation in Hume:

- HCC has 1,716 (2017) registered Netball Victoria members. Of these members there are 663 juniors, 164 NetSetGo and 880 Seniors.
- All three netball associations are experiencing growth with Broadmeadows doubling their membership last year, Sunbury growing by 200 members and Craigieburn by 100 members.
- Netball operates from twenty-three (23) indoor courts in Hume.
- Currently there is one indoor netball court accessed per 8,423 people.
- Hume requires thirty-seven (37) additional indoor courts to meet the court demand in 2031 based on current participation levels and population growth.

The strength of netball participation in Victoria is consistent with that experienced in Australia. The AusPlay national participation survey shows netball in the top 10 most popular club sports in Victoria. There are more than 625,721 participants (adults and children) in Australia.

Netball Victoria reports membership numbers growing by 8% during the period of 2010 and 2016, however in 2017 a slight decline in registered member by 1.37%.

### Volleyball

There is no current affiliated volleyball association in Hume with all participation in volleyball occurring within community social groups.

The social participation rate is estimated at 162 players in Hume in 2019 based on current penetration rates in HCC population.



Social volleyball currently occupies 6% total peak occupancy at Progress Hall and 10% total peak occupancy at Meadow Heights Community Centre.

Volleyball Victoria's membership comprises 18 affiliate Associations (metropolitan and regional), 15 State League Clubs, three Academies, and 5,768 individual members who play, coach, officiate, and support volleyball in Victoria (2018).

Volleyball Victoria membership has grown from 4,074 in 2015 to 5,768 in 2018 representing a 7.5% growth rate.

The AusPlay national participation survey shows volleyball as being the most gender-equal sport in Australia. It is also one of the largest team sports by participation. There are more than 240,000 participants in Australia and covers ages from young children through to over 50's.

Volleyball Victoria recently completed a State Facilities Plan for Volleyball that identified no volleyball facilities or associations in growth areas including Hume. Volleyball Victoria is interested in partnering with other indoor sports to seek access to new facilities in growth areas in Hume.

### Table Tennis

Table Tennis Victoria records two clubs in Hume, the Sunbury and District Table Tennis Association and Sunbury East Table Tennis Association.

The 2019 participation rate in table tennis in Hume is estimated at 162 based on current penetration rates in the Hume population and is projected to grow to 261 by 2041.

Table tennis currently accounts for 8% of total peak occupancy at the Sunbury Recreation Reserve Stadium.

Table Tennis Victoria comprises 59 affiliated clubs and 4,570 registered members in 2018. Of these members there are 2,536 seniors, 564 juniors and 1,470 social members. There has been a 14% growth in membership since 2015 from 3,927 members.

The AusPlay national participation survey records 76,200 participants (adults and children) in Australia.

Table Tennis Victoria is interested in partnering with other indoor sports to seek access to new or expanded facilities in Craigieburn and Broadmeadows including new growth areas. Table Tennis Victoria receive interest from people in these areas to play but the closest venues in Sunbury, Sunshine and Coburg are operating at capacity.

### Badminton

Badminton Victoria records four clubs in Hume, the Landmark Community Sports Club, Gladstone Park Badminton Club, Craigieburn Ladies Badminton Club and Sunbury Ladies Badminton Club.

The 2019 participation rate in Hume is estimated at 255 players based on current penetration rates in Hume population and is projected to grow to 410 by 2041.

Badminton currently accounts for 23% of total peak occupancy at Sunbury Recreation Reserve Stadium.

Badminton Victoria comprises 73 affiliated clubs and 6,736 registered members in 2018. This participation has grown significantly from 3,319 in 2015, where an increase of 50% was experienced between 2015 and 2016 and a further 8% increase in 2017 reaching Badminton Victoria's membership peak of 7,130. This declined slightly in 2018.



This participation is supported by Badminton Victoria funding 32 programs with over 800 participants including the introduction of a social program called Casminton which attracted over 400 participants alone.

The AusPlay national participation survey records 107,500 participants (adults and children) in Australia.

Badminton Victoria seeks facilities in the new growth areas to create a club competition and programs and receives interest from residents in the Craigieburn and Sunbury areas. Badminton Victoria supports shared use, but only if access is provided at peak times.

### Gymnastics

Hume has 837 registered gymnastics participants in 2019. The participation rate is estimated to reach 1,341 players in 2041 based on current penetration rates in the Hume population.

In 2016, *A State of Play for Gymnastics in Hume* report provides a profile of gymnastics participation in Hume:

- There were 749 registered participants in Hume in 2016 recording a 7% increase since 2014. 100% female participation.
- 42% of participants live in Sunbury. The Sunbury Gymnastics College reported a 15% increase in membership since 2014.
- One in 14 girls aged 5-11 years participated in gymnastics in Hume.
- 1,173 gymnasts are expected by 2035.

Gymnastics is one of the most popular female sports amongst children. Gymnastics Australia reports 59,107 registered participants for Victoria and over 700,000 national participants in 2017, up from 49,437 in 2016. The sport has been growing between 15 to 20% each year for the last five years. Seventy percent (70%) of all clubs have waiting lists.

The AusPlay national participation survey records 431,000 participants (adults and children) in Australia. Most of which are children (363,000 participants).

In 2019 Belgravia Kids established a new gymnastics facility at the Craigieburn Sports Stadium.

### Squash

Squash Victoria records two clubs in Hume, the Gladstone Park Squash Club and the Hume City Squash and Racquetball Club with a current participation rate estimated at 209 participants.

The participation rate is estimated to reach 335 players in 2041 based on current penetration rates in the Hume population.

There are 3 dedicated squash courts at the Craigieburn Sports Stadium. The current peak time occupancy of the courts is 18%. While occupancy of the courts is low, growth in squash participation has increased over the past two years largely due to the revitalisation of the Hume City Squash and Racquetball Club.

The courts at the Craigieburn Sports Stadium remain one of the very few venues available for access by Hume residents and as such provide opportunity for continued competition and social participation in the sport. It is recommended that consideration be given to retaining a minimum of 3 squash courts in any redevelopment of the existing stadium.

Squash Victoria comprises 79 affiliated clubs, 5,578 active participants and 4,404 financial members in 2017. This participation has grown from 4,299 active participants members in 2015. The



AusPlay national participation survey records 126,800 participants (adults and children) in Australia.

### Futsal

Hume has one futsal club that play in the Youth V-League and Senior Men’s V-League in the Series Futsal Victoria competition.

There is no recognised futsal venue in HCC although the sport is played on several courts across Hume.

Futsal currently occupies:

- Greenvale Recreation Centre - 3% total peak occupancy
- Progress Hall - 15% total peak occupancy
- Sunbury Recreation Reserve Stadium - 10% total peak occupancy

Like other indoor sports with lower participation, access for futsal at major stadiums during peak times is limited which impacts the sports ability to establish and grow. Social futsal is currently utilising smaller courts that are non-compliant in size for basketball and netball and it is proposed to continue the promotion of these sites for futsal. The key drawback is that these facilities are generally only single court facilities which impacts upon the ability to develop competition.

The requirements for Futsal facility provision in Hume will be subject to a separate report that will consider both community and commercial opportunities for the future development of this sport.

## 5.2 Future Indoor Sport Participation

The estimated likely number of participants can be made based on population forecasts. The table below identifies the current participation level in Hume. Registered participation numbers have been used where available. A state average has been used for sports that could not provide Hume participation data.

The tables below show a total of 10,678 people currently participating in sports that require multi-purpose indoor sports courts growing to 17,104 participants in 2041. In addition, 1046 people are currently participating in gymnastics and squash (these require specialist courts/spaces) growing to 1,676 participants in 2041.

**Table 2 Estimated current and 2041 projected participation levels in sports requiring indoor sports courts**

Sports	Current estimated participation level in Hume (2019) for 232,709 population based on Hume registered players (if available) or state average	Participation percentage as a of population	2041 participation level in Hume based on population forecast (372,627) at current participation level
Basketball	8,168	3.51%	13,079
Netball	1,931	0.83%	3,093
Volleyball	162	0.07%	261
Badminton	255	0.11%	410
Table Tennis	162	0.07%	261
<b>Total</b>	<b>10,678</b>		<b>17,104</b>

**Table 3 Estimated current and 2041 projected participation levels in sports requiring specialist courts/spaces**

Sports	Current estimated participation level in Hume (2019) for 232,709 population based on Hume registered players (if available) or state average	Participation percentage as a of population	2041 participation level in Hume based on population forecast (372,627) at current participation level
Gymnastics	837	0.36%	1,341
Squash	209	0.09%	335
<b>Total</b>	<b>1046</b>		<b>1,676</b>



### 5.3 Key Findings from Indoor Sport Participation Review

There is a very high demand for current and future indoor sports court access in Hume. The demand analysis shows that participation is set to increase by 60% by 2041 based on current participation levels and population forecasts.

This participation level is based on:

- An increasing population in the most active age group 5-49 years.
- Providing opportunities for those residents who do not participate in indoor sporting activities due to lack of available opportunities locally.
- Access to multiple, quality indoor courts that are fit for purpose and compliant with current sporting standards.
- Access to venues for training opportunities.
- Access to quality indoor sporting programs that provide a development pathway from beginner development programs through to elite programs

All indoor sports in Hume recorded increases in the last three years and are projected to grow significantly, particularly in the growth areas of Sunbury, Craigieburn, Mickleham, and Kalkallo.

Basketball and netball have high membership rates in Hume, particularly basketball reporting higher than the state average membership in Hume.

To manage the facility capacity issues, teams are sharing courts for training and programming byes to manage demand.

There is high competition between sports for peak time access with basketball and netball dominating use as the highest participation sports. This is impacting the ability of smaller indoor sports to establish and grow participation. It is recommended that future facilities consider the need for peak time access to develop participation across all sporting codes.

State sporting associations are implementing several program initiatives to increase interest and participation and new markets in their sports such as “rock up netball”, 3x3 basketball and small sided football (futsal). The potential of these programs will increase indoor sports participation.



## 6. Indoor Sports Facility Provision

### 6.1 Current Indoor Sport Facility Provision

A summary overview of indoor stadiums in the City of Hume shows that:

- There are 49 indoor sports courts and three dedicated squash courts currently utilised in Hume. Twenty-nine (29) are used for competition/training and 20 for training only due to insufficient size or lack of amenity.
- Hume City Council owns nine indoor sports facilities providing 24 indoor sports courts and three dedicated squash courts.
- There are 45 school owned indoor sports facilities in Hume providing a total of 47 indoor sports courts. Twenty-three (23) of these courts are deemed suitable for competition/training and with 18 currently utilised by the community. The remaining five courts are not available or provide limited opportunity for community access.

The table below summarises the current provision of indoor sports facilities in Hume City.

**Table 4 Indoor Sports Stadium Provision**

	Facility	Suburb	No. of Courts	Utilised for Competition	Utilised for Training only
MEADOW VALLEY WARD	Broadmeadows Basketball Stadium	Broadmeadows	4	✓	X
	Broadmeadows Netball Centre	Broadmeadows	3	✓	X
	Penola Catholic College	Broadmeadows	1	X	✓
	St Dominic Primary School	Broadmeadows	1	X	✓
	Progress Hall, Coolaroo	Coolaroo	1	X	✓
	Dallas Brooks Community Primary School	Dallas	2	✓	X
	Gladstone Park Community Centre	Gladstone Park	1	X	✓
	Gladstone Park College	Gladstone Park	1	X	✓
	Gladstone Views Primary School	Gladstone Park	1	X	✓
	Greenvale Recreation Centre	Greenvale	2	✓	X
	Aitken College	Greenvale	1	X	✓
	Meadow Heights Community Centre	Meadow Heights	1	X	✓
	West Meadows Primary School	West Meadows	1	X	✓
AITKEN WARD	Craigieburn Sports Stadium	Craigieburn	5*	✓	X
	Aitken Creek Primary School	Craigieburn	1	X	✓
	Craigieburn Secondary College	Craigieburn	1	X	✓
	Craigieburn Primary School	Craigieburn	1	X	✓
	Newborough Primary School	Craigieburn	1	X	✓
	Roxburgh College	Roxburgh Park	2	✓	X
	Roxburgh Homestead Primary School	Roxburgh Park	1	X	✓
Roxburgh Rise Primary School	Roxburgh Park	1	X	✓	
JACKSONS CREEK WARD	Eric Boardman Stadium, Sunbury	Sunbury	6	✓	X
	Sunbury Recreation Reserve	Sunbury	1	✓	X
	Sunbury College	Sunbury	1	X	✓
	Sunbury Downs College	Sunbury	1	X	✓
	Killara Primary School	Sunbury	1	✓	X
	Kismet Park Primary School	Sunbury	1	✓	X
	Red Rock Christian College	Sunbury	1	X	✓
<b>TOTAL COURTS:</b>			<b>47</b>	<b>27</b>	<b>20</b>

\*Total excludes three dedicated squash courts





## 6.2 Future Indoor Sport Facility Provision

The Hume Leisure Strategy identifies a level of indoor sports court provision at 1 court per 7500 residents. Court provision ratios are one measure of predicting future court requirements and should be monitored in conjunction with demonstrated demand and participation rates and trends.

The Table below details the predicted participation increases to 2041 and, based on this, the projected level of court provision requirement.

**Table 5: Predicted participation and competition multi-sport indoor sports court requirements**

	2019	2021	2031	2041
Population*	232,709	248,915	316,694	372,627
Percentage of populations change	N/A	6.9%	27.2%	17.7%
Predicted indoor sports participation	10,678**	11,425	14,536	17,103
Competition Courts required	31	33	42	49
Current competition courts available***	27	27	27	27
Min. Additional competition courts	4	6	15	22

*\*Source: Profile ID pop. projections \*\*Number based on Basketball, Netball, Volleyball, Badminton and Table Tennis participation estimates - refer Table 3\*\*\*Refer Table 4 for current competition courts available assessment.*

The estimates for population and participation growth in the table above show by 2031 Hume are estimated to require an additional 15 indoor multi-sports court that meet competition standards for a range of sports and that 22 additional courts are estimated to be required by 2041.

Council will need to monitor actual population growth and participation levels and adjust projected requirements accordingly.

## 6.3 Key Findings from the Indoor Sport Provision Review

All major indoor sports stadiums (Broadmeadows, Craigieburn and Sunbury) plus Greenvale Recreation Centre have received upgrades and extension of courts. These facilities are well located within their primary community areas and accessible by public transport.

The current usage of courts during peak times at all major indoor sports centres are nearing, or have reached, capacity. There is a demand for additional sports courts across all areas of the municipality and particularly in the Craigieburn, Mickleham, Kalkallo and Sunbury growth areas.

Based on current population and geographic spread of accessible facilities and the high participation levels, over the next 11 years a minimum of:

- Six additional competition courts will be required in Aitken Ward to accommodate population increases and demand in the growth areas of Craigieburn, Mickleham and Kalkallo.
- Six additional competition courts will be required in Jacksons Creek Ward to accommodate population increases and demand in the growth areas to the south and east of Sunbury.
- Three additional competition courts will be required in the Meadow Valley Ward including Broadmeadows and Greenvale



## 7. Facilities Review

The following section reviews the current indoor sport facilities, usage, operation, management, and condition of each indoor sports centre complex in the Hume City Council area.

It covers the:

- Broadmeadows Basketball Centre
- Broadmeadows Netball Centre
- Meadows Heights Community Centre
- Coolaroo Progress Hall
- Craigieburn Sports Stadium
- Greenvale Recreation Centre
- Eric Boardman Stadium Sunbury
- Sunbury Recreation Reserve Sunbury
- Gladstone Park Community Centre

### 7.1 Broadmeadows Basketball Stadium

**Location:** 1 Tanderrum Way, Broadmeadows

**Facilities:** Four basketball courts, court seating, change/amenities and kiosk

**Current Peak Occupancy of Sports Courts:** 100%

The Broadmeadows Basketball Stadium is located within the Broadmeadows Activity Centre precinct which includes the Broadmeadows Aquatic & Leisure Centre, Broadmeadows Netball Centre, Broadmeadows shopping centre, Broadmeadows Council Offices, Hume Global Learning Centre, Broadmeadows train station and a range community, retail, education and health service organisations.

The stadium is home to the Broadmeadows Basketball Association. It is highly used and operating at capacity during peak occupancy times with the basketball association also using the Broadmeadows Netball Centre, Greenvale Recreation Centre and school courts for competition and training to accommodate its membership.

Currently Council has a licence agreement in place with the Broadmeadows Basketball Association to manage, program and maintain the centre on Council's behalf.

The facility was extended in 2009 to include two new community courts and extra car parking. A walk through the centre by the consultant team observed all courts are well maintained and in excellent condition. The change rooms and toilets are also in good condition but require investigation into upgrade of facilities to meet contemporary accessibility standards.

It is noted that a second stage of the 2009 stadium extension was discontinued due to budgetary issues. The second stage proposed the installation of an external enclosed walkway and elevator system to create direct access from the stadium foyer to the upper level courts 3 & 4. Currently access to courts 3 & 4 requires spectators and players to navigate the sideline of court 1 passing in front of court 1 player and score benches. This creates safety issues for both court 1 players and pedestrians alike and does not meet contemporary standards for stadium design. It is recommended that the new access way and elevator system in constructed to improve the functionality and safety of the stadium.



The Broadmeadows Basketball Association have reported issues with cancellation of games due to excessive heat during the summer season. Council has allocated funding in its Capital Works Program to install evaporative air conditioning to address this issue.

The facility is currently landlocked with no further room for court expansion. It is proposed that a future extension of the Greenvale Recreation Centre will accommodate growth demands in the Broadmeadows region.

A range of photos of the centre provide an overview of the internal and external areas.



Figure 2: Photos of Broadmeadows Basketball Centre



## 7.2 Broadmeadows Netball Centre

**Location:** 41–85 Tanderrum Way, Broadmeadows

**Facilities:** Three indoor sports courts, changeroom amenities, meeting rooms, and court seating

**Current Peak Occupancy of Sports Courts:** 80%

The Broadmeadows Netball Centre is located within the Broadmeadows Activity Centre precinct which includes the Broadmeadows Aquatic & Leisure Centre, Broadmeadows Netball Centre, Broadmeadows shopping centre, Broadmeadows Council Offices, Hume Global Learning Centre, Broadmeadows train station and a range community, retail, education and health service organisations. The

The facility is adjoined to the Broadmeadows Aquatic & Leisure Centre and is home to the Broadmeadows Netball Association however is also used extensively by the Broadmeadows Basketball Association. The facility is managed by the Broadmeadows Aquatic & Leisure Centre via hourly court hire agreements.

The indoor sports courts are in good condition however the support amenities are dated and do not meet contemporary standards for community sport e.g. poor-quality change rooms and toilets. Several of the meeting rooms have now been repurposed for other uses including a toy library and offices.

The courts are operating near capacity during peak time with basketball accounting for 58% of peak time usage and netball 16%.

It is recommended that Council consider the installation of evaporative air-conditioning to the courts to ensure the continued operation of sporting activities during the summer months and consider the upgrade of existing changeroom amenities to meet contemporary standards.



Figure 3: Photos of Broadmeadows Netball Centre



### 7.3 Craigieburn Sports Stadium

**Location:** 127–147 Craigieburn Road, Craigieburn 3064

**Facilities:** Five indoor sports courts, three (3) squash courts, gymnastics room, boxing gymnasium, meeting rooms and child-care room

**Sports Court Peak Occupancy:** 88%

**Squash Courts Peak Occupancy:** 18%

The Craigieburn Sports Stadium is well positioned within a reserve with frontage to Craigieburn Road. It is connected by off road trails along Aitken Creek and accessible to public transport with a bus service running along Craigieburn Road and within walking distance to Craigieburn train station.

The Stadium is also located across from the Craigieburn Education and Community Centre and DS Aitken Reserve and within proximity to the Craigieburn Activity Centre.

The facility is home to the Craigieburn Basketball Association, Craigieburn Netball Associations, Craigieburn Ladies Badminton Club and the Hume City Squash and Racquetball Club. There is a growing demand for courts by all sports with basketball currently accounting for 73% peak time usage of the sports courts and netball 13%. Sports such as volleyball and badminton have minimal peak time access accounting for less than 2%.

The Craigieburn Sports Stadium served as the principle aquatic and leisure centre for the Craigieburn community until 2017 at which time its aquatics and gymnasium services were relocated to the newly constructed Splash Aquatic and Leisure Centre. The indoor pool hall and gymnasium have since been re-purposed as a gymnastics facility and boxing gymnasium licenced to private providers.

The facility is managed by Hume City Council and duty managed by the Craigieburn Basketball Association at agreed times.

The facility was extended in 2012 adding new two sports courts player changerooms and toilet amenities. The remaining courts in the old section of the stadium are well maintained but are dated and in average condition. The older building change rooms and amenities are in poor condition.

The Craigieburn Sports Stadium will require significant works to renew the current facilities although there is room for additional court expansion that will be required in the future to meet growing demand. The site presents challenges for expansion with an old quarry site located to the south of the stadium and land reserved for a planned duplication of Craigieburn Road to the north.

Council has developed a master plan for the site and recently adopted to undertake the first stage of works which includes the addition of three new multi-purpose indoor court with new amenities and car parking. Stages 2,3 & 4 of the master plan propose the sequential renewal of the existing courts, gymnasium hall, boxing gymnasium and squash courts and will be subject to future consideration and approval by Council.



Figure 4: Photos of Craigieburn Sports Stadium



## 7.4 Greenvale Recreation Centre

**Location:** Barrymore Road, Greenvale

**Facilities:** Two (2) indoor sports courts with seating, gym / group fitness room, meeting rooms and kitchen

**Sports Court Peak Occupancy:** 77%

The Greenvale Recreation Centre is located centrally to Greenvale within the Barrymore Road Reserve which includes sports fields and a childcare facility. It is connected by off road trails and is accessible to public transport through a bus service along Barrymore Road.

The centre is the home of the Greenvale Basketball Club and is used extensively by the Broadmeadows Basketball Association as an additional competition venue to the Broadmeadows Basketball Stadium and Broadmeadows Netball Centre. The mezzanine located in the facility is used by a Taekwondo group and the meeting rooms used by a range of community users.

The Centre was recently upgraded and extended in 2016 with a new indoor sports court added. The courts and change rooms are in excellent condition.

The facility is primarily used for basketball accounting for 74% of peak time usage. The facility is also accommodating futsal which uses the facility 3% of peak hours.

The facility is managed by Council via hourly court hire agreements.

The centre courts currently have some peak time availability which is expected to be taken up by growth in the coming years. The facility has capacity for further expansion to the north of an additional two courts which are estimated to be required within the next 10 years to accommodate future growth.



Figure 5: Photos of Greenvale Recreation Centre



## 7.5 Eric Boardman Stadium, Sunbury

**Location:** Wilsons Lane, Sunbury

**Facilities:** Six indoor sports courts with viewing gallery and seating, meeting rooms and canteen/kiosk

**Sport Courts Peak Occupancy:** 93%

The Eric Boardman Stadium is in the Eric Boardman Memorial Reserve, a district sports precinct with outdoor sports fields, athletics track and play spaces. The stadium is accessible by public transport through a bus service on Wilsons Lane.

The Stadium is home to the Sunbury Basketball Association, Sunbury Netball Association and Sunbury Ladies Badminton Club.

Two additional sports courts were added in 2013 along with additional changeroom amenity, social space and evaporative air-conditioning to all courts. The sports courts, change rooms and amenities are in excellent condition. The site cannot accommodate any further courts or expansion.

The stadium is managed by Council via hourly court hire agreements.

The stadium is currently operating at near peak capacity during peak times. Basketball usage currently accounts for 57% of peak courts occupancy and netball 36% with all other users including badminton operating during off-peak times.

Given the stadium is landlocked and has no further room to expand, a secondary site will need to be developed to accommodate the estimated growth in the Sunbury region. It is proposed to establish this site in the growth area of south east Sunbury, and it is estimated that four new courts will be required within the next 11 years to meet expected growth.

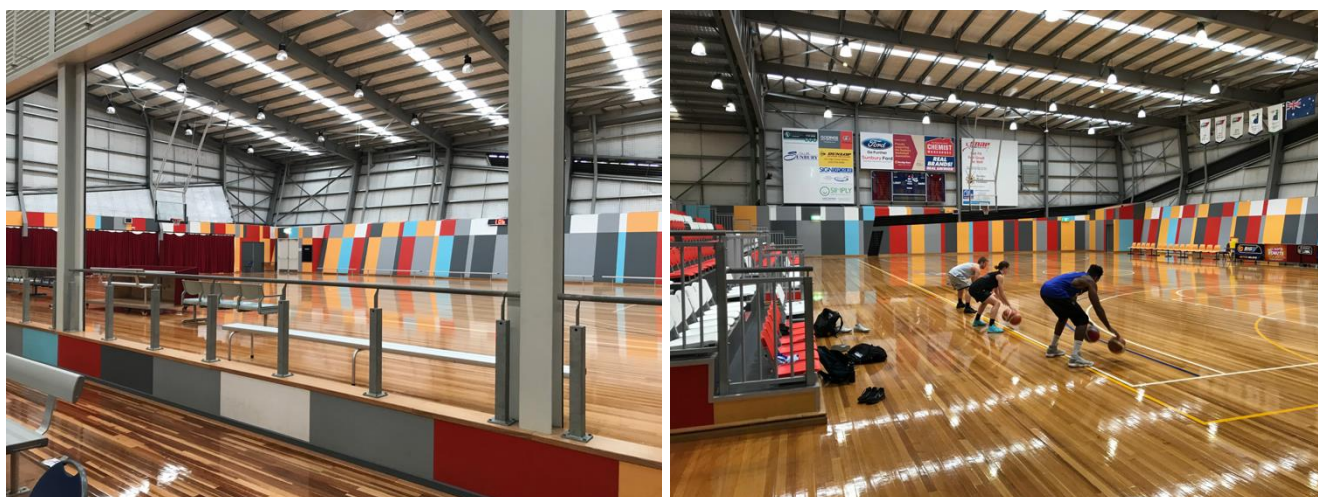


Figure 6: Photos of Eric Boardman Stadium





## 7.6 Sunbury Recreation Reserve Stadium

**Location:** 49 Riddell Road, Sunbury

**Facilities:** One (1) indoor sports court, meeting room and kitchen

**Sports Court Peak Occupancy:** 77%

The Sunbury Recreation Reserve Stadium is located in a 'district' sports reserve within a recreation precinct with a sports oval, netball and cricket facilities and a lawn bowls centre. It is accessible by public transport through a bus service on Riddell Road. The stadium is within proximity to the Sunbury Activity Centre.

The reserve is located on Crown Land and the stadium is managed by Hume City Council via hourly court hire agreements.

The facility is home to the Sunbury Table Tennis Association and is used by the Sunbury Badminton Association, Sunbury Basketball Association and receives some usage for futsal.

Although dated, the stadium is in good condition and well maintained. Council have allocated funding within their Capital Works program to update the stadium with evaporative air-conditioning to reduce the risk of activity cancellations during the summer period.

The court is currently operating at 77% peak occupancy and has some availability for further peak use. It is expected that this use will be taken up in coming years as participation continues to grow. Basketball usage accounts for 36% of peak court occupancy followed by badminton at 23%, futsal at 10% and table tennis at 8%.

The stadium is currently land locked with no further room to expand on its current footprint.



Figure 7: Photos of Sunbury Recreation Reserve Stadium



## 7.7 Meadow Heights Community Centre - Buchan Street

**Location:** Buchan Street, Meadow Heights

**Facilities:** 3/4 indoor sports court, meeting rooms, offices, kitchen and childcare room

**Sports Court Peak Occupancy:** 28%

The Meadows Heights Community Centre is centrally located within Meadow Heights within Buchan Street Reserve. A bus service runs to the centre along Redesdale Street.

The Centre's primary operation is as a community centre rather than as an indoor sports hall. The indoor sports court is undersized with floorboards requiring replacement. It is used weekly by a social volleyball group and other community groups.

There are user agreements in place with Council for the use of the facility.

Due to the court being undersized for use by basketball and netball it receives limited use for active sport. The facility has capacity for use for volleyball, badminton and futsal but provides a limited resource to grow participation without multiple courts full sized compliant courts.

It is recommended that the facility continue to serve its current purpose and that opportunities for participation in volleyball, futsal and badminton be promoted at this site.



Figure 8: Photo of Meadow Heights Community Centre



## 7.8 Progress Hall, Coolaroo

**Location:** Almurta Avenue, Coolaroo

**Facilities:** One indoor sports court, meeting rooms, mezzanine level seating and kiosk

**Sports Court Peak Occupancy:** 22%

The Progress Hall is located in Progress Reserve, Coolaroo and borders the Coolaroo South Primary School. It is centrally located within Coolaroo with the Coolaroo train station within walking distance of the reserve.

The indoor sports hall provides a place for family celebration and community and church group events and social futsal and volleyball. The building contains a set of change rooms at the northern end which are used by tenant soccer and cricket clubs.

There are user and hire agreements in place with Council for use of the facility.

Like the Meadow Heights and Gladstone Park Community Centre's the sports court at the Progress Hall is undersized and cannot be used for basketball or netball competition. The court is underutilised with peak occupancy rate at 22% with futsal usage accounting for 15% and social volleyball 6%.

Given the connection with the soccer at the reserve there is an opportunity to re-purpose the indoor court for use as a futsal venue however a detailed planning review of the building should be undertaken to inform the future of this facility including the potential for demolition and re-establishment.



Figure 9: Photos of Progress Hall



## 7.9 Gladstone Park Community Centre, Gladstone Park

**Location:** South Circular Drive, Gladstone Park

**Facilities:** One indoor sports court, community meeting rooms

**Sports Court Peak Occupancy:** 60%

The Gladstone Park Community Centre is located as part of the Gladstone Park Recreation Reserve that contains sports fields, a pavilion and shared car park.

The indoor sports court at the community centre is undersized and is not compliant for basketball and netball competition although it is used for overflow basketball training as well as badminton, futsal & community meetings and functions.

The court is old but well maintained.

Peak time occupancy of the court is currently at 60% with basketball accounting for 31% peak use, futsal 10% peak use and badminton 4% peak use. Community meeting use accounts for 15% of the peak usage of the court.

It is recommended that the facility continue to serve its current purpose and that opportunities for participation in futsal and badminton be promoted at this site.



Figure 10: Photo of Gladstone Park Community Centre



## 7.10 Key Findings from the Facilities Review

The expansions and upgrades of indoor sports stadiums in Craigieburn, Broadmeadows, Sunbury and Greenvale over the duration of the past 11 years have been welcomed by tenant sports associations and users.

While many of the indoor stadiums are in excellent condition, including Broadmeadows Basketball Stadium, Boardman Stadium and Greenvale Recreation Centre, some facilities have components that are tired and in need of updating.

There is an opportunity to expand the current facilities at Craigieburn Sports Stadium with a further three full size indoor sports courts and to renew the existing dated infrastructure at the site. The development of the site is restricted due to the area south of the building being landfill and the north of the site impacted by the planned Craigieburn Road duplication however the current site remains viable for expansion given its footprint and the existing infrastructure investment in its current location. The recently developed Craigieburn Sports Stadium Master Plan will guide the expansion and renewal of this important venue.

The Craigieburn Sports Stadium alone will not alleviate the future projected demand for indoor sport participation in Aitken Ward and a further regional facility development will be required to accommodate the population growth and northern expansion of the suburbs of Mickleham and Kalkallo. Precinct Structure Plans for these areas currently identify two land parcels for indoor recreation facility development, a one-hectare parcel in Mickleham and a three-hectare parcel in Kalkallo. As multiple court stadiums are designed to accommodate a catchment of multiple suburbs, the development of court infrastructure in both Kalkallo and Mickleham is not required or recommended. The three-hectare parcel in Kalkallo provides a broader provision of space for future court expansion and is a possible location for the construction of a three-court stadium at the site. It is recommended that Council explore all growth site options in both Mickleham and Kalkallo to assess and identify the most suitable location for the new northern stadium.

The peak occupancy rates of the three major indoor sports stadiums are very high with additional access to court space during peak periods extremely limited. The high participation rates of basketball create pressure on court space during peak times. Consideration needs to be given to providing adequate peak time access to lower participation sports like volleyball, table tennis, badminton and futsal at peak times in any new facility developments to ensure that sporting codes have equal opportunity to develop.

There is no further expansion of Eric Boardman Stadium possible with the land now fully developed. A secondary stadium in the growth area to the south east of Sunbury will be required to meet indoor sport participation demands in Jacksons Creek Ward with an additional four multi-purpose indoor sports courts required within the next 11 years.

It is recommended that the secondary stadium is developed within a growth area district active open space with proximity connections to both the established area of Sunbury and the developing growth area. The site should have strong transport connections and capacity to future-proof further expansion as the population increases. The Jacksons Creek Recreation Reserve identified in the Sunbury South Precinct Structure Plan is ideally located for a secondary Sunbury pavilion. The new pavilion would be co-located with the proposed rugby/cricket infrastructure proposed for the site and the ten-hectare site would enable proofing of the location for additional future court expansion post 2031.

The Sunbury Recreation Reserve Stadium remain an important venue for peak access to smaller participation sports including table tennis, badminton and futsal. No further works are currently recommended at this other than asset maintenance and replacement as required.

The Broadmeadows Basketball Stadium is in excellent condition however, like Boardman Stadium, is landlocked with no further room for expansion. The facility will be reliant on supplemental use of the Broadmeadows Netball Centre and Greenvale Recreation Centre to accommodate future participation in Meadow Valley Ward. The Broadmeadows Netball Centre has similarly reached maximum development and cannot be expanded. While the stadium courts at the centre are in good condition, the player changerooms and amenities require renewal to upgrade them to contemporary standards.



The Greenvale Recreation Centre has capacity to accommodate further usage at peak times with the recent addition of the second court and facility is well positioned for future expansion to the north to allow for an additional two indoor sports courts. It is estimated that the two additional courts will be required within the next 11 years to accommodate future participation demand in Meadow Valley ward.

The indoor sports courts at Progress Hall, Meadow Heights and Gladstone Park Community Centre are all undersized and are single court facilities which limits their ability for sports programming as demonstrated by their comparatively low peak occupancy. These sites should continue to be promoted for participation in sports requiring small-sided access including futsal, volleyball and badminton as well as community meeting and programming.

Given its connection with the active sporting components of Progress Reserve, it is recommended that a detailed planning review of Progress Reserve Hall be undertaken to inform the future of the facility including an option to demolish and redevelop the facility.

Evaporative air-conditioning has become a contemporary health and safety inclusion for all new sports stadium developments. Air-Conditioning is installed on courts at the Craigieburn Sports Stadium, Boardman Stadium and Greenvale Recreation Reserve Stadium and installations are underway at the Broadmeadows Basketball Stadium and Sunbury Recreation Reserve Stadium. It is noted that funding of installation of air-conditioning at the Broadmeadows netball Centre has been identified in Council's capital works program.



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## 8. Recommended Management Approach

A review of current and potential management models was conducted and found that Hume City has a significant suite of indoor facilities that would benefit from coordinated programming to maximise their access and use by the broad range of community sports associations and community groups.

In view of this, the following management approach is recommended:

- Broadmeadows Basketball Stadium continue to be managed through a licence agreement between Broadmeadows Basketball Association and Hume City Council. The Broadmeadows Basketball Stadium is the only sport specific (basketball) venue across the suite of facilities and its management has been successful. There is no conflict between sports to be negotiated and it is unlikely that this will emerge in the future given the nature of the facility.
- A Board of Management option is recommended to be explored for the operations of Boardman Stadium, Craigieburn Sports Stadium and Greenvale Recreation Centre where all sports are represented with Council part of the Board in an ex officio capacity. The Board of Management will be a formal Community Asset Committee of Council, constituted under Section 65 of the *Local Government Act 2020*. A separate stadium manager would be appointed by the Board of Management. This model would enable the operation of the centres to be more commercial as well as ensuring that all sports are treated equitably in their application for access and capacity to grow their sport. This model should be supported by a foundation agreement outlining the purpose of facility and principles of use to help inform the Board of Management about the expected facility operations and performance.
- No change to current management arrangements of the indoor sports courts at Broadmeadows Netball Centre, Sunbury Netball Stadium, Buchan Street Community Centre, Progress Hall and Gladstone Park Community Centre are recommended.



## 9. Action Plan

Table provides an action plan for each existing and recommended competition court site.

**Table 6 Action Plan**

### AITKEN WARD

FACILITY NAME	SHORT TERM 0 - 4 years	MEDIUM TERM 5 - 11 years	LONG TERM 12 - 20+ years	RECOMMENDED MANAGEMENT APPROACH
<b>CRAIGIEBURN SPORTS STADIUM</b>	Implement Master Plan - Stage One:  Three Indoor Sports Court & Car Park Extension	Implement Master Plan - Stages Two, Three & Four subject to approval by Council  Renewal of Remaining Sports Courts, Gymnastics Hall, Boxing Gymnasium and Squash Courts	Ongoing asset renewal program	Board of Management  Community Asset Committee of Council constituted under section 65 of Local Government Act 2020.  Facility Manager appointed by Board.
<i>CAPITAL COST ESTIMATE</i>	<i>\$11,750,000</i>	<i>TBA</i>	<i>N/A</i>	
<b>NORTHERN REGIONAL SPORTS STADIUM</b>	Assess and identify most viable location for new regional stadium in Kalkallo or Mickleham precinct.	Develop a three-court stadium with supporting infrastructure	Two additional courts (subject to demand)	Board of Management  Community Asset Committee of Council constituted under section 65 of Local Government Act 2020.  Facility Manager appointed by Board.
<i>CAPITAL COST ESTIMATE</i>	<i>\$0</i>	<i>\$18,000,000</i>	<i>\$7500,000</i>	
<b>TOTAL NEW COURTS</b>	<b>3</b>	<b>3</b>	<b>2</b>	





**JACKSONS CREEK WARD**

FACILITY NAME	SHORT TERM 0 - 4 years	MEDIUM TERM 5 - 11 years	LONG TERM 12 - 20+ years	RECOMMENDED MANAGEMENT APPROACH
<b>ERIC BOARDMAN STADIUM</b>	Ongoing asset renewal program	Ongoing asset renewal program	Ongoing asset renewal program	Board of Management  Community Asset Committee of Council constituted under section 65 of Local Government Act 2020.  Facility Manager appointed by Board.
<i>CAPITAL COST ESTIMATE</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	
<b>SUNBURY RECREATION RESERVE STADIUM</b>	Ongoing asset renewal program	Ongoing asset renewal program	Ongoing asset renewal program	Council managed booking Hire
<i>CAPITAL COST ESTIMATE</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>	
<b>JACKSONS CREEK ACTIVE OPEN SPACE</b>  Sunbury South Precinct Structure Plan (SS-SR-02)	Concept Layout of Active Open Space in consultation with developer.	Develop four court stadium with supporting infrastructure	Develop two additional courts subject to demand	Board of Management  Community Asset Committee of Council constituted under section 65 of Local Government Act 2020.  Facility Manager appointed by Board.
<i>CAPITAL COST ESTIMATE</i>	<i>N/A</i>	<i>\$22,000,000</i>	<i>\$7,500,000</i>	
<b>TOTAL NEW COURTS</b>	<b>0</b>	<b>4</b>	<b>2</b>	



**MEADOW VALLEY WARD**

FACILITY NAME	SHORT TERM 0 - 4 years	MEDIUM TERM 5 - 11 years	LONG TERM 12 - 20+ years	RECOMMENDED MANAGEMENT APPROACH
<b>BROADMEADOWS NETBALL CENTRE</b>	Installation of air-conditioning to courts 1-3  Upgrade of changeroom amenity	Ongoing asset renewal program	Ongoing asset renewal program	Council Managed booking Hire
<i>CAPITAL COST ESTIMATE</i>	<i>\$568,000</i>	<i>N/A</i>	<i>N/A</i>	
<b>BROADMEADOWS BASKETBALL STADIUM</b>	Installation of air-conditioning to courts 1-2  Construction of stage 2 access way to court 3 & 4 and upgrade of changerooms	Ongoing asset renewal program	Ongoing asset renewal program	Licence Agreement between Broadmeadows Basketball Association and Hume City Council.
<i>CAPITAL COST ESTIMATE</i>	<i>\$1,640,000</i>	<i>N/A</i>	<i>N/A</i>	
<b>GREENVALE RECREATION CENTRE</b>	Ongoing asset renewal program	Two court expansion	Ongoing asset renewal program	Board of Management  Community Asset Committee of Council constituted under section 65 of Local Government Act 2020.  Facility Manager appointed by Board.
<i>CAPITAL COST ESTIMATE</i>	<i>N/A</i>	<i>\$7,500,000</i>	<i>N/A</i>	
<b>MEADOW HEIGHTS COMMUNITY CENTRE</b>	Replacement of sports court flooring	Ongoing asset renewal program	Ongoing asset renewal program	Council managed booking Hire
<i>CAPITAL COST ESTIMATE</i>	<i>N/A</i>	<i>\$100,000</i>	<i>N/A</i>	
<b>PROGRESS HALL</b>	Undertake detailed review of facility including design	Ongoing asset renewal program	Ongoing asset renewal program	Council managed booking Hire



FACILITY NAME	SHORT TERM 0 - 4 years	MEDIUM TERM 5 - 11 years	LONG TERM 12 - 20+ years	RECOMMENDED MANAGEMENT APPROACH
	and cost option for demolition and rebuild.			
<i>CAPITAL COST ESTIMATE</i>	<i>\$2,200,000</i>	<i>TBA</i>	<i>N/A</i>	
<b>TOTAL NEW COURTS</b>	<b>0</b>	<b>2</b>	<b>0</b>	

#### Warranties and Disclaimers

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

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

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

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